CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION

Central Pine Barrens Commission Meeting Agenda - Revised
Wednesday, October 21, 2026 at 2:00 pm
Southampton Town Hall, 116 Hampton Road, Southampton, NY

1. **Administrative and Public Comment**
   a. Public Comment
   b. Minutes for Commission Meeting of 9/16/26 review (*approve*)

2. **Invoices**
   a. Invoices for SWCA Consultant for the Southampton Community Wildfire Protection Plan: Three invoices for the period from 6/30/26 to 9/19/26: #248722 for $7,577.95, #253306 for $10,393.26; and #255719 for $6,352.92

3. **Planning and Land Use**

Pine Barrens Credit Program
   a. Authorize reverse auction to spend Clearinghouse funds up to $1.5 million to purchase 10 Pine Barrens Credits and then sell the PBCs to be used for development projects and to protect land in the Core
   b. Authorize solicitation to Core landowners in Brookhaven to encourage participation in the Credit Program to protect Core property
   c. Authorize solicitation to Core landowners with overlap conditions to apply to participate in the Credit Program by resolving their overlap conditions to protect Core property

Core Preservation Area
   d. **Stewart Avenue U.S. Coast Guard housing** / 739A Stewart Avenue, Westhampton / 900-308-4-1.1 / proposal to sell and/or redevelop 14 acres with existing residential development in the CR 200 zoning district / *draft response (Ms. Hargrave)*
   e. Brookhaven Town Referral: **Klein Core Hardship Updated Site Plan** / 608 Middle Country Road, Middle Island / 200-402-1-18.12 / updated site plan for development of a second story addition to an existing 1,796 square foot one-story commercial building and 12 additional parking spaces on a 0.44 acre project site in the J Business zoning district where a Core Hardship Waiver was granted on 10/15/25 / *draft response (Ms. Murphy)*

Compatible Growth Area
   f. **Artist Lake Development of Regional Significance Application /** Middle Country Road, Middle Island / 200-379-1-3.1, -5.1, -12 / change of zone to from A1 and J2 zoning districts to PDD for mixed use development including 295 residential units, an STP and commercial use on 74.25 acres / *schedule public hearing* / decision deadline 01/22/27(*Ms. Murphy*)
   g. **599 Middle Country Road CGA Hardship Updated Site Plan /** 200-402-2-2 / recalculation of GFA, request to reconfigure an existing building's interior space from one to two tenants on a 1.44 acre project site in the J Business 5 zoning district where a CGA Hardship Waiver was granted on 7/16/25 / *draft response (Ms. Murphy)*
   h. **PSEGLI / Peacock Path, East Quogue /** notification of work to install two splice boxes and replace 200 feet of underground cable in the roadside with no disturbance to natural vegetation / *draft response* (*Ms. Hargrave*)
   i. **Country Pointe at The Meadows at Yaphank** / Yaphank / request to remove two diseased or dead hazardous pitch pine trees / *draft response* (*Ms. Hargrave*)

4. **Public Comment**

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

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

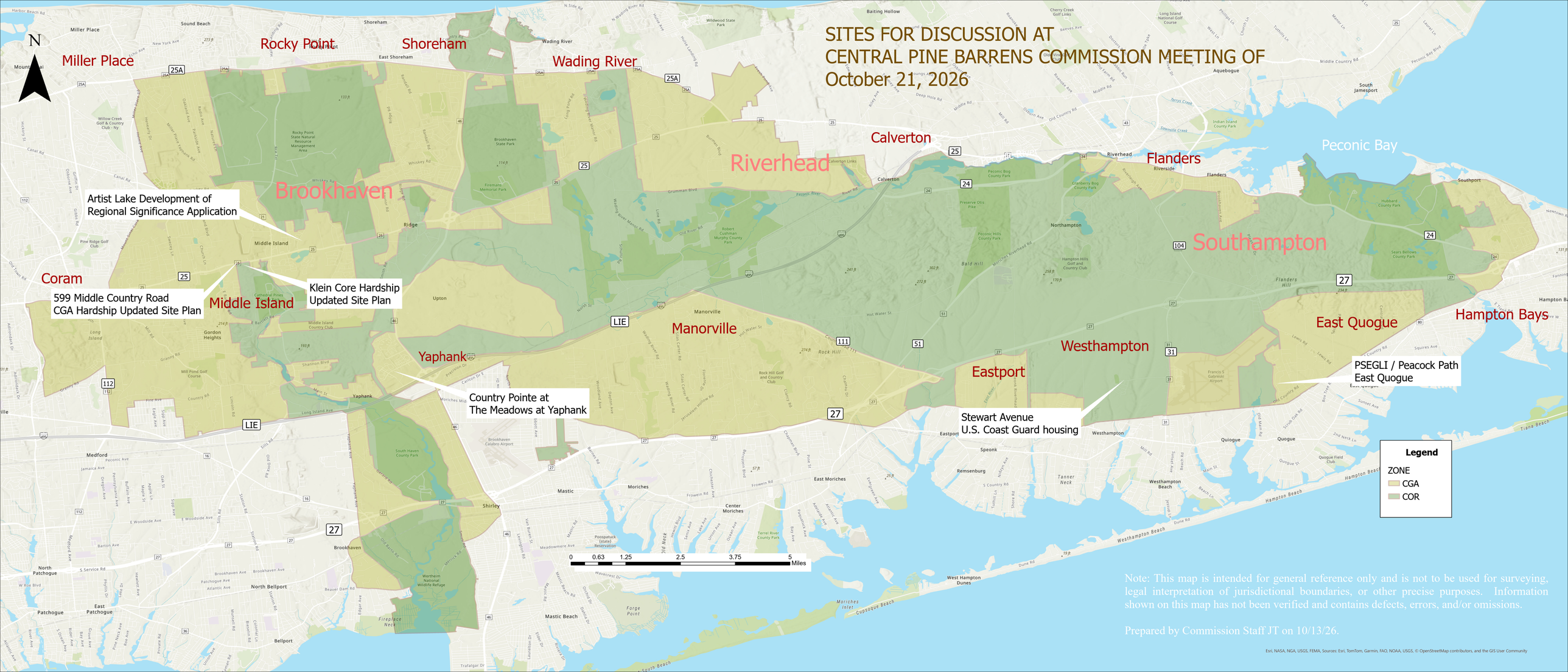
Daniel J. Panico
Member

Edward P. Romaine
Member

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

Next Commission Meeting, Wednesday, November 18, 2026 at 2:00 pm
Riverhead Town Hall, 4 West Second Street, Riverhead, NY
For meeting information visit https://pb.state.ny.us/


SITES FOR DISCUSSION AT
CENTRAL PINE BARRENS COMMISSION MEETING OF
October 21, 2026
N
Miller Place
Rocky Point
Shoreham
Wading River
Calverton
Riverhead
Flanders
Peconic Bay
Brookhaven
Southampton
Coram
Middle Island
Manorville
Yaphank
Westhampton
Eastport
East Quogue
Hampton Bays
Artist Lake Development of
Regional Significance Application
599 Middle Country Road
CGA Hardship Updated Site Plan
Klein Core Hardship
Updated Site Plan
Country Pointe at
The Meadows at Yaphank
Stewart Avenue
U.S. Coast Guard housing
PSEGLI / Peacock Path
East Quogue
Legend
ZONE
CGA
COR
0 0.63 1.25 2.5 3.75 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 has not been verified and contains defects, errors, and/or omissions.
Prepared by Commission Staff JT on 10/13/26.
Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Central Pine Barrens Commission Meeting Summary
Wednesday, September 16, 2026 (DRAFT)
Wertheim National Wildlife Refuge
340 Smith Road, Shirley

2:00 pm

Commission members present: Mr. McGarry (New York State Governor's Representative), Ms. DiBrita (for Brookhaven), Ms. Juengst (for Suffolk County), Ms. Moore and Ms. Scherer (for Southampton) and Mr. Charters (for Riverhead)

Others present: Commission staff included Ms. Hargrave, Mr. Milazzo, Ms. Murphy, Mr. Callagy, Mr. Motz, Mr. Tverdyy, Mr. Smith, Mr. Jaquez, Ms. Drew and Ms. Brown-Walton

The meeting started with the pledge to the flag led by Ms. Juengst and Mr. McGarry noted that with five Commission members present, there is a quorum.

1. **Administrative and Public Comment**
   a. *Public Comment*
   Summary: Mr. Turner thanked Commission staff for their work on the Bird-Friendly Standard Implementation Guidance Document, noting that it supports the bird-friendly building standard previously adopted by the Commission. He highlighted the significant impact of bird-window collisions and the importance of protecting the approximately 100–150 bird species that utilize the Pine Barrens for breeding, wintering, and migration. Mr. Turner stated that the guidance document will help municipalities and developers understand the standard and available compliance options, including the required threat factor of 30 or below. He expressed strong support on behalf of the Pine Barrens Society, noting that all seven Long Island Audubon chapters and the New York State Ornithological Association also support the guidance document.

   b. *Minutes for Commission Meeting of 07/15/26 review*
   Summary: ***The motion was made by Mr. Charters and seconded by Ms. Juengst to adopt July 15, 2026 meeting minutes. The motion was approved by 5:0 vote.***

   c. *Renewal of Commission insurance policies*
   Summary: ***The motion was made by Ms. Moore and seconded by Mr. Charters to adopt the resolution authorizing the renewal of the Commission insurance policies and authorizing the Interim Executive Director to approve invoices that may come in not to exceed $10,000.00 The motion was approved by 5:0 vote.***

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

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d. *Commission-USGS agreement renewal to continue water resources monitoring from 2027 to 2029 in the amount of $316,300.00*
Summary: Ms. Simonsen gave a brief update of the importance of continuing the study and how past studies have been beneficial.

The motion was made by Ms. Juengst and seconded by Ms. DiBrita to adopt the resolution to authorize the amended USGS extension agreement and to add the amount of $316,300.00 to the resolution. The motion was approved by 5:0 vote.

e. *Bird friendly standard implementation guidance*
Summary: ***The motion was made by Ms. Moore and seconded by Ms. Juengst to adopt the resolution Technical Guidance on Implementation of the Central Pine Barrens Comprehensive Land Use Plan Standard 5.3.3.7.2 Bird Conservation and Protection. The motion was approved by 5.0 vote.***

f. *Commission Committee and Council Meetings: next Advisory Committee Meeting 10/6/26 at Brookhaven Town Hall; Law Enforcement Council Meeting 9/17/26 at Southaven County Park; Protected Lands Council Meeting 9/22/26 at Wertheim; and Wildfire Task Force Meeting 9/23/26 at Ridge Fire Department.*

2. **Commission Division Activity Reports**
   a. *Compliance and Enforcement Division: update*
   Summary: Mr. Callagy discussed highlights and updates on the Compliance and Enforcement division's activities covered in the previously distributed Compliance and Enforcement division report.

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

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

   d. *Wildfire Task Force, New York Wildfire and Incident Management Academy: update*
   Summary: Ms. Drew discussed highlights and updates on the Wildfire Task Force and NYWIMA Programs' activities covered in the previously distributed Wildfire Task Force and NYWIMA Program reports.

e. *Pine Barrens 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.

f. *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.

3. **Invoices**

a. *Invoice #2025-255 for Colorado Wildland Fire and Incident Management Academy dated 6/30/26 for $4,713.65*
Summary: ***The motion was made by Ms. Juengst and seconded by Ms. DiBrita to authorize payment to Colorado Wildland Fire and Incident Management Academy invoice number 2025-255 dated June 30, 2026 for $4,713.65. The motion was approved by 5:0 vote.***

b. *Authorization to pay instructors for the NYWIMA Academy November 14 to 20 at Suffolk County Community College Eastern Campus and for the NYWIMA Academy December 5 to 11 at Brookhaven National Laboratory, not expected to exceed a total of approximately $35,000 for up to 12 instructors at each Academy*
Summary: ***The motion was made by Ms. Juengst and seconded by Ms. DiBrita authorization to pay instructors for the NYWIMA Academy for November 14 to 20, 2026 and December 5 to 11. 2026 not to exceed a total of $35,000 for up to 12 instructors at each Academy. The motion was approved by 5:0 vote.***

c. *Invoices for SWCA Consultant for the Southampton Community Wildfire Protection Plan: Invoice #248722 dated 6/30/26 for the period of 5/24/26 to 6/20/26 in the amount of $7,577.95 and Invoice # 253306 dated 8/21/26 for the period of 6/21/26 to 8/15/26 in the amount of $10,393.26*
Summary: The Commission deferred authorization of payment for the invoices submitted by SWCA pending further review of the charges.

d. *Invoices for Judy Jakobsen, Consultant: Invoice numbers 25 to 30 for the period of 6/25/26 to 9/4/26 in the amount of $2,804.00*
Summary: ***The motion was made by Ms. Juengst and seconded by Ms. DiBrita to authorize payment of Invoices 2026-25 to 30 in the amount of $2,804.00 to Consultant Judy Jakobsen. The motion was approved by 5:0 vote.***

4. **Planning and Land Use**
   Core Preservation Area

   a. *Compliance Conference: 4 Old Country Road/76 Summit Boulevard, Westhampton*
   Summary: The Commission discussed the matter in Advisory Session. No action was taken further in public session.

   b. *Clancy Street Food Court / CR 111, Manorville / 200-462-2-5.1 / request for Limited Phase II Subsurface Investigation Work Plan to install five borings to collect water and soil vapor samples on the site of a core hardship waiver for a restaurant.*
   Summary: The Commission requested that the letter be amended to add the activity authorized in the letter does not expand the scope of the prior Commission waivers dated November 8, 1995 and June 26, 2024. Yuliya Viola, attorney for the Applicant and the EnviroTrac engineer explained the need for the test borings.

   The motion was made by Ms. DiBrita and seconded by Mr. Charters to approve the amended draft response regarding Clancy Street Food Court/CR 111. Manorville. The motion was approved by 5:0 vote.

   Compatible Growth Area

   c. *Request for Determination of Jurisdiction: Hegeman's Farm / South Street, Manorville / 200-507-4-9 / request to clear for agricultural use on 15.63 acres in the A Residence 2 zoning district*
   Summary: Withdrawn by applicant by letter dated September 15, 2026 with no further action.

   d. *Oakcrest Compatible Growth Area Hardship Waiver Application / 49 and 63 Oakcrest Avenue, Middle Island / 200-343-6-20.1 / construction of a 3,350 sf building and 43 parking spaces for an existing 32,000 sf nursing facility in two three-story buildings, parking and a sewage treatment plant on 4.4 acres in the NH-H zoning district*
   Summary: Based on updated information the applicant received via email on September 16, 2026, the draft resolution was amended to reflect 37 parking stalls and a clearing limit from 60% to zero.

   The motion was made by Ms. DiBrita and seconded by Ms. Moore to adopt the amended decision to approve the 49 and 63 Oakcrest Avenue Compatible Growth Area Hardship Waiver Application. The motion was approved by 5:0 vote.

e. *The Hills at Southampton Mixed Use Planned Development District Local Law / Lewis Road, East Quogue / residential development and golf course, STP and amenities*
Summary: The draft letter was amended to correct typos and indicate that the clearing restrictions on the property with a trail parking lot should be incorporated into the HSMUPDD code by referencing the approved plan.

The motion was made by Ms. Juengst and seconded by Ms. DiBrita to approve the draft response regarding The Hills Southampton Mixed Use Planned Development District Local Law/Residential Development. The motion was approved by 5:0 vote.

f. *Referral: Northwell Eastport Development / Old Country Road, Eastport / 900-325-1-2.1, 2.2 / residential subdivision on 44.1 acres in CR 60 and CR 200 zoning districts*
Summary: The draft was amended to add the Commission's resolution on adjustments to clearing limits in Receiving Areas and removing the request for the standard yield map that has been provided by the Town.

The motion was made by Mr. Charters and seconded by Ms. Juengst to approve the draft response regarding the referral: Northwell Eastport Development. The motion was approved by 5:0 vote.

5. **Public Comment**
Summary:
Ms. Leonhart discussed her concern about the last project on the agenda, which is a Best of the Rest property. She acknowledges that the project has been revised and is less concerning than the original proposal but would like to request that the Commission and staff continue reviewing it carefully ensuring that all applicable rules are followed.

Mr. Metcalf requested the reason why an agenda item 4 Old Country Road was being discussed in the Advisory Session instead of the public session. Mr. Milazzo responded that enforcement matters are discussed in the Advisory Session and the Commission would take the necessary action deemed appropriate and move forward. If there are actions or voting necessary, it would be discussed in the public session.

6. **Closed Advisory Session** (if necessary)
A motion was made by Ms. Juengst and seconded by Ms. DiBrita to close the public portion of the meeting and to move into an advisory session for the purpose of discussing existing litigation and attorney client communication obtaining legal advice from Commission counsel. The Commission would not return to public session. The motion was approved by a 5:0 vote.

Attachments (in order of discussion)

1. Draft Commission meeting summary for July 15, 2026
2. Final Commission meeting summary for July 15, 2026
3. Draft resolution and attachments authorizing the renewal of Commission insurance policies dated September 16, 2026
4. Final resolution authorizing the renewal of Commission insurance policies dated September 16, 2026
5. Draft resolution authorizing and attachments the renewal agreement with USGS to undertake a two-year water resources monitoring program in the Central Pine Barrens dated September 16, 2026; USGS Presentation dated September 16, 2026.
6. Final resolution authorizing the renewal agreement with USGS to undertake a two-year water resource monitoring program in the Central Pine Barrens dated September 16, 2026
7. Draft resolution and attachments for technical guidance on implementation of the Central Pine Barrens Land Use Plan Standard 5.3.3.7.2 Bird Conservation and Protection dated September 16, 2026
8. Final resolution for technical guidance on implementation of the Central Pine Barrens Land Use Plan Standard 5.3.3.7.2 Bird Conservation and Protection dated September 16, 2026
9. Compliance and Enforcement Division update dated June-September 2026
10. Education Outreach and Communication Division update dated September 2026
11. Land Use Division update dated September 16, 2026
12. New York Wildfire and Incident Management Academy and Wildfire Task Force update dated 2026
13. Pine Barrens Credit Program update dated September 16, 2026
14. Science Stewardship Division update dated September 16, 2026
15. Invoice #2025-255 for Colorado Wildland Fire & Incident Management Academy dated June 30, 2026
16. Invoices #248722 and #253306 for SWCA Consultant for the Southampton Community Wildfire Protection Plan for the period of 5/24/26 to 8/15/26 dated June 30th and August 21, 2026
17. Judith Jakobsen invoices #25 to 30 for the period 6/25/26 to 9/4/26
18. Draft response and attachments regarding the Clancy Street Food Court, CR 111 dated September 16, 2026
19. Final response regarding the Clancy Street Food Court, CR 111 dated September 16, 2026
20. Draft response and attachment regarding request for determination of jurisdiction for Hegemans Farm Inc and JH Youngs Farm Inc dated September 16, 2026; Letter and attachments from FarrellFritz regarding Application for Designation of Non-Development Hegemans Farm Inc & JH Youngs Farm Inc dated June 30, 2026; Letter from John Armentano of FarrellFitz dated September 15, 2026 withdrawing request for Hegemans Farm
21. Draft resolution and attachments regarding 49 and 63 Oakcrest Avenue, Middle Island Town of Brookhaven Compatible Growth Area Hardship Waiver Application dated September 16, 2026
22. Final resolution regarding 49 and 63 Oakcrest Avenue, Middle Island Town of Brookhaven Compatible Growth Area Hardship Waiver Application dated September 16, 2026
23. Draft response and attachment regarding The Hills at Southampton Mixed Use Planned Residential Development, East Quogue dated September 16, 2026
24. Final response regarding The Hills at Southampton Mixed Use Planned Residential Development, East Quogue dated September 16, 2026
25. Draft response and attachments regarding Referral: Northwell Eastport Development Pre-Application Old Country Road dated September 16, 2026
26. Final response regarding Referral: Northwell Eastport Development Pre-Application Old Country Road dated September 16, 2026

SWCA ENVIRONMENTAL CONSULTANTS | INVOICE

GO GREEN!
We accept ACH payments

Routing # 071922777 | Account # 7811583501 | Payable to: SWCA, Incorporated | Business Checking Account: First American Bank
Notification: payment@swca.com | Physical Remittance: P.O. Box 7217, Carol Stream, IL 60197- 7217 | EIN: #86-0483317

Jason Smith
Central Pine Barrens Joint Planning and Policy Commission
624 Old Riverhead Road
Westhampton Beach, New York 11978

June 30, 2026
Invoice No: 248722
Project Manager Ari Porter
Project No: 00099294-000-AMH

Invoice Total $7,577.95

Central Pine Barrens Joint Planning and Policy Commission CWPP
RFP NO. 1659

Professional Services from May 24, 2026 through June 20, 2026

Phase 01 Community Wildfire Protection Plan Content

Professional Services

	Hours	Rate	Amount	
Environmental Resources-Specialist V	5.00	110.70	553.50	
Environmental Resources-Specialist X	3.00	170.10	510.30	
Totals	8.00		1,063.80	
Total Professional Services				**1,063.80**
		Total this Phase		**$1,063.80**

Phase 03 Community Background Information, Fire History, and Fire Occurrence Data Collection

Professional Services

	Hours	Rate	Amount	
Environmental Resources-Specialist X	.50	170.10	85.05	
GIS/CADD-Specialist V	2.50	110.70	276.75	
Totals	3.00		361.80	
Total Professional Services				**361.80**
		Total this Phase		**$361.80**

Phase 04 Conduct Hazard and Risk Analysis

Professional Services

	Hours	Rate	Amount	
Accounting/Finance-Specialist III	.25	93.60	23.40	
Environmental Resources-Specialist V	.50	110.70	55.35	
Environmental Resources-Specialist X	1.00	170.10	170.10	
Totals	1.75		248.85	
Total Professional Services				**248.85**

Reimbursable Expenses

Meals			141.48	
Total Reimbursable Expenses		**1.1 times**	**141.48**	**155.63**
		Total this Phase		**$404.48**

Phase 05 Develop Strategies and Recommendations

Project	00099294-000-AMH	Central Pine Barrens Joint Planning and	Invoice	248722

Professional Services

	Hours	Rate	Amount	
Environmental Resources-Specialist XI	3.75	186.30	698.63	
GIS/CADD-Specialist V	2.00	110.70	221.40	
Planning-Specialist II	33.75	81.90	2,764.13	
Totals	39.50		3,684.16	
Total Professional Services				**3,684.16**

Total this Phase **$3,684.16**

Phase 06 Develop Action Plan and Monitoring and Evaluation Strategy

Professional Services

	Hours	Rate	Amount	
Accounting/Finance-Specialist III	.25	93.60	23.40	
Environmental Resources-Specialist X	2.50	170.10	425.25	
Totals	2.75		448.65	
Total Professional Services				**448.65**

Total this Phase **$448.65**

Phase 07 Develop the Draft Community Wildfire Protection Plan

Professional Services

	Hours	Rate	Amount	
Environmental Resources-Specialist V	.25	110.70	27.68	
GIS/CADD-Specialist V	.75	110.70	83.03	
Planning-Specialist II	15.00	81.90	1,228.50	
Planning-Specialist VI	1.00	123.30	123.30	
Totals	17.00		1,462.51	
Total Professional Services				**1,462.51**

Total this Phase **$1,462.51**

Phase 10 Design and Facilitate Public Outreach and Awareness

Professional Services

	Hours	Rate	Amount	
Environmental Resources-Specialist XII	.75	203.40	152.55	
Totals	.75		152.55	
Total Professional Services				**152.55**

Total this Phase **$152.55**

Contract Limits	**Current**	**Prior**	**To-Date**	
Total Billings	7,577.95	51,030.70	58,608.65	
Limit			174,955.50	
Remaining			116,346.85	

PLEASE PAY THIS AMOUNT ==========> $7,577.95

For any questions regarding this invoice please contact Tamara Mathew
Phone: 602.274.3831 Email: tamara.mathew@swca.com

Billing Backup

Tuesday, June 30, 2026

SWCA, Incorporated Invoice 248722 Dated 6/30/2026 10:12:40 AM

Project 00099294-000-AMH Central Pine Barrens Joint Planning and Policy Commission CWPP

Phase 01 Community Wildfire Protection Plan Content

Professional Services

		Hours	Rate	Amount	
Environmental Resources-Specialist V					
Hughes, Adriana	6/8/2026	.50	110.70	55.34	
client communication					
Hughes, Adriana	6/9/2026	.25	110.70	27.68	
team communication					
Hughes, Adriana	6/15/2026	.75	110.70	83.03	
team communication, agenda, follow up on action items					
Hughes, Adriana	6/16/2026	1.50	110.70	166.05	
team communication, prep for Thursday's meeting					
Hughes, Adriana	6/17/2026	1.00	110.70	110.70	
check in with Ari, prep agenda					
Hughes, Adriana	6/18/2026	1.00	110.70	110.70	
monthly admin meeting					
Environmental Resources-Specialist X					
Porter, Ari	6/1/2026	.25	170.10	42.53	
progress report					
Porter, Ari	6/2/2026	.25	170.10	42.53	
PM					
Porter, Ari	6/17/2026	1.00	170.10	170.09	
PM					
Porter, Ari	6/18/2026	1.50	170.10	255.15	
admin meeting					
Totals		8.00		1,063.80	
Total Professional Services					**1,063.80**

Total this Phase **$1,063.80**

Phase 03 Community Background Information, Fire History, and Fire Occurrence Data Collection

Professional Services

		Hours	Rate	Amount	
Environmental Resources-Specialist X					
Porter, Ari	5/28/2026	.25	170.10	42.52	
data collection					
Porter, Ari	5/29/2026	.25	170.10	42.53	
PM					
GIS/CADD-Specialist V					
Jansen, Erica	5/28/2026	1.25	110.70	138.37	
GIS Support and Coordination					
Jansen, Erica	6/18/2026	1.25	110.70	138.38	
GIS Coordination and Support					
Totals		3.00		361.80	
Total Professional Services					**361.80**

Project	00099294-000-AMH	Central Pine Barrens Joint Planning and	Invoice	248722
			Total this Phase	**$361.80**

Phase 04 Conduct Hazard and Risk Analysis

Professional Services

		Hours	**Rate**	**Amount**	
Accounting/Finance-Specialist III					
Mathew, Tamara	5/29/2026	.25	93.60	23.40	
Pulling receipts and compiling receipt file					
Environmental Resources-Specialist V					
Hughes, Adriana	6/10/2026	.50	110.70	55.35	
check in on field data					
Environmental Resources-Specialist X					
Porter, Ari	6/8/2026	.50	170.10	85.05	
AOC map					
Porter, Ari	6/12/2026	.50	170.10	85.05	
AOC map					
Totals		1.75		248.85	
Total Professional Services					**248.85**

Reimbursable Expenses

Meals					
EX 0000270974	5/7/2026	Porter, Ari / 2-TST*EDGEWATER RESTAURANT		141.48	
Total Reimbursable Expenses			**1.1 times**	**141.48**	**155.63**
			Total this Phase		**$404.48**

Phase 05 Develop Strategies and Recommendations

Professional Services

		Hours	**Rate**	**Amount**
Environmental Resources-Specialist XI				
Gibson, Carly	5/26/2026	.75	186.30	139.73
Task delegation				
Gibson, Carly	6/2/2026	3.00	186.30	558.90
SME recommendations tables				
GIS/CADD-Specialist V				
Jansen, Erica	6/8/2026	2.00	110.70	221.40
GIS Coordination and Support				
Planning-Specialist II				
Dominic, Grace	5/26/2026	4.50	81.90	368.55
Handwritten Recommedation + Checkin w/ Ari + Call w/ Carly				
Dominic, Grace	5/27/2026	5.00	81.90	409.50
Plymouth to Southampton Recommendation + Handwritten Recommendation				
Dominic, Grace	5/28/2026	3.00	81.90	245.70
RMC to Southampton Recommendation				
Dominic, Grace	5/29/2026	2.50	81.90	204.75
Recommendation				
Dominic, Grace	6/1/2026	4.00	81.90	327.60
Recommendation Matrics				
Dominic, Grace	6/2/2026	3.50	81.90	286.65
Recommendation				
Dominic, Grace	6/9/2026	1.00	81.90	81.90
Review				

Dominic, Grace	6/15/2026	.25	81.90	20.48	
Comments					
Dominic, Grace	6/16/2026	6.00	81.90	491.40	
Comments					
Dominic, Grace	6/17/2026	4.00	81.90	327.60	
Comments					
Totals		39.50		3,684.16	
Total Professional Services					**3,684.16**
			Total this Phase		**$3,684.16**

Phase 06 Develop Action Plan and Monitoring and Evaluation Strategy

Professional Services

		Hours	**Rate**	**Amount**	
Accounting/Finance-Specialist III					
Mathew, Tamara	5/29/2026	.25	93.60	23.40	
Pulling receipts and compiling receipt file					
Environmental Resources-Specialist X					
Porter, Ari	5/26/2026	.50	170.10	85.05	
recommendation materices					
Porter, Ari	6/12/2026	2.00	170.10	340.20	
matrices review					
Totals		2.75		448.65	
Total Professional Services					**448.65**
			Total this Phase		**$448.65**

Phase 07 Develop the Draft Community Wildfire Protection Plan

Professional Services

		Hours	**Rate**	**Amount**
Environmental Resources-Specialist V				
Hughes, Adriana	5/28/2026	.25	110.70	27.68
Meeting with SWCA team and DEC				
GIS/CADD-Specialist V				
Jansen, Erica	6/15/2026	.50	110.70	55.35
GIS Coordination				
Jansen, Erica	6/16/2026	.25	110.70	27.68
GIS Coordination				
Planning-Specialist II				
Dominic, Grace	5/27/2026	1.00	81.90	81.89
Title photo Selection				
Dominic, Grace	5/28/2026	.25	81.90	20.48
Picture Upload				
Dominic, Grace	5/29/2026	.25	81.90	20.48
Meeting w/ Emmi				
Dominic, Grace	6/5/2026	5.00	81.90	409.50
Field Survey Result				
Dominic, Grace	6/8/2026	4.00	81.90	327.60
Field Assessment				

Project	00099294-000-AMH	Central Pine Barrens Joint Planning and			Invoice	248722
Dominic, Grace		6/9/2026	1.00	81.90	81.90	
	Field Asessment result					
Dominic, Grace		6/10/2026	1.50	81.90	122.85	
	Checkin w/ Adriana + Comment review					
Dominic, Grace		6/17/2026	2.00	81.90	163.80	
	Comments					
Planning-Specialist VI						
Berski, Emmi		5/26/2026	.25	123.30	30.82	
	Fieldwork results apx					
Berski, Emmi		5/28/2026	.50	123.30	61.65	
	Fieldwork results apx					
Berski, Emmi		5/29/2026	.25	123.30	30.83	
	Fieldwork results apx					
	Totals		17.00		1,462.51	
	Total Professional Services					**1,462.51**
				Total this Phase		**$1,462.51**

Phase 10 Design and Facilitate Public Outreach and Awareness

Professional Services

		Hours	**Rate**	**Amount**	
Environmental Resources-Specialist XII					
Amato, Victoria	5/26/2026	.25	203.40	50.85	
	coordination				
Amato, Victoria	6/2/2026	.25	203.40	50.85	
	coordination				
Amato, Victoria	6/9/2026	.25	203.40	50.85	
	coordination				
	Totals	.75		152.55	
	Total Professional Services				**152.55**
			Total this Phase		**$152.55**
			Total this Project		**$7,577.95**
			Total this Report		**$7,577.95**

SWCA ENVIRONMENTAL CONSULTANTS | INVOICE

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Routing # 071922777 | **Account #** 7811583501 | **Payable to:** SWCA, Incorporated | **Business Checking Account:** First American Bank
Notification: payment@swca.com | **Physical Remittance:** P.O. Box 7217, Carol Stream, IL 60197- 7217 | **EIN:** #86-0483317

Jason Smith
Central Pine Barrens Joint Planning and Policy Commission
624 Old Riverhead Road
Westhampton Beach, New York 11978

August 21, 2026
Invoice No: 253306
Project Manager Ari Porter
Project No: 00099294-000-AMH

Invoice Total $10,393.26

Central Pine Barrens Joint Planning and Policy Commission CWPP
RFP NO. 1659

Professional Services from June 21, 2026 through August 15, 2026

Phase 01 Community Wildfire Protection Plan Content

Professional Services

	Hours	Rate	Amount	
Environmental Resources-Specialist V	1.50	110.70	166.05	
Environmental Resources-Specialist X	4.50	170.10	765.45	
GIS/CADD-Specialist V	.50	110.70	55.36	
Totals	6.50		986.86	
Total Professional Services				**986.86**
		Total this Phase		**$986.86**

Phase 02 Establish Community Base Maps

Professional Services

	Hours	Rate	Amount	
GIS/CADD-Specialist V	2.00	110.70	221.40	
GIS/CADD-Specialist VIII	.50	142.20	71.10	
Totals	2.50		292.50	
Total Professional Services				**292.50**
		Total this Phase		**$292.50**

Phase 03 Community Background Information, Fire History, and Fire Occurrence Data Collection

Professional Services

	Hours	Rate	Amount	
Environmental Resources-Specialist X	.25	170.10	42.53	
Totals	.25		42.53	
Total Professional Services				**42.53**
		Total this Phase		**$42.53**

Phase 04 Conduct Hazard and Risk Analysis

Professional Services

	Hours	Rate	Amount
Environmental Resources-Specialist X	1.00	170.10	170.10
Environmental Resources-Specialist XI	2.75	186.30	512.33
GIS/CADD-Specialist V	3.50	110.70	387.45

Planning-Specialist VIII	3.00	142.20	426.60
Totals	10.25		1,496.48
Total Professional Services			**1,496.48**
		Total this Phase	**$1,496.48**

Phase 05 Develop Strategies and Recommendations

Professional Services

	Hours	Rate	Amount
Environmental Resources-Specialist V	2.25	110.70	249.08
Environmental Resources-Specialist XI	2.00	186.30	372.60
Planning-Specialist II	5.00	81.90	409.50
Totals	9.25		1,031.18
Total Professional Services			**1,031.18**
		Total this Phase	**$1,031.18**

Phase 06 Develop Action Plan and Monitoring and Evaluation Strategy

Professional Services

	Hours	Rate	Amount
Environmental Resources-Specialist V	.75	110.70	83.03
Planning-Specialist II	2.50	81.90	204.75
Totals	3.25		287.78
Total Professional Services			**287.78**
		Total this Phase	**$287.78**

Phase 07 Develop the Draft Community Wildfire Protection Plan

Professional Services

	Hours	Rate	Amount
Environmental Resources-Specialist V	3.75	110.70	415.13
Environmental Resources-Specialist X	2.50	170.10	425.25
Environmental Resources-Specialist XI	3.50	186.30	652.05
GIS/CADD-Specialist V	.25	110.70	27.68
Planning-Specialist II	20.75	81.90	1,699.43
Planning-Specialist VIII	13.50	142.20	1,919.70
Technical Writing/Editing-Specialist VII	1.50	132.30	198.45
Totals	45.75		5,337.69
Total Professional Services			**5,337.69**
		Total this Phase	**$5,337.69**

Phase 09 Develop Interactive GIS Hub, Story Map, and Project Tracking Tool

Professional Services

	Hours	Rate	Amount
Environmental Resources-Specialist X	1.25	170.10	212.63
GIS/CADD-Specialist V	2.00	110.70	221.40
GIS/CADD-Specialist VIII	1.50	142.20	213.30
Planning-Specialist II	1.75	81.90	143.33
Totals	6.50		790.66
Total Professional Services			**790.66**
		Total this Phase	**$790.66**

Project	00099294-000-AMH	Central Pine Barrens Joint Planning and	Invoice	253306

Phase 10 Design and Facilitate Public Outreach and Awareness

Professional Services

	Hours	Rate	Amount	
Environmental Resources-Specialist X	.75	170.10	127.58	
Totals	.75		127.58	
Total Professional Services				**127.58**
			Total this Phase	**$127.58**

Contract Limits	**Current**	**Prior**	**To-Date**	
Total Billings	10,393.26	58,608.65	69,001.91	
Limit			174,955.50	
Remaining			105,953.59	
	PLEASE PAY THIS AMOUNT ==========>			**$10,393.26**

For any questions regarding this invoice please contact Tamara Mathew
Phone: 602.274.3831 Email: tamara.mathew@swca.com

Billing Backup

Friday, August 21, 2026

SWCA, Incorporated Invoice 253306 Dated 8/21/2026 9:03:19 AM

Project 00099294-000-AMH Central Pine Barrens Joint Planning and Policy Commission CWPP

Phase 01 Community Wildfire Protection Plan Content

Professional Services

		Hours	Rate	Amount
Environmental Resources-Specialist V				
Hughes, Adriana	7/23/2026	1.50	110.70	166.05
admin meeting, clean up notes and team communication on action items				
Environmental Resources-Specialist X				
Porter, Ari	6/22/2026	.25	170.10	42.50
PM				
Porter, Ari	6/25/2026	.50	170.10	85.05
PM				
Porter, Ari	6/30/2026	.25	170.10	42.53
Progress report				
Porter, Ari	7/1/2026	.25	170.10	42.53
PM				
Porter, Ari	7/2/2026	.25	170.10	42.53
meeting coordination				
Porter, Ari	8/3/2026	.25	170.10	42.53
monthly progress report				
Porter, Ari	8/4/2026	.25	170.10	42.53
PM				
Porter, Ari	8/5/2026	.50	170.10	85.05
PM				
Porter, Ari	8/11/2026	.50	170.10	85.05
PM				
Porter, Ari	8/13/2026	1.50	170.10	255.15
meeting prep and PM				
GIS/CADD-Specialist V				
Jansen, Erica	8/5/2026	.25	110.70	27.68
Coordination				
Walters, Savannah	8/5/2026	.25	110.70	27.68
Internal coordination meeting				
Totals		6.50		986.86
Total Professional Services				**986.86**
			Total this Phase	**$986.86**

Phase 02 Establish Community Base Maps

Professional Services

		Hours	Rate	Amount
GIS/CADD-Specialist V				
Jansen, Erica	8/13/2026	2.00	110.70	221.40
GIS Support				
GIS/CADD-Specialist VIII				
Hitzfelder, Liz	8/3/2026	.25	142.20	35.55

Project	00099294-000-AMH	Central Pine Barrens Joint Planning and			Invoice	253306
	GIS					
Hitzfelder, Liz		8/4/2026	.25	142.20	35.55	
	GIS					
	Totals		2.50		292.50	
	Total Professional Services					**292.50**
				Total this Phase		**$292.50**

Phase 03 Community Background Information, Fire History, and Fire Occurrence Data Collection

Professional Services

		Hours	**Rate**	**Amount**	
Environmental Resources-Specialist X					
Porter, Ari	6/29/2026	.25	170.10	42.53	
	community background				
	Totals	.25		42.53	
	Total Professional Services				**42.53**
			Total this Phase		**$42.53**

Phase 04 Conduct Hazard and Risk Analysis

Professional Services

		Hours	**Rate**	**Amount**	
Environmental Resources-Specialist X					
Porter, Ari	8/12/2026	1.00	170.10	170.10	
	appendix reviews				
Environmental Resources-Specialist XI					
Gibson, Carly	8/4/2026	2.00	186.30	372.60	
	SME & revision				
Gibson, Carly	8/7/2026	.75	186.30	139.73	
	initial draft chapter 4 finalization & send to client				
GIS/CADD-Specialist V					
Jansen, Erica	6/25/2026	2.00	110.70	221.40	
	GIS Coordination and Support				
Walters, Savannah	6/23/2026	1.00	110.70	110.70	
	Community risk assessment mapping				
Walters, Savannah	6/24/2026	.50	110.70	55.35	
	Community risk assessment mapping				
Planning-Specialist VIII					
Saggese, Ryan	7/20/2026	3.00	142.20	426.60	
	Risk Assessment				
	Totals	10.25		1,496.48	
	Total Professional Services				**1,496.48**
			Total this Phase		**$1,496.48**

Phase 05 Develop Strategies and Recommendations

Project	00099294-000-AMH	Central Pine Barrens Joint Planning and			Invoice	253306

Professional Services

		Hours	Rate	Amount	
Environmental Resources-Specialist V					
Hughes, Adriana	7/20/2026	.25	110.70	27.67	
action items					
Hughes, Adriana	7/21/2026	1.00	110.70	110.70	
recommendation matrices action items					
Hughes, Adriana	7/22/2026	.25	110.70	27.68	
action items					
Hughes, Adriana	7/23/2026	.50	110.70	55.35	
internal meeting and prep					
Hughes, Adriana	7/24/2026	.25	110.70	27.68	
team communication on Action Items					
Environmental Resources-Specialist XI					
Gibson, Carly	8/10/2026	.50	186.30	93.15	
misc coordination					
Gibson, Carly	8/14/2026	1.50	186.30	279.45	
recommendations review					
Planning-Specialist II					
Dominic, Grace	7/22/2026	2.50	81.90	204.75	
Comment Review					
Dominic, Grace	7/23/2026	.50	81.90	40.95	
Appendix c					
Dominic, Grace	7/24/2026	2.00	81.90	163.80	
recommendations					
Totals		9.25		1,031.18	
Total Professional Services					**1,031.18**

Total this Phase **$1,031.18**

Phase 06 Develop Action Plan and Monitoring and Evaluation Strategy

Professional Services

		Hours	Rate	Amount	
Environmental Resources-Specialist V					
Hughes, Adriana	6/29/2026	.50	110.70	55.35	
June progress report					
Hughes, Adriana	7/1/2026	.25	110.70	27.68	
coordination					
Planning-Specialist II					
Dominic, Grace	6/30/2026	2.50	81.90	204.75	
Public Meeting Feedback					
Totals		3.25		287.78	
Total Professional Services					**287.78**

Total this Phase **$287.78**

Phase 07 Develop the Draft Community Wildfire Protection Plan

Project	00099294-000-AMH	Central Pine Barrens Joint Planning and		Invoice	253306

Professional Services

		Hours	Rate	Amount
Environmental Resources-Specialist V				
Hughes, Adriana	6/22/2026	.50	110.70	55.35
action items				
Hughes, Adriana	6/25/2026	.50	110.70	55.35
action items				
Hughes, Adriana	7/7/2026	2.00	110.70	221.40
CWPP support action items				
Hughes, Adriana	7/9/2026	.25	110.70	27.68
team communication				
Hughes, Adriana	8/12/2026	.50	110.70	55.35
project management				
Environmental Resources-Specialist X				
Porter, Ari	7/20/2026	.25	170.10	42.52
PM				
Porter, Ari	7/23/2026	2.00	170.10	340.20
PM				
Porter, Ari	7/27/2026	.25	170.10	42.53
CWPP				
Environmental Resources-Specialist XI				
Gibson, Carly	7/7/2026	.75	186.30	139.73
authorship coordination ch 2 & 3				
Gibson, Carly	7/10/2026	.50	186.30	93.15
recommendations - review client comments				
Gibson, Carly	7/15/2026	.50	186.30	93.14
chapter 3 coordination				
Gibson, Carly	7/21/2026	1.25	186.30	232.88
J&J recomendations memo; chapter 4 template review & plan				
Gibson, Carly	7/23/2026	.50	186.30	93.15
team check-in				
GIS/CADD-Specialist V				
Jansen, Erica	7/23/2026	.25	110.70	27.68
GIS Coordination				
Planning-Specialist II				
Dominic, Grace	6/22/2026	1.50	81.90	122.85
Comment Review				
Dominic, Grace	7/7/2026	.50	81.90	40.95
coordination				
Dominic, Grace	7/10/2026	7.00	81.90	573.30
Appendix C + Past Plans				
Dominic, Grace	7/13/2026	3.00	81.90	245.70
Past Plan				
Dominic, Grace	7/23/2026	.50	81.90	40.95
coordination				
Dominic, Grace	7/27/2026	1.00	81.90	81.90
Recommendation matrices				
Dominic, Grace	7/28/2026	3.00	81.90	245.70
Action Plan				
Dominic, Grace	8/5/2026	.50	81.90	40.95
CWPP Team Meeting				

Project	00099294-000-AMH	Central Pine Barrens Joint Planning and			Invoice	253306
Dominic, Grace		8/12/2026	1.00	81.90	81.90	
	Comment Review					
Dominic, Grace		8/13/2026	2.75	81.90	225.23	
	T.E request + Feedback Summary + CT survey Summary					
Planning-Specialist VIII						
Saggese, Ryan		6/22/2026	2.00	142.20	284.40	
	Draft Chapter 3					
Saggese, Ryan		6/23/2026	4.00	142.20	568.80	
	Draft Chapter 3/App D					
Saggese, Ryan		6/24/2026	.50	142.20	71.10	
	Draft Chapter 3/App D					
Saggese, Ryan		6/25/2026	2.00	142.20	284.40	
	Draft Chapter 3/App D					
Saggese, Ryan		6/26/2026	3.00	142.20	426.60	
	Draft Chapter 3/App D					
Saggese, Ryan		8/5/2026	2.00	142.20	284.40	
	Chapter 4					
Technical Writing/Editing-Specialist VII						
Martin, Marley		8/6/2026	1.00	132.30	132.30	
	Technical editing and formatting					
Martin, Marley		8/7/2026	.50	132.30	66.15	
	Technical editing					
	Totals		45.75		5,337.69	
	Total Professional Services					**5,337.69**
				Total this Phase		**$5,337.69**

Phase 09 Develop Interactive GIS Hub, Story Map, and Project Tracking Tool

Professional Services

		Hours	**Rate**	**Amount**
Environmental Resources-Specialist X				
Porter, Ari	6/23/2026	1.00	170.10	170.10
	hub site			
Porter, Ari	6/24/2026	.25	170.10	42.53
	hub site			
GIS/CADD-Specialist V				
Jansen, Erica	6/29/2026	.50	110.70	55.35
	GIS Support			
Walters, Savannah	6/29/2026	.75	110.70	83.02
	Hub site updates			
Walters, Savannah	7/23/2026	.75	110.70	83.03
	Check-in meeting, link problem on hub site			
GIS/CADD-Specialist VIII				
Hitzfelder, Liz	8/4/2026	1.00	142.20	142.20
	GIS			
Hitzfelder, Liz	8/5/2026	.25	142.20	35.55
	GIS			
Hitzfelder, Liz	8/7/2026	.25	142.20	35.55
	GIS			
Planning-Specialist II				
Dominic, Grace	6/23/2026	.50	81.90	40.95

Project	00099294-000-AMH	Central Pine Barrens Joint Planning and			Invoice	253306
	Hub Site Task assignment					
Dominic, Grace		6/24/2026	1.25	81.90	102.38	
	Hub site Edit + GIS request					
	Totals		6.50		790.66	
	Total Professional Services					**790.66**
				Total this Phase		**$790.66**

Phase 10 Design and Facilitate Public Outreach and Awareness

Professional Services

		Hours	**Rate**	**Amount**	
Environmental Resources-Specialist X					
Porter, Ari	7/17/2026	.25	170.10	42.53	
	public outreach				
Porter, Ari	8/10/2026	.50	170.10	85.05	
	public meeting logistics				
	Totals	.75		127.58	
	Total Professional Services				**127.58**
			Total this Phase		**$127.58**
			Total this Project		**$10,393.26**
			Total this Report		**$10,393.26**

SWCA ENVIRONMENTAL CONSULTANTS | INVOICE

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Routing # 071922777 | Account # 7811583501 | Payable to: SWCA, Incorporated | Business Checking Account: First American Bank
Notification: payment@swca.com | Physical Remittance: P.O. Box 7217, Carol Stream, IL 60197- 7217 | EIN: #86-0483317

Jason Smith
Central Pine Barrens Joint Planning and Policy Commission
624 Old Riverhead Road
Westhampton Beach, NY 11978

September 29, 2026
Invoice No: 255719
Project Manager Ari Porter
Project No: RG-00099294-000

Invoice Total 6,352.92

Central Pine Barrens Joint Planning and Policy Commission CWPP
RFP NO. 1659

Professional Services from August 16, 2026 through September 19, 2026

Phase 01 Community Wildfire Protection Plan Content

Professional Services

	Hours	Rate	Amount	
Environmental Resources-Specialist V	2.75	110.70	304.43	
Environmental Resources-Specialist X	1.25	170.10	212.63	
Totals	4.00		517.06	
Total Professional Services				**517.06**
		Total this Phase		**517.06**

Phase 04 Conduct Hazard and Risk Analysis

Professional Services

	Hours	Rate	Amount	
Environmental Resources-Specialist X	.50	170.10	85.05	
GIS/CADD-Specialist V	.50	110.70	55.35	
GIS/CADD-Specialist VIII	.50	142.20	71.10	
Planning-Specialist VIII	3.00	142.20	426.60	
Project Management XI	3.25	186.30	605.48	
Totals	7.75		1,243.58	
Total Professional Services				**1,243.58**
		Total this Phase		**1,243.58**

Phase 05 Develop Strategies and Recommendations

Professional Services

	Hours	Rate	Amount	
Planning-Specialist VI	3.00	123.30	369.90	
Totals	3.00		369.90	
Total Professional Services				**369.90**
		Total this Phase		**369.90**

Phase 06 Develop Action Plan and Monitoring and Evaluation Strategy

Professional Services

	Hours	Rate	Amount
Environmental Resources-Specialist XII	.25	203.40	50.85

Project	RG-00099294-000	Central Pine Barrens Joint Planning and			Invoice	255719
Technical Writing/Editing-Specialist VII			4.75	132.30	628.43	
	Totals		5.00		679.28	
	Total Professional Services					**679.28**
				Total this Phase		**679.28**

Phase 07 Develop the Draft Community Wildfire Protection Plan

Professional Services

	Hours	**Rate**	**Amount**	
Environmental Resources-Specialist V	1.25	110.70	138.38	
Environmental Resources-Specialist X	1.50	170.10	255.15	
Environmental Resources-Specialist XII	.25	203.40	50.85	
GIS/CADD-Specialist V	1.00	110.70	110.71	
Planning-Specialist II	2.00	81.90	163.80	
Planning-Specialist VIII	10.00	142.20	1,422.00	
Project Management XI	1.00	186.30	186.30	
Totals	17.00		2,327.19	
Total Professional Services				**2,327.19**
			Total this Phase	**2,327.19**

Phase 10 Design and Facilitate Public Outreach and Awareness

Professional Services

	Hours	**Rate**	**Amount**	
Environmental Resources-Specialist V	1.25	110.70	138.38	
Environmental Resources-Specialist X	4.00	170.10	680.40	
Environmental Resources-Specialist XII	1.00	203.40	203.40	
GIS/CADD-Specialist V	1.75	110.70	193.73	
Totals	8.00		1,215.91	
Total Professional Services				**1,215.91**
			Total this Phase	**1,215.91**

Contract Limits	**Current**	**Prior**	**To-Date**	
Total Billings	6,352.92	69,001.91	75,354.83	
Limit			174,955.50	
Remaining			99,600.67	
		PLEASE PAY THIS AMOUNT ==========>		**6,352.92**

For any questions regarding this invoice please contact Tamara MathewPhone: 602.274.3831 Email: tamara.mathew@swca.com

Billing Backup

Tuesday, September 29, 2026

SWCA, Inc. Invoice 255719 Dated 9/29/2026 12:39:26 PM

Project RG-00099294-000 Central Pine Barrens Joint Planning and Policy Commission CWPP

Phase 01 Community Wildfire Protection Plan Content

Professional Services

		Hours	Rate	Amount	
Environmental Resources-Specialist V					
Hughes, Adriana	8/17/2026	.50	110.70	55.35	
project management meeting with Ari and Carly, update agenda					
Hughes, Adriana	8/18/2026	.25	110.70	27.67	
team communication on deliverables					
Hughes, Adriana	8/20/2026	1.00	110.70	110.70	
client meeting, follow up action on items					
Hughes, Adriana	8/24/2026	.75	110.70	83.03	
address technical edits, team communication					
Hughes, Adriana	8/26/2026	.25	110.70	27.68	
Project management					
Environmental Resources-Specialist X					
Porter, Ari	8/20/2026	1.00	170.10	170.10	
PM meeting					
Porter, Ari	8/21/2026	.25	170.10	42.53	
PM					
Totals		4.00		517.06	
Total Professional Services					**517.06**
			Total this Phase		**517.06**

Phase 04 Conduct Hazard and Risk Analysis

Professional Services

		Hours	Rate	Amount
Environmental Resources-Specialist X				
Porter, Ari	9/14/2026	.50	170.10	85.05
field data review				
GIS/CADD-Specialist V				
Jansen, Erica	8/25/2026	.50	110.70	55.35
GIS Coordination				
GIS/CADD-Specialist VIII				
Hitzfelder, Liz	9/1/2026	.25	142.20	35.55
GIS				
Hitzfelder, Liz	9/14/2026	.25	142.20	35.55
GIS Support				
Planning-Specialist VIII				
Saggese, Ryan	8/25/2026	1.50	142.20	213.30
Hazard & Risk Analysis				
Saggese, Ryan	8/26/2026	1.50	142.20	213.30
Hazard & Risk Analysis				
Project Management XI				
Gibson, Carly	8/19/2026	.25	186.30	46.57

	chapter 4 revision				
Gibson, Carly		8/25/2026	.75	186.30	139.73
	initial chapter 4 revision				
Gibson, Carly		9/1/2026	1.00	186.30	186.30
	community assessment				
Gibson, Carly		9/2/2026	.50	186.30	93.15
	community assessments				
Gibson, Carly		9/8/2026	.50	186.30	93.15
	community assessment appendix				
Gibson, Carly		9/14/2026	.25	186.30	46.58
	draft CWPP				
	Totals		7.75		1,243.58
	Total Professional Services				**1,243.58**

Total this Phase **1,243.58**

Phase 05 Develop Strategies and Recommendations

Professional Services

		Hours	**Rate**	**Amount**
Planning-Specialist VI				
Berski, Emmi	9/4/2026	.25	123.30	30.82
	Ch. 5 draft			
Berski, Emmi	9/8/2026	1.50	123.30	184.95
	Ch. 5 draft			
Berski, Emmi	9/9/2026	1.25	123.30	154.13
	Ch. 5 draft			
	Totals	3.00		369.90
	Total Professional Services			**369.90**

Total this Phase **369.90**

Phase 06 Develop Action Plan and Monitoring and Evaluation Strategy

Professional Services

		Hours	**Rate**	**Amount**
Environmental Resources-Specialist XII				
Amato, Victoria	8/24/2026	.25	203.40	50.85
	coordination			
Technical Writing/Editing-Specialist VII				
Martin, Marley	8/19/2026	4.75	132.30	628.43
	Technical editing - action plan, rec matrices, community assessments			
	Totals	5.00		679.28
	Total Professional Services			**679.28**

Total this Phase **679.28**

Phase 07 Develop the Draft Community Wildfire Protection Plan

Project	RG-00099294-000	Central Pine Barrens Joint Planning and	Invoice	255719

Professional Services

		Hours	Rate	Amount	
Environmental Resources-Specialist V					
Hughes, Adriana	9/2/2026	1.25	110.70	138.38	
Development of Appendix C and team communication					
Environmental Resources-Specialist X					
Porter, Ari	8/17/2026	.75	170.10	127.57	
cwpp coordination on chapters					
Porter, Ari	8/18/2026	.50	170.10	85.05	
PM					
Porter, Ari	8/20/2026	.25	170.10	42.53	
appendix reviews					
Environmental Resources-Specialist XII					
Amato, Victoria	9/10/2026	.25	203.40	50.85	
coordination					
GIS/CADD-Specialist V					
Jansen, Erica	9/1/2026	.75	110.70	83.03	
GIS Coordination					
Walters, Savannah	8/18/2026	.25	110.70	27.68	
Internal coordination call					
Planning-Specialist II					
Dominic, Grace	8/18/2026	.50	81.90	40.95	
Internal Check in					
Dominic, Grace	8/19/2026	.50	81.90	40.95	
Appendix Authorship					
Dominic, Grace	8/26/2026	1.00	81.90	81.90	
CWPP Field Assessment Results					
Planning-Specialist VIII					
Saggese, Ryan	8/25/2026	.50	142.20	71.10	
Review Instructions from Carly					
Saggese, Ryan	8/27/2026	1.00	142.20	142.20	
Draft CWPP					
Saggese, Ryan	8/28/2026	3.50	142.20	497.70	
Draft CWPP					
Saggese, Ryan	8/31/2026	1.50	142.20	213.30	
CWPP Outline, Ch. 4 Risk Assessment					
Saggese, Ryan	9/1/2026	1.50	142.20	213.30	
CWPP Outline, Ch. 4 Risk Assessment					
Saggese, Ryan	9/3/2026	.50	142.20	71.10	
Review with Carly					
Saggese, Ryan	9/8/2026	.75	142.20	106.65	
Draft CWPP					
Saggese, Ryan	9/14/2026	.75	142.20	106.65	
Draft CWPP					
Project Management XI					
Gibson, Carly	8/17/2026	.75	186.30	139.72	
authorship coordination					
Gibson, Carly	8/18/2026	.25	186.30	46.58	
bi-weekly check in					
	Totals	17.00		2,327.19	
	Total Professional Services				**2,327.19**

Project	RG-00099294-000	Central Pine Barrens Joint Planning and	Invoice	255719

Total this Phase **2,327.19**

Phase 10 Design and Facilitate Public Outreach and Awareness

Professional Services

		Hours	**Rate**	**Amount**
Environmental Resources-Specialist V				
Hughes, Adriana	8/21/2026	.25	110.70	27.68
client communication				
Hughes, Adriana	9/3/2026	.50	110.70	55.35
team communication of action items				
Hughes, Adriana	9/11/2026	.50	110.70	55.35
prep for October public meeting				
Environmental Resources-Specialist X				
Porter, Ari	9/1/2026	.75	170.10	127.58
public outreach/PM				
Porter, Ari	9/2/2026	.50	170.10	85.03
PM				
Porter, Ari	9/3/2026	.75	170.10	127.58
PM				
Porter, Ari	9/4/2026	.50	170.10	85.05
PM				
Porter, Ari	9/8/2026	.25	170.10	42.53
PM				
Porter, Ari	9/9/2026	.25	170.10	42.53
pm				
Porter, Ari	9/11/2026	1.00	170.10	170.10
PM				
Environmental Resources-Specialist XII				
Amato, Victoria	8/20/2026	1.00	203.40	203.40
Meeting with client on document and public outreach				
GIS/CADD-Specialist V				
Jansen, Erica	8/27/2026	1.00	110.70	110.70
GIS Support				
Jansen, Erica	9/15/2026	.75	110.70	83.03
GIS Support				
Totals		8.00		1,215.91
Total Professional Services				**1,215.91**

Total this Phase **1,215.91**

Total this Project **6,352.92**

Total this Report **6,352.92**

CENTRAL PINE BARRENS
JOINT PLANNING & POLICY COMMISSION

DATE: October 21, 2026

TO: Commission Chairman McGarry, Members and Designated Representatives

FROM: Julie Hargrave, Interim Executive Director

RE: Reverse Auction for Purchasing Pine Barrens Credits

At its October 6, 2026 meeting, the Central Pine Barrens Advisory Committee (AC) heard from representatives of the development community who suggested the Commission consider authorizing a reverse auction to purchase Pine Barrens Credits (PBCs). The proposal intends to create a supply of credits readily available from one source for developers to purchase PBCs for projects.

A maximum of $1.5 million dollars of Credit Clearinghouse funds will be spent to purchase PBCs within the Town of Brookhaven.

The parameters that are important in the Auction include:

- Advertise purchasing of PBCs from current credit holders, as well as potential credit holders, including the Letter of Interpretation applicants and owners of private core area properties who have not participated in the Credit Program yet.
- Utilize the Average Price Method where credit holders are free to indicate any price at which they wish to sell their PBCs. Based on the responses it receives from credit holders, an average price per PBC will be determined to be paid up to $1.5 million dollars.

If authorized by the Commission, staff will execute the Auction based on these parameters.

Once the PBCs are secured, the Commission will develop a plan to sell the PBCs it purchases along with the 2.29 PBCs it presently owns to facilitate development projects and continue to protect property in the Core.

Thank you for your consideration.

cc: Chairman Szabo, Advisory Committee
Chairman Tripp, Credit Clearinghouse
John Milazzo, Counsel
Jerry Tverdyy, Senior Environmental Analyst

Ryan P. McGarry
Chairman

Jerome Halpin
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

Central Pine Barrens Joint Planning and Policy Commission Meeting
Wednesday, October 21, 2026
DRAFT Resolution
Authorization to Purchase Pine Barrens Credits

Present:
_____(for the New York State Governor)
_____(for the Brookhaven Town Supervisor)
_____ (for the Riverhead Town Supervisor)
_____ (for the Southampton Town Supervisor)
_____ (for the Suffolk County Executive)

Whereas, the Long Island Pine Barrens Protection Act authorizes the Central Pine Barrens Joint Planning and Policy Commission to establish regulations, values, and standards which may include a system of bonuses and incentives in order to purchase, sell, hold and transfer development rights to protect property in the Core Preservation Area, and

Whereas, the Central Pine Barrens Comprehensive Land Use Plan established a Pine Barrens Credit Clearinghouse Board of Advisors to oversee and manage its transfer of development rights program, known as the Pine Barrens Credit program, and

Whereas, the Commission currently owns 2.29 PBCs that originated from lands within the Town of Brookhaven, and

Whereas, the Plan authorizes the sale, exchange or conveyance of PBCs by the Commission, and to establish the monetary value of the PBCs to be purchased, and

Whereas, at the October 6 Advisory Committee (AC) Meeting, the AC recommended a reverse auction to assist the development community to satisfy requirements to build development projects, and

Whereas, at the October 21 Commission Meeting, the Commission discussed the proposal to hold an Auction and purchase PBCs generated in the Town of Brookhaven with the goal of responding to the development community's interest to purchase PBCs from a single entity in order to satisfy requirements to build development projects, and

Whereas, once PBCs are purchased, the Commission will sell the PBCs for no less than the purchase price to individuals or entities who seek to purchase and redeem PBCs for development projects, and

Whereas, the Commission seeks to execute the Auction by spending up to $1.5 million of Clearinghouse funds to purchase PBCs from either current credit holders or other individuals or entities with valid Letters of Interpretation or Core property owners who complete the process to obtain PBC certificates, now therefore, be it

Ryan P. McGarry
Chairman

Jerome Halpin
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

Resolved, that the Commission finds that the Plan authorizes the Commission to purchase PBCs, and be it further

Resolved, the Commission finds that purchasing PBCs is consistent with the goals of the Act and the Plan, and be it further

Resolved, the Commission authorizes the Staff to execute the Auction by purchasing PBCs utilizing Clearinghouse funds, and be it further

Resolved, the Commission authorizes the Average Price Method where credit holders are free to indicate any price at which they sell their PBCs, and be it further

Resolved, that based on the responses it receives, the Commission will determine an average price per PBC that it is prepared to spend up to $1.5 million dollars, and be it further

Resolved, once PBCs are acquired, the Commission will develop a plan to sell them along with the 2.29 credits it possesses to facilitate development projects and continue to protect property in the Core.

Record of Motions

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

PINE BARRENS CREDIT CLEARINGHOUSE

James T.B. Tripp, Esq., Chairman
Robert Anrig, Member
Mitchell H. Pally, Esq., Member

Date

Address

Re: Opportunity to Participate in the Pine Barrens Credit Program for SCTM# _____

Dear Property Owner,

You have been identified by our records as an owner of land located in the Core Preservation Area of the Central Pine Barrens. We would like to make you aware as to how our Pine Barrens Credit Program may benefit you.

The Central Pine Barrens Joint Planning and Policy Commission (the "Commission") was created by New York State in 1993 to oversee land use activities in the Central Pine Barrens area. One goal of the law creating the Commission is to protect the Core Preservation Area through its Pine Barrens Credit Program. Under the Long Island Pine Barrens Protection Act, new development in the Core Preservation Area is to be redirected. The Credit Program maintains value in Core Preservation Area land by allowing development potential to be transferred from the privately-owned parcel to another located outside the Core.

As an owner of land in the Core Area, you may benefit from participating in the Pine Barrens Credit Program. The number of Credits you may be eligible to receive for your parcel will depend on its size and how it was zoned (residential, commercial, etc.) for use in 1995, among other factors contained in the Commission's Comprehensive Land Use Plan that detail the operation of this Program. There is a private market for Credits. They can be used by others who want to build outside of the Core Preservation Area and who need these Credits to satisfy either town or Suffolk County Department of Health Services requirements for building projects.

To find out how many Pine Barrens Credits to which you may be entitled, simply fill out the attached Letter of Interpretation inquiry form and include a copy of your tax bill that is used to determine the acreage you own. You will then receive from the Credit Clearinghouse a Letter of Interpretation (LOI) that will tell you the number of Credits you may be eligible to receive. Obtaining a LOI does not bind or obligate you to do anything else. If you decide to move forward and get Credits, you will then need to fill out some additional paperwork and submit additional information related to your parcel and file a Conservation Easement on your parcel, at which time you would be issued a Pine Barrens Credit Certificate. It should be noted that once you receive Credits for your land, it is considered permanently preserved at that time and can no longer be developed but can be used under the terms allowed in the easement. You will still own the land.

The Clearinghouse assists Credit owners with selling their Credits by identifying them on a registry that is made available, through the Commission's website, to developers and other individuals interested in purchasing Credits. Recent average Credit prices have been around $142,000 per Credit in the Town of Brookhaven and around $125,000 per Credit in all three towns. However it should be noted that most private property owners have received less than a full Credit for their property due to its size and zoning. For further information please review the enclosed *Brochure* and visit our website at:

https://pb.state.ny.us/our-work/credit-program-tdr/buying-and-selling-credits/

The Clearinghouse is providing you this information in the interest of enabling you to make a fully informed decision regarding these circumstances. Please don't delay and take a moment, right now, to fill out your

Letter of Interpretation inquiry form and return it with a copy of your tax bill to our office at 624 Old Riverhead Road, Westhampton Beach, NY 11978. Credit prices change and the price is an average of recent sales, not guarantee of a particular value.

The Pine Barrens Credit Clearinghouse is here to assist you. For more information on the Commission please visit our website at *https://pb.state.ny.us/* or call us at (631) 288-1079 and we will be glad to answer any questions you may have.

Sincerely,

Jerry Tverdyy

Jerry Tverdyy
Senior Environmental Analyst

Encl.

PINE BARRENS CREDIT CLEARINGHOUSE

James T.B. Tripp, Esq., Chairman
Robert Anrig, Member
Mitchell H. Pally, Esq., Member

Date

Address

Re: Opportunity to Participate in the Pine Barrens Credit Program for SCTM# _____

Dear Property Owner,

You have been identified by our records as an owner of land located in the Core Preservation Area of the Central Pine Barrens. We would like to make you aware as to how our Pine Barrens Credit Program may benefit you.

The Central Pine Barrens Joint Planning and Policy Commission (the "Commission") was created by New York State in 1993 to oversee land use activities in the Central Pine Barrens area. One goal of the law creating the Commission is to protect the Core Preservation Area through its Pine Barrens Credit Program. Under the Long Island Pine Barrens Protection Act, new development in the Core Preservation Area is to be redirected. The Credit Program maintains value in Core Preservation Area land by allowing development potential to be transferred from the privately-owned parcel to another located outside the Core.

As an owner of land in the Core Area, you may benefit from participating in the Pine Barrens Credit Program. The number of Credits you may be eligible to receive for your parcel will depend on its size and how it was zoned (residential, commercial, etc.) for use in 1995, among other factors contained in the Commission's Comprehensive Land Use Plan that detail the operation of this Program. There is a private market for Credits. They can be used by others who want to build outside of the Core Preservation Area and who need these Credits to satisfy either town or Suffolk County Department of Health Services requirements for building projects.

To find out how many Pine Barrens Credits to which you may be entitled, simply fill out the attached Letter of Interpretation inquiry form and include a copy of your tax bill that is used to determine the acreage you own. You will then receive from the Credit Clearinghouse a Letter of Interpretation (LOI) that will tell you the number of Credits you may be eligible to receive. Obtaining a LOI does not bind or obligate you to do anything else. If you decide to move forward and get Credits, you will then need to fill out some additional paperwork and submit additional information related to your parcel and file a Conservation Easement on your parcel, at which time you would be issued a Pine Barrens Credit Certificate. It should be noted that once you receive Credits for your land, it is considered permanently preserved at that time and can no longer be developed but can be used under the terms allowed in the easement. You will still own the land.

The Clearinghouse is on notice of an apparent parcel overlap condition which may affect title to this parcel and the applicant's ability to encumber it with a conservation easement. This parcel overlap condition was not created by the Commission or the Clearinghouse. Furthermore, this parcel overlap condition must be resolved to both Commission's and Clearinghouse's satisfaction before a Pine Barrens Credit Certificate can be issued for this parcel.

The Clearinghouse assists Credit owners with selling their Credits by identifying them on a registry that is made available, through the Commission's website, to developers and other individuals interested in purchasing Credits. Recent average Credit prices have been around $125,000 per Credit; however it should be noted that most private property owners have received less than a full Credit for their property due to its

size and zoning. For further information please review the enclosed *Brochure* and visit our website at:

https://pb.state.ny.us/our-work/credit-program-tdr/buying-and-selling-credits/

The Clearinghouse is providing you this information in the interest of enabling you to make a fully informed decision regarding these circumstances. Please don't delay and take a moment, right now, to fill out your Letter of Interpretation inquiry form and return it with a copy of your tax bill to our office at 624 Old Riverhead Road, Westhampton Beach, NY 11978. Credit prices change and the price is an average of recent sales, not guarantee of a particular value.

The Pine Barrens Credit Clearinghouse is here to assist you. For more information on the Commission please visit our website at *https://pb.state.ny.us/* or call us at (631) 288-1079 and we will be glad to answer any questions you may have.

Sincerely,

Jerry Tverdyy

Jerry Tverdyy
Senior Environmental Analyst

Encl.

DRAFT

CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION

October 21, 2026

John Kelly
United States of America
General Services Administration
1800 F St NW
Washington, DC 20405
john.kelly@gsa.gov

RE: U.S. Coast Guard housing complex
739A Stewart Avenue, Westhampton
Town of Southampton, Suffolk County, New York
SCTM Number 900-308-4-1.1
Central Pine Barrens Core Preservation Area

Dear Mr. Kelly:

It has come to the attention of the Central Pine Barrens Commission that the subject property may be sold, demolished and/or redeveloped. The property is located on Stewart Avenue in the hamlet of Westhampton in the Town of Southampton in the CR 200 zoning district.

The property is approximately 14 acres. It is developed with housing formerly used by the U.S. Coast Guard and is currently owned by the United States of America.

Please be advised that the property is in the Core Preservation Area of the Central Pine Barrens. Activity on the property may be subject to the regulatory oversight of the Central Pine Barrens Commission. Any proposals on the property should be referred to this office to determine if the activity constitutes development pursuant to the definitions in the Long Island Pine Barrens Protection Act of 1993 and the review process in accordance with the Central Pine Barrens Comprehensive Land Use Plan. Since the property is in the Core Preservation Area, if the proposal constitutes "development activity," the project sponsor or applicant may be required to submit a core hardship application to the Commission, subject to Commission review and jurisdiction.

Thank you for your attention, and please contact me at (631) 218-1192 with any questions.

Sincerely,

Julie Hargrave
Interim Executive Director

cc: Sarah Lansdale, Suffolk County Department of Economic Development and Planning
Maria Moore, Southampton Town Supervisor

Ryan P. McGarry
Chairman

Jerome Halpin
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

Coast Guard Housing on Stewart Avenue, Westhampton



10/9/2026, 2:34:03 PM

1:7,509

Street Labels

Tax Parcels

2023

Red: Red

Green: Green

Blue: Blue

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

CENTRAL PINE BARRENS
JOINT PLANNING & POLICY COMMISSION

Ryan P. McGarry
Chairman

Jerome Halpin
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

Draft Resolution
Central Pine Barrens Commission Meeting of October 21, 2026
SEQRA Lead Agency Coordination and
Schedule a Public Hearing for
The Meadows at Artist Lake
Development of Regional Significance Application
Middle Island, Town of Brookhaven
SCTM Numbers 200-379-1-3.1, -5.1 & -12

Present:
_, for the New York State Governor
_, Brookhaven Town Supervisor
_, for the Riverhead Town Supervisor
_, Southampton Town Supervisor
_, for the Suffolk County Executive

Whereas, on September 24, 2026, Nelson Pope & Voorhis, LLC (the Applicant) submitted a Development of Regional Significance (DRS) Application to the Central Pine Barrens Commission (the Commission) for The Meadows at Artist Lake (the Project), and

Whereas, the Project is a change of zone to Planned Development District to facilitate a mixed-use development project with residential and commercial uses including 295 residential units, swimming pool and clubhouse, sewage treatment plant, four restaurants, 104,000 square foot retail use, civic space, parking lots, an active recreation park and natural open space, and

Whereas, the 74.25 acre Project Site is in the Compatible Growth Area on the north side of Middle Country Road across from Artist Lake, west of Wading River Hollow Road, east of Yaphank Middle Island Road, in the hamlet of Middle Island, Town of Brookhaven (the Project Site). The property contains three parcels, two of which were previously developed with a big box store which was demolished in 2016 and asphalt parking lot. The third lot is wooded with natural pine barrens vegetation, and

Whereas, the Project Site is identified as SCTM Numbers 200-379-1-3.1, -5.1 & -12 and it is within the A Residence 1 and J Business 2 zoning districts, and

Whereas, on October 13, 2026, the Town of Brookhaven Planning Board coordinated SEQRA Lead Agency with the Commission and classified the Project as a Type I Action, and

Whereas, the Commission is an Involved Agency pursuant to the SEQRA regulations and defers Lead Agency to the Town of Brookhaven Town Planning Board, and

Whereas, the Applicant submitted proof that an Application for a Change of Zoning was received by the Town of Brookhaven on July 18, 2024, and

Whereas, the Municipal Code Ratification for Conformance with the Central Pine Barrens Comprehensive Land Use Plan Amendments Final Resolution that was adopted on August 21, 2024 states “Resolved, that any application to any municipality, the state, or the Commission received on or before July 18, 2024 is to be reviewed under

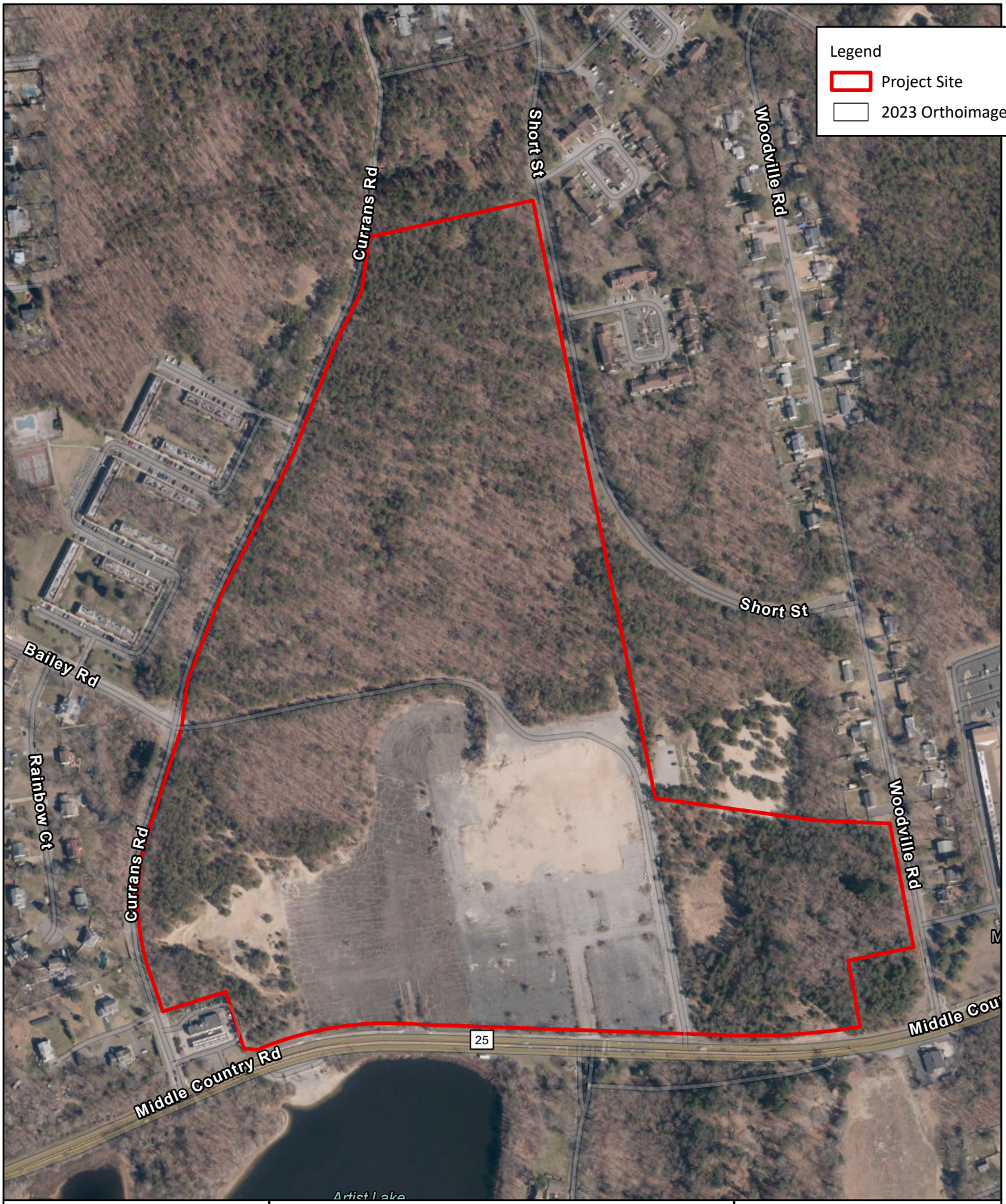
the Plan or municipality or state code as of that date and any application received on or after July 19, 2024 is to be reviewed under the Plan as amended or municipality or state code as modified to incorporate the Plan amendments", and

Whereas, the Commission will review and process the DRS Application pursuant to ECL Article 57 under the 2012 Comprehensive Land Use Plan Standards and Guidelines, and

Now therefore be it

Resolved, the Commission hereby sets a public hearing for the Project to be held at 2:30 PM on Wednesday, November 18, 2026.

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



NPV

FIGURE 1-2
AERIAL MAP

Sources: NYS Orthoimagery 2023, Suffolk County GIS 2025
Scale: 1 inch equals 400 feet

N

The Meadows at **Artist Lake**
Middle Island, NY

EEAF



ZONING MAP
SCALE: 1" = 1,000'
SOURCE: TOWN OF BROOKHAVEN GIS

DEMOLITION ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
(TBA)	TO BE ABANDONED
(TBR)	TO BE REMOVED
(TBV)	TO BE VACATED
(RELO)	TO BE RELOCATED

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

BOHLER
DAVID A. KANNER, ARCHITECT, PROFESSIONAL ENGINEER, LAND SURVEYOR, PLLC
275 BROADHOLLOW ROAD, SUITE 100
MELVILLE, NY 11747
Phone:
(631) 756-1200
www.BohlerEngineering.com

SITE CIVIL AND CONSULTING ENGINEERING, LAND SURVEYING, PROGRAM MANAGEMENT, LANDSCAPE ARCHITECTURE, ENVIRONMENTAL DESIGN, PERMITTING SERVICES, TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	04/28/2025	REVISED DRIVE-THRU BUILDING	JS / RM/DK
2	05/01/2025	REVISED PER CLIENT COMMENTS	JS / RM/DK
3	07/01/2025	REVISED PER CLIENT COMMENTS	JS / DK
4	10/27/2025	REVISED PER CLIENT COMMENTS	TP / DK
5	12/04/2025	REVISED PER BIGGER BUFFER	TP / DK
6	01/30/2026	CHANGE OF ZONE	TP / RM/DK
7	05/01/2026	REVISED PER TOWN COMMENTS	TP / DK
8	06/08/2026	REVISED PER TOWN COMMENTS	TP / RM/DK
9	08/01/2026	REVISED PER TOWN COMMENTS	TP / PD RM
10	09/04/2026	REVISED PER TOWN COMMENTS	TP/PD RM/DK

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	NYA230448.01-10A
DRAWN BY:	JS / TP / PD
CHECKED BY:	RM / DK
DATE:	04/09/2026
CAD I.D.:	P-CIVIL-SITE

PROJECT:

SITE DEVELOPMENT PLANS

FOR

THE MEADOWS AT ARTIST LAKE

PROPOSED MIXED USED DEVELOPMENT COMMERCIAL REDEVELOPMENT DISTRICT (CRD)

MIDDLE COUNTRY ROAD (NYS RT 25) AND WOODVILLE ROAD
TOWN OF BROOKHAVEN
MIDDLE ISLAND, NY 11953
DIST: 200 | SEC: 379
BLK: 01 | LOTS: 3.1, 5.1 & 12

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST ADD TO HIS SEAL THE WORDS "ALTERED BY" FOLLOWED BY THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)

SHEET TITLE:

EXISTING CONDITIONS/ DEMOLITION PLAN

SHEET NUMBER:

C-201

REVISION 10 - 09/04/2026

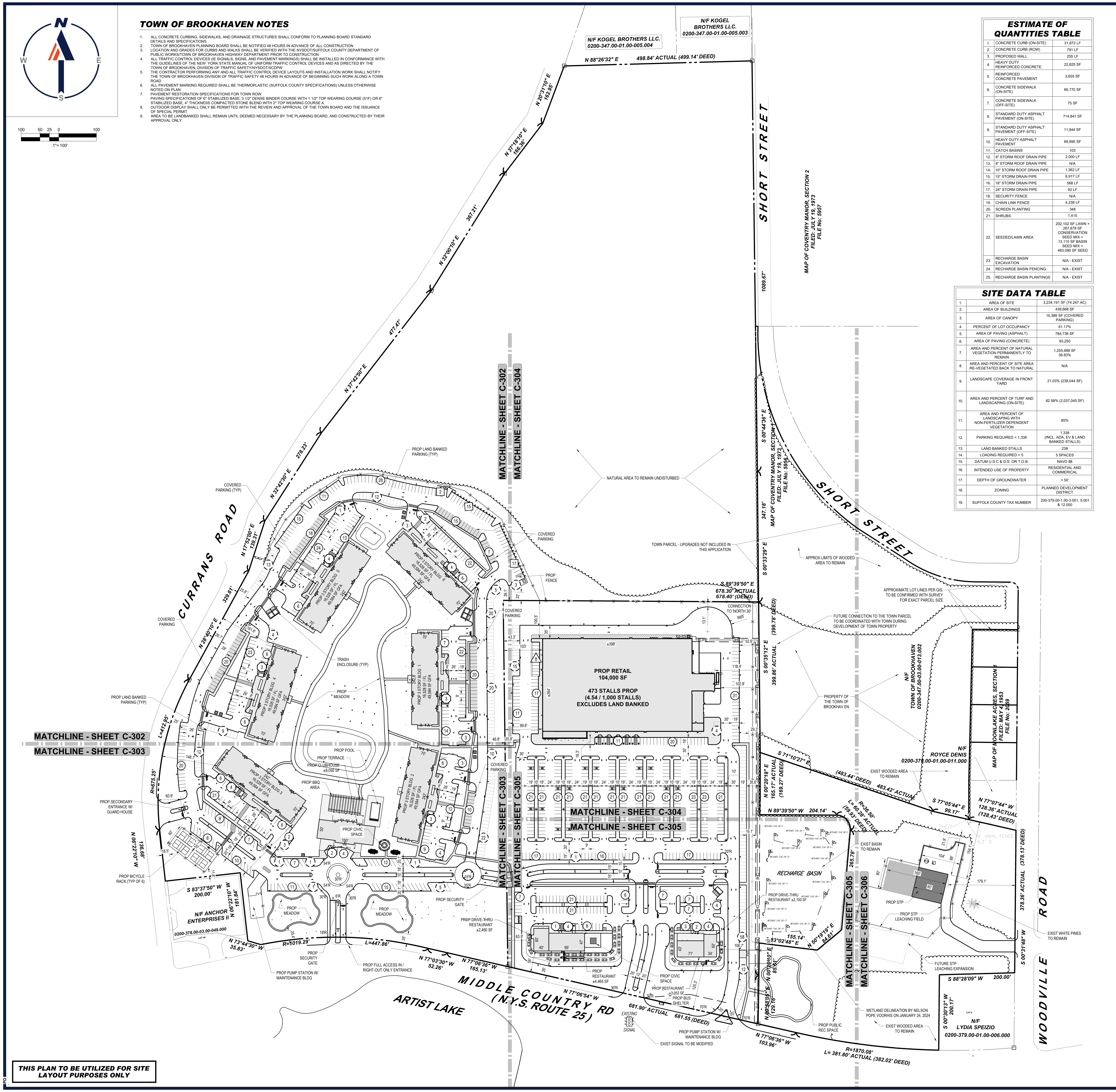
Sep 11, 2025
P:\NYD2023\NYA230448.01\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVIL-SITE.NYA230448.01-10A.——LAYOUT: C-201 EXCM

TOWN OF BROOKHAVEN NOTES

1. ALL CONCRETE CURBING, SIDEWALKS, AND DRAINAGE STRUCTURES SHALL CONFORM TO PLANNING BOARD STANDARD DETAILS AND SPECIFICATIONS
2. TOWN OF BROOKHAVEN PLANNING BOARD SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ALL CONSTRUCTION
3. LOCATION AND GRADES FOR CURBS AND WALKS SHALL BE VERIFIED WITH THE NYSDOT/SUFFOLK COUNTY DEPARTMENT OF PUBLIC WORKS/TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT PRIOR TO CONSTRUCTION
4. ALL TRAFFIC CONTROL DEVICES (IE SIGNALS, SIGNS, AND PAVEMENT MARKINGS) SHALL BE INSTALLED IN CONFORMANCE WITH THE GUIDELINES OF THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND AS DIRECTED BY THE TOWN OF BROOKHAVEN, DIVISION OF TRAFFIC SAFETY/NYSDOT/SCDPW
5. THE CONTRACTOR PERFORMING ANY AND ALL TRAFFIC CONTROL DEVICE LAYOUTS AND INSTALLATION WORK SHALL NOTIFY THE TOWN OF BROOKHAVEN DIVISION OF TRAFFIC SAFETY 48 HOURS IN ADVANCE OF BEGINNING SUCH WORK ALONG A TOWN ROAD
6. ALL PAVEMENT MARKING REQUIRED SHALL BE THERMOPLASTIC (SUFFOLK COUNTY SPECIFICATIONS) UNLESS OTHERWISE NOTED ON PLAN
7. PAVEMENT RESTORATION SPECIFICATIONS FOR TOWN ROW: PAVING SPECIFICATIONS OF 6" STABILIZED BASE, 3 1/2" DENSE BINDER COURSE WITH 1 1/2" TOP WEARING COURSE (51F) OR 6" STABILIZED BASE, 4" THICKNESS COMPACTED STONE BLEND WITH 2" TOP WEARING COURSE A
8. OUTDOOR DISPLAY SHALL ONLY BE PERMITTED WITH THE REVIEW AND APPROVAL OF THE TOWN BOARD AND THE ISSUANCE OF SPECIAL PERMIT
9. AREA TO BE LANDBANKED SHALL REMAIN UNTIL DEEMED NECESSARY BY THE PLANNING BOARD, AND CONSTRUCTED BY THEIR APPROVAL ONLY.

100 50 25 0 100

1"= 100'

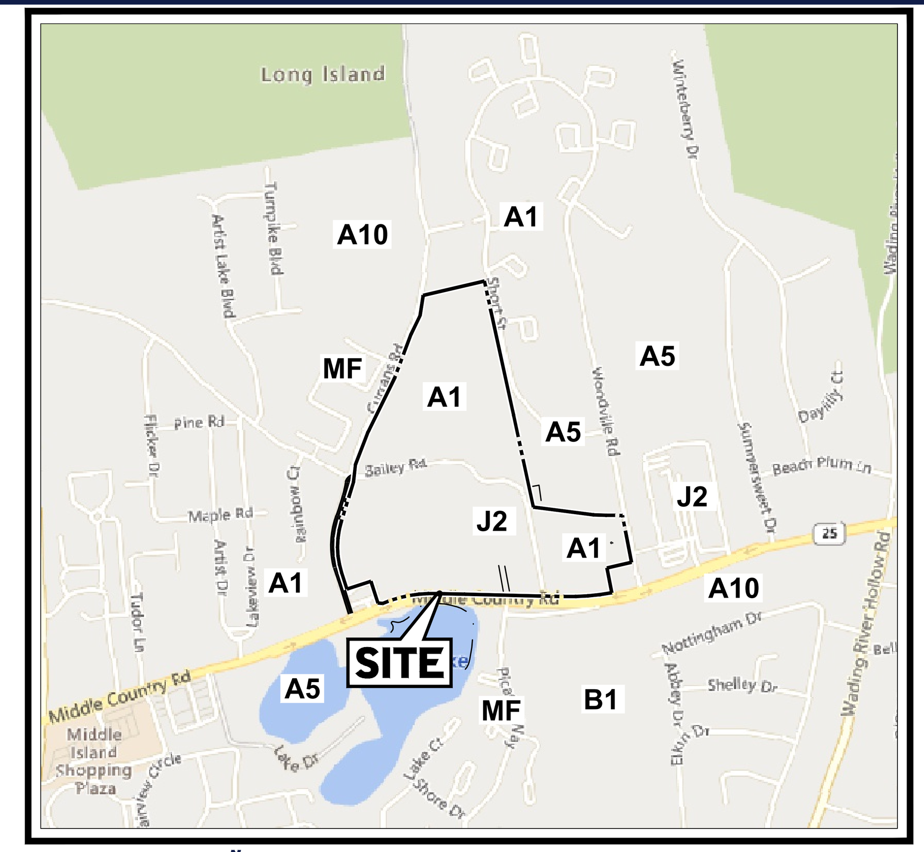


ESTIMATE OF QUANTITIES TABLE

1.	CONCRETE CURB (ON-SITE)	31,672 LF
2.	CONCRETE CURB (ROW)	791 LF
3.	PROPOSED WALL	255 LF
4.	HEAVY DUTY REINFORCED CONCRETE	22,825 SF
5.	REINFORCED CONCRETE PAVEMENT	3,655 SF
6.	CONCRETE SIDEWALK (ON-SITE)	66,770 SF
7.	CONCRETE SIDEWALK (OFF-SITE)	75 SF
8.	STANDARD DUTY ASPHALT PAVEMENT (ON-SITE)	714,841 SF
9.	STANDARD DUTY ASPHALT PAVEMENT (OFF-SITE)	11,944 SF
10.	HEAVY DUTY ASPHALT PAVEMENT	69,895 SF
11.	CATCH BASINS	103
12.	6" STORM ROOF DRAIN PIPE	2,000 LF
13.	8" STORM ROOF DRAIN PIPE	N/A
14.	10" STORM ROOF DRAIN PIPE	1,362 LF
15.	15" STORM DRAIN PIPE	8,917 LF
16.	18" STORM DRAIN PIPE	568 LF
17.	24" STORM DRAIN PIPE	92 LF
18.	SECURITY FENCE	N/A
19.	CHAIN LINK FENCE	4,238 LF
20.	SCREEN PLANTING	348
21.	SHRUBS	1,415
22.	SEEDED/LAWN AREA	202,102 SF LAWN + 267,878 SF CONSERVATION SEED MIX + 13,110 SF BASIN SEED MIX = 483,090 SF SEED
23.	RECHARGE BASIN EXCAVATION	N/A - EXIST
24.	RECHARGE BASIN FENCING	N/A - EXIST
25.	RECHARGE BASIN PLANTINGS	N/A - EXIST

SITE DATA TABLE

1.	AREA OF SITE	3,234,191 SF (74.247 AC)
2.	AREA OF BUILDINGS	438,668 SF
3.	AREA OF CANOPY	15,389 SF (COVERED PARKING)
4.	PERCENT OF LOT OCCUPANCY	61.17%
5.	AREA OF PAVING (ASPHALT)	784,736 SF
6.	AREA OF PAVING (CONCRETE)	93,250
7.	AREA AND PERCENT OF NATURAL VEGETATION PERMANENTLY TO REMAIN	1,255,688 SF 38.83%
8.	AREA AND PERCENT OF SITE AREA RE-VEGETATED BACK TO NATURAL	N/A
9.	LANDSCAPE COVERAGE IN FRONT YARD	21.03% (238,044 SF)
10.	AREA AND PERCENT OF TURF AND LANDSCAPING (ON-SITE)	62.98% (2,037,045 SF)
11.	AREA AND PERCENT OF LANDSCAPING WITH NON-FERTILIZER DEPENDENT VEGETATION	85%
12.	PARKING REQUIRED = 1,338	1,338 (INCL. ADA, EV & LAND BANKED STALLS)
13.	LAND BANKED STALLS	238
14.	LOADING REQUIRED = 5	5 SPACES
15.	DATUM U.S.C & G.S. OR T.O.B.	NAVD 88
16.	INTENDED USE OF PROPERTY	RESIDENTIAL AND COMMERICAL
17.	DEPTH OF GROUNDWATER	< 50'
18.	ZONING	PLANNED DEVELOPMENT DISTRICT
19.	SUFFOLK COUNTY TAX NUMBER	200-379.00-1.00-3.001, 5.001 & 12.000



ZONING MAP

SCALE: 1" = 1,000'
SOURCE: TOWN OF BROOKHAVEN GIS

ZONING TABLE

EXIST ZONE: A RESIDENCE 1 & J BUSINESS 2
PROP ZONE: PDD - PLANNED DEVELOPMENT DISTRICT
USE: PROP RESIDENTIAL, COMMERCIAL CENTER, CLUBHOUSE, RESTAURANT, RESTAURANT W/ DRIVE-THRU & RECREATIONAL AREAS
(ALL PERMITTED USES WITHIN MF, CRD AND J BUSINESS 5 PER §85-740 A (1) (5) & (9))

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN LOT AREA	§ 85-742 A (1)	3 ACRES	3,234,191 SF (74.247 AC)
	§ 85-742 A (2)	THERE SHALL BE NO MIN LOT AREA REQUIREMENTS FOR USES, UNITS OR LOTS CREATED INTERNALLY WITHIN THE PDD	
MIN WIDTH OF LOT	§ 85-742 B (1)	100'	498.84'
	§ 85-742 B (2)	THERE SHALL BE NO MIN LOT WIDTH REQUIREMENTS FOR USES, UNITS OR LOTS CREATED INTERNALLY WITHIN THE PDD	
MAX SITE CLEARANCE (NATIVE PLANTINGS RECOMMENDED)	§ 85 ATT 6 MIXED USE	65% (2,102,224 SF)	61.17% (1,978,503 SF) (INCL. EXIST BASIN)
MIN FRONT YARD SETBACK	§ 85-742 C	25'	56' (RESTAURANT) 60.9' (GUARD HOUSE)
MIN SIDE AND REAR YARD SETBACK	§ 85-742 D	50'	100.5' (REAR - RETAIL) 63.9' (SIDE - RESTAURANT)
MAX PERMITTED HEIGHT	§ 85-742 E	50' OR 3 ½ STORIES	50' - COMPLIES (REFER TO ARCH PLANS)
MAX PERMITTED FAR	§ 85-742 F	60% (1,940,514.6 SF)	13.56% (438,668 SF (INCL STP, GUARD HOUSE AND MAINTENANCE BLDGS))
MIN BUFFER TO RESIDENTIAL USES ADJACENT TO PDD	§ 85-742 G & § 85-843	RESIDENTIAL AND NONRESIDENTIAL PDD USES SHALL PROVIDE A BUFFER TO RESIDENTIAL USES THAT ARE ADJACENT TO THE PDD IN ACCORDANCE WITH THE BUFFER PROVISIONS PROVIDED FOR IN THE LAND DEVELOPMENT STANDARDS OF THIS CHAPTER = MIN 25' NATURAL BUFFER AREAS WHICH DO NOT MAINTAIN A DENSITY AND QUALITY OF PLANTINGS EQUAL TO A SINGLE ROW OF EVERGREEN PLANTINGS 7' HIGH AND 5' ON CENTER, SHALL BE SUPPLEMENTED WITH ADDITIONAL PLANTINGS IN ORDER TO MEET MIN BUFFER REQUIREMENTS	29.3' TO TOWN OWNED PARCEL
CIVIC SPACE AND RECREATIONAL REQUIREMENTS (INCLUDING SQUARES, PRIVATE PLAZAS, GREENS, AND PUBLIC PARKS)	§ 85-742 H (1)	A MIN 2 SF CIVIC SPACE PER RESIDENTIAL UNIT SHALL BE PROVIDED IN THE AREAS BETWEEN THE MAIN STREET AND THE MIXED-USE BUILDING FACADES OR AS PLAZAS OR COURTYARDS ADJACENT TO THE BUILDINGS (295 UNITS X 2 SF = 590 SF)	COMPLIES - SEE SITE PLAN
	§ 85-742 H (2)	CIVIC SPACE REQUIREMENTS ARE IN ADDITION TO THE RECREATIONAL REQUIREMENTS REQUIRED HEREIN	COMPLIES
MIN BUFFER TO ALL RD FRONTAGES	§ 85-843 A4	15' MIN. ALONG ALL STREET FRONTAGES	18.5' (RES. COURT)
MIN BUFFER TO ALL RD FRONTAGES (COMMERCIAL CENTER)	§ 85-843 A (6C)	50'	26' *
MIN STREET TREES	§ 85-843 A5	TO BE 30' ON CENTER, WITH A 4" CALIPER 2,470.7/ 30'= 83 TREES (CURRANS RD.) 1,868.7/ 30'= 63 TREES (MIDDLE COUNTRY RD.) 378.36/ 30'= 13 TREES (WOODVILLE ROAD)	COMPLIES
MIN LANDSCAPE COVERAGE	§ 85-843 A (6a)	35% WITH A MAJOR RESTAURANT (1,131,967 SF)	62.98% (2,037,045 SF)
MIN FRONT YARD LANDSCAPING	§ 85-843 A (2)	50% OF REQUIRED LANDSCAPE COVERAGE (565,984 SF)	21.03% (238,044 SF) *
SUPPLEMENTAL STANDARDS - LANDSCAPE BUFFER TO RESIDENTIAL	§ 85-843 B (2C)	MIN PERIMETER BUFFER AREA OF 75' ADJACENT TO ANY RESIDENTIAL USE OR ZONE IN CONNECTION WITH A COMMERCIAL CENTER, REGIONAL THEATER, INDUSTRIAL USE OCCUPYING A SITE OF 5 AC OR MORE OR OUTDOOR RECREATIONAL USE	29.3' TO TOWN OWNED PARCEL *

* COMPLIES THROUGH PDD MASTER PLAN, SUBJECT TO TOWN BOARD APPROVAL

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN STALL SIZE	§ 85-854 B	9' X 19'	9' X 19'
MIN AISLE WIDTH	§ 85-854 E	TBD BY THE PLANNING BOARD	24' & 26' (TWO-WAY) 15' (ONE-WAY)
PARKING LOCATION	§ 85-855 A	NO PART OF ANY REQUIRED FRONT YARD (25'), SHALL BE USED FOR THE PARKING OF MOTOR VEHICLES OR FOR LOADING AND UNLOADING OPERATIONS	25'
PARKING AREA LANDSCAPING	§ 85-843 A8	MIN. 400 SF OF LANDSCAPING PER 25 STALLS IS REQUIRED FOR PARKING LOTS WITH 50 SPACES OR MORE = 1,200 SF / PARKING AREA	COMPLIES
PARALLEL PARKING ROWS LANDSCAPING	§ 85-843 A8	MIN. 10' LANDSCAPE STRIP BETWEEN & MIN. 20' WITH PEDESTRIAN WALKWAY	COMPLIES
PARALLEL PARKING LANDSCAPE STRIP TREES	§ 85-843 A8	MIN. 30' ON CENTER IN LANDSCAPE STRIPS WITH A MIN. 4" CALIPER	COMPLIES
LOADING REQUIREMENTS	§ 85-850 A	5 (100,000-125,000 SF) NON-RESIDENTIAL USES	SERVICE AREA FOR LOADING AT RETAIL (3 DOCKS + REAR LOADING)
MIN LOADING SIZE	N/A	TBD BY THE PLANNING BOARD	24' X 60' AREA
MIN NUMBER OF STALLS	§ 85-852	RESIDENTIAL = 673 STALLS	673 STALLS INCL 148 LAND BANKED, AND 23 ADA (RESIDENTIAL)
		COMMERCIAL CENTER = 665	665 STALLS INCL 90 LAND BANKED & 17 ADA (NON-RESIDENTIAL)
EV PARKING	§ 85-852	5% OF RESIDENTIAL PARKING = 34	34 EV INCL 3 ADA EV STALLS
MIN QUEUE	§ 85-852	DRIVE-THROUGH MAJOR RESTAURANT : 12 PER WINDOW	13

RESIDENTIAL:
MULTIFAMILY DWELLING = 2 PER DWELLING UNIT
(EACH PARKING SPACE FOR ALL RESIDENTIAL USES, OTHER THAN SINGLE-FAMILY RESIDENTIAL, MUST BE ACCESSIBLE AT ALL TIMES AND 5% OF ALL PARKING STALLS SHALL BE EQUIPPED WITH AN ELECTRIC CHARGING STATION)
ASSEMBLY AND SOCIAL RECREATION WITHOUT FIXED SEATS = 1 STALL PER 100 SF
RECREATION/AMUSEMENT = 1 PER 5,000 SF OF LAND

REQUIRED FOR RESIDENTIAL :
295 UNITS X 2 STALLS = 590 STALLS
COURTS = 7,200 SF / 5,000 SF = 1.44 = 2 STALLS
CLUBHOUSE: 8,050 SF / 100 SF = 81 STALLS

TOTAL REQUIRED 673 STALLS

TOTAL PROPOSED FOR RESIDENTIAL : 673 STALLS (INCL. 23 ADA STALLS, 148 LAND BANKED & 34 EV STALLS (INCL 3 EV ADA))

NON-RESIDENTIAL COMMERCIAL CENTER / LARGE COMMERCIAL RETAIL: 1 STALL PER 175 SF

REQUIRED:
RETAIL: 104,000 SF / 175 SF = 595 STALLS
RESTAURANT MAJOR : 2,460 SF + 2,100 SF = 4,560 SF / 175 SF = 27 STALLS
RESTAURANT : 4,465 SF + 3,053 SF = 7,518 SF / 175 SF = 43 STALLS
TOTAL REQUIRED = 665 STALLS REQUIRED COMMERCIAL CENTER

TOTAL PROPOSED FOR NON-RESIDENTIAL = 665 STALLS (INCL. 17 ADA STALLS, AND 90 LAND BANKED STALLS)

PINE BARRENS REQUIREMENTS

ITEM	LOT	LOT SIZE	PERMITTED	PROPOSED
A-1 - 53% MAX CLEARING	5.1 (BASIN)	78,829 SF (1.81 AC)	53% (41,779 SF)	100% (78,829 SF) (EXIST TO REMAIN)
	12 (STP AREA)	329,973 SF (7.57 AC)	53% (174,886 SF)	55.10% (181,814 SF)
J-2 - 65% MAX CLEARING	5.1	705,354 SF (16.19 AC)	65% (458,480 SF)	100% (705,354 SF) (EXIST TO REMAIN)
D-1 - 70% MAX CLEARING	3.1	2,120,035 SF (48.67 AC)	70% (1,484,025 SF)	47.76% (1,012,506 SF)
TOTAL	(OUR LOT)	3,234,191 SF (74.247 AC)	66.76% (2,159,146 SF)	61.17% (1,978,503 SF)

PINE BARRENS REQUIREMENTS - LOT 13.2 (TOWN LOT)

ITEM	LOT	LOT SIZE	PERMITTED	PROPOSED
A-1 - 53% MAX CLEARING	(LOT 13.2 (TOWN OF BROOKHAVEN))	418,889 SF (9.61 AC)	53% (222,011 SF)	48.64% 203,774 SF

ITEM	LOT	TOTAL LANDSCAPING	PERMITTED	PROPOSED
PINE BAREENS CGA - FERTILIZER DEPENDENT VEGETATION	(OUR LOT) TOTAL LANDSCAPING	2,037,045 SF (781,357 SF PROP LANDSCAPING IN ADDITION TO EXIST WOODED AREAS)	15% (305,556 SF)	15% = (305,556 SF MAX ANTICIPATED)
	(LOT 13.2 (TOWN OF BROOKHAVEN))	334,090 SF (118,975 SF PROP LANDSCAPING IN ADDITION TO EXIST WOODED AREAS)	15% (50,113 SF)	NOT TO EXCEED 15%
	TOTAL FERTILIZER DEPENDENT VEGETATION COMBINED			15% ANTICIPATED

ZONING PERCENTAGES

ZONE / USE	SQUARE FOOTAGE	PERCENTAGE
MF	1,107,529 SF (INCL. CLUB HOUSE)	34.24%
J5	870,974 SF (INCL. EXIST BASIN, RESTAURANTS, RETAIL, CIVIC SPACE AND STP)	26.93%
UNDISTURBED	1,255,688 SF	38.83%
TOTAL	3,234,191 SF (74.247 AC)	100%

BOHLER //

BOHLER PLANNING, LANDSCAPE ARCHITECTURE, ENGINEERING AND SURVEYING NY, PLLC
275 BROADHOLLOW ROAD, SUITE 100
MELVILLE, NY 11747
Phone: (631) 738-1200
www.BohlerEngineering.com

SITE CIVIL AND CONSULTING ENGINEERING, LAND SURVEYING, PROGRAM MANAGEMENT, LANDSCAPE ARCHITECTURE, SUSTAINABLE DESIGN, PERMITTING SERVICES, TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	04/28/2025	REVISED DRIVE-THRU BUILDING	JS / RM/DK
2	05/01/2025	REVISED PER CLIENT COMMENTS	JS / RM/DK
3	07/01/2025	REVISED PER CLIENT COMMENTS	JS / DK
4	10/27/2025	REVISED PER CLIENT COMMENTS	TP / DK
5	12/04/2025	REVISED PER BIGGER BUFFER	TP / DK
6	01/30/2026	CHANGE OF ZONE	TP / RM/DK
7	05/01/2026	REVISED PER TOWN COMMENTS	TP / DK
8	06/08/2026	REVISED PER TOWN COMMENTS	TP / RM/DK
9	08/01/2026	REVISED PER TOWN COMMENTS	TP / PD / RM
10	09/04/2026	REVISED PER TOWN COMMENTS	TP/PD / RM/DK

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NYA230448.01-10A
DRAWN BY: JS / TP / PD
CHECKED BY: RM / DK
DATE: 04/09/2025
CAD I.D.: P-CIVL-SITE

PROJECT:

SITE DEVELOPMENT PLANS

FOR

THE MEADOWS AT ARTIST LAKE

PROPOSED MIXED USED DEVELOPMENT
COMMERCIAL REDEVELOPMENT DISTRICT (CRD)

MIDDLE COUNTRY ROAD (NYS RT 25) AND WOODVILLE ROAD
TOWN OF BROOKHAVEN
MIDDLE ISLAND, NY 11953
DIST: 200 | SEC: 379
BLK: 01 | LOTS: 3.1, 5.1 & 12

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C-301

REVISION 10 - 09/04/2026

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

DEVELOPMENT OF REGIONAL SIGNIFICANCE (DRS) APPLICATION

THE MEADOWS AT ARTIST LAKE

Compatible Growth Area, Central Pine Barrens Zone

Hamlet of Middle Island, Town of Brookhaven,
Suffolk County, New York

NPV No. 98039

Prepared for Submission to:
Central Pine Barrens Joint Planning &
Policy Commission (CPBJPPC)
624 Old Riverhead Road
Westhampton Beach, New York 11978

Prepared by:

NELSON POPE VOORHIS
environmental • land use • planning

70 Maxess Road
Melville, NY 11747
Contact: Charles J. Voorhis, CEP, AICP
o: 631.427.5665 | cvoorhis@nelsonpope.com

September 2026

DEVELOPMENT OF REGIONAL SIGNIFICANCE (DRS) APPLICATION

THE MEADOWS AT ARTIST LAKE

Compatible Growth Area, Central Pine Barrens Zone

Hamlet of Middle Island, Town of Brookhaven
Suffolk County, New York

Applicant:

Poly-Jaz Realty LLC, Newbridge Jaz LLC and Mid Isle LLC
c/o Breslin Realty
500 Old Country Road, Suite 200
Garden City, NY 11530
Contact: David Orwasher
516-741-7400

For Submission to:

Central Pine Barrens Joint Planning &
Policy Commission (CPBJPPC)
624 Old Riverhead Road
Westhampton Beach, New York 11978
Contact: Julie Hargrave, Interim Executive Director
631-218-1192

Prepared by:

Nelson Pope & Voorhis, LLC
70 Maxess Road
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(Engineering)
Bohler Engineering
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September 2026

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NPV

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COVERSHEET

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TRANSMITTAL LETTER

PROJECT DATA SHEET

STANDARDS AND GUIDELINES FOR LAND USE

ATTACHMENTS

A **Existing Conditions Surveys and Conceptual Site Plans**
Topographic Survey, prepared by N+P, dated 7/22/2026
Site Development Plans, prepared by Bohler Engineering, dated 9/4/2026
Cover Sheet, Sheet C-101
General Notes and Legend, Sheet C-102
Existing Conditions/Demolition Plans, Sheets C-201 through C-206
Site Plans, Sheets C-301 through C-306
Grading Plans, Sheets C-401 through C-406
Drainage Plans, Sheet C-501 through C-506
Utility Plans, Sheets C-507 through C-512
Soil Erosion and Sediment Control Plans, Sheets C-801 through C-813
Construction Details, Sheets C-901 through C-904
Cut/Fill Earthwork Plans, Sheet E-100
Landscape Plans and Details, Sheets L-101 and L-107
Lighting Plan and Details, Sheets L-201 and L-207
Meadow Landscape Plan and Layout Plan, prepared by NPV, dated 9/8/2026

B **Expanded Environmental Assessment Form (EEAF)**, NPV, September 2026 *(main text and figures only)*

C **SONIR (Simulation Of Nitrogen In Recharge) Information**, prepared by NPV, dated 9/2/2026
C-1 SONIR Model User's Guide
C-2 SONIR Spreadsheet for Existing Condition/No Action Alternative
C-3 SONIR Spreadsheet for Proposed Action

D **Adopted Resolution on the Artist Lake Plaza Development of Regional Significance Application**, prepared by CPBJPPC, dated 7/25/2011

E **Correspondence from Natural Heritage Program**, dated 5/14/2026

F **Slope Banding Exhibit**, prepared by Bohler Engineering, dated 9/8/2026

G **Phase I Archeological Investigation**, prepared by Tracker Archaeology, dated November 2009

DEVELOPMENT OF REGIONAL SIGNIFICANCE APPLICATION
TRANSMITTAL LETTER

Dear Commissioners:

Please accept this package as an application for development review of the project known as
The Meadows at Artist Lake

submitted on 9/23/2026 (Date) by Kenneth Breslin (Applicant's Name)

This project is located within the Compatible Growth Area of the Central Pine Barrens as described in Section 57-0107 of the New York State Environmental Conservation Law. I realize that this proposal is a **Development of Regional Significance** and must meet the **Standards and Guidelines for Land Use** as per the Central Pine Barrens Comprehensive Land Use Plan including the Final Generic Environmental Impact Statement filed June 12, 1995.

I believe that this project meets all of the standards and guidelines, and appropriate supporting documentation is included in this application. Please find below an explanation, and specific page references to the accompanying support materials, showing consistency with the standards and guidelines. I have also enclosed the required additional materials as noted below. I understand that it is important that I read the enclosed standards and guidelines 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)*

☑ A copy of any and all approvals that have been received to date

☑ 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.

☑ Forms pursuant to the State Environmental Quality Review Act or findings statement and supporting documentation (Environmental Assessment Form, Draft and Final Environmental Impact Statements)

N/A ☐ A copy of the Suffolk County Planning Commission determination (if applicable) regarding this application.

N/A ☐ Completed and Notarized Owner's Affidavit (form attached) - only required if the applicant does not own the property.

I understand that public hearing will be scheduled for this project once my application has been deemed complete.

Kenneth Breslin Digitally signed by Kenneth Breslin
Date: 2026.09.23 17:09:11 -04'00'

(Applicant's Signature)

Kenneth Breslin

(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:

Charles J. Voorhis, CEP, AICP, Principal

Nelson, Pope & Voorhis, LLC

70 Maxess Road

Melville, New York 11747

(Agent's Signature)

DEVELOPMENT OF REGIONAL SIGNIFICANCE APPLICATION
PROJECT DATA SHEET

Applicant Information	
Name	David Orwasher, Breslin Realty
Address	500 Old Country Road, Suite 200, Garden City, NY 11530
Phone/Fax	(516) 741-7400 (phone)
Agent's Name	Charles J. Voorhis, CEP, AICP; Principal
Address	Nelson Pope Voorhis, 70 Maxess Road, Melville, NY 11747
Phone/Fax	(631) 427-5665/(631) 427-5620
Project Information	
Project Name	The Meadows at Artist Lake
Tax Map Number(s)	District 0200; Section 379; Block 1; Lots 3.1, 5.1 & 12
Street Location	Northeast of the intersection of Middle Country Road (NYS Route 25) and Currans Road
Hamlet & Town	Middle Island, Brookhaven
Total Project Site Area	74.25± acres
Existing Land Use	Pavement and disturbed areas associated with a former K-Mart development in the southern portion of the subject property. The northern portion of the subject property consists of undeveloped, wooded land, and the southeastern portion of the subject property includes a recharge basin. A 0.87±-acre water body in this basin is a Town-designated wetland. See existing conditions survey (**Attachment A**).
Present Zoning	The majority of the Subject Property is currently within the Town of Brookhaven's A-1 Residence zoning district, with the former K-Mart development site within the J-2 Business zoning district.
Project Description	The Proposed Action seeks to change the zoning of the site to the Planned Development District (PDD). As illustrated in the attached site plan drawings (**Attachment A**), the proposed development involves six three-story buildings in the southwestern portion of the subject property to include a total of 295 multi-family residential units, including 30 studio units, 90 one-bedroom units, and 175 two-bedroom units. 10 percent of the units will be included as workforce housing and 10 percent of the units will be included as affordable housing, in accordance with Chapter 85 of the Town Code. 50 percent of the units (148 units) will be age-restricted. Additionally, the proposed development includes: • an 8,050-square-foot (SF) clubhouse with a pool as a resident amenity in the south-central portion of the residential area • a 104,000-SF retail store in the central portion of the subject property east of the residential development • a 6,925-SF building containing a ±4,465-SF restaurant and a ±2,460-SF drive-thru restaurant in the southwest portion of the commercial area • a 5,153-SF building containing a ±3,053-SF restaurant and a ±2,100-SF drive-thru restaurant in the southeast portion of the commercial area

	• a 5,000-SF pump house/maintenance facility south of the recharge basin, and a pump station within a maintenance building in the southwest corner of the subject property • 1,000 SF of civic space in the southeast portion of the subject property, south of the recharge basin • an on-site Sewage Treatment Plant (STP) in the eastern portion of the subject property. Commercial space and associated parking is provided in the south-central portion of the overall subject property, while multi-family residential space is situated in the southwest portion of the subject property. Additional accessory areas include amenity areas, four tennis courts, central open space/meadows with boardwalk and walking trails, a recharge basin/retention pond, and parking and driveway areas. The remaining 28.8± acres of the subject property would remain undeveloped, wooded land, primarily in the northern portion of the subject property with additional wooded areas to remain in the southeastern portion of the subject property. The layout of the proposed mixed use multi-family development would provide attractive landscaping and meadow areas along Middle Country Road (NYS Route 25) and Currans Road, and would be adequately screened from adjacent residential uses. Access to the commercial areas would include a divided main access drive with planted median in the southeastern portion of the subject property along Middle Country Road (NYS Route 25), which includes an existing traffic signal. An additional right-in/right-out access driveway to the commercial space will be provided in the southeastern corner of the commercial area, where the existing dog park entrance exists. A bus shelter is proposed east of the main commercial access driveway, along Middle Country Road. The main access to the residential areas of the subject property would be via a full access in/right-out only access point with security gate in the southwest portion of the subject property along Middle Country Road, which leads to a two-way loop with a fountain entrance feature, and access to all of the residential buildings. A secondary entrance to the residential buildings would be provided along the western side of the proposed development, along Currans Road with a guard house. Access to the residential buildings would also be provided from the commercial area in the southeastern corner of the residential area, with a security gate leading to an additional two-way traffic circle. The proposed project would contain 1,338 parking stalls including 238 land banked stalls, whereas 1,338 stalls are required. 40 of the proposed stalls would be ADA-compliant, and 34 stalls of the proposed stalls would be designated for electric vehicles (EV).

	The STP is provided in the southeastern portion of the subject property for treatment of sanitary wastewater from the proposed project. Potable water is proposed to be supplied to the project by the Suffolk County Water Authority (SCWA). Stormwater would be contained and infiltrated on-site via an on-site recharge basin in the eastern portion of the subject property as well as green infrastructure and leaching pools per Town requirements. The existing access to the Town-owned park north of the subject property will be removed under the Proposed Action; however, recreational improvements on the Town-owned land will be funded by the Applicant and conducted at a future date, subject to mutual approval between the Town and the Applicant. The site is in the Central Pine Barrens Compatible Growth Area (CGA) and the development is of a size that is defined as a Development of Regional Significance (DRS) and therefore requires conformance with the Standards and Guidelines of the Central Pine Barrens Comprehensive Land Use Plan (CLUP). The proposal constitutes development pursuant to New York State Environmental Conservation Law (ECL) §57-0107(13). Based on the project design, a total of ±45.52 acres of the site (61.2%) will be subject to clearing and grading operations for the proposed project. This would ensure retention of 28.83 acres or 38.8% of the site in existing natural vegetation. Comparison of the proposed project clearing to the allowable clearing based on the zoning that applied in 1993-95 (66.8% maximum), and/or the allowable clearing for a mixed-use project (65% maximum) finds that the project conforms to both of these clearing limits.
Permit Information *(please note which permits or plans are required and why, if they have been received and as of what date)*	
SEQRA	In Progress: Expanded EAF (see **Attachment B**), prepared by Nelson Pope Voorhis, dated September 2026
Town Permits	Change of Zone – Town Board Chapter 81 Wetlands – Town Board Site Plan – Planning Board Wetland & Waterways Permit (Chapter 81) – Town PELM Building Permits – Building Department Site Plan Review – Town Fire Marshal
Project Plans Enclosed	(**Attachment A**)
NYSDEC	State Pollutant Discharge Elimination System (SPDS) General Construction Permit, Article 24 (slope stabilization within 100 feet of Artist Lake)
SCDHS	Wastewater Disposal & Water Supply permits
SCPC	NYS General Municipal Law Section 239 review/approval
Other	Roadwork Permit – NYSDOT Electrical Service Connection – PSEGLI Water Supply - SCWA DRS – CPBJPPC NYS Highway Law 136 & NYS General Municipal Law 239f review – SCDPW

STANDARDS AND GUIDELINES FOR LAND USE – CENTRAL PINE BARRENS COMPREHENSIVE LAND USE PLAN (CLUP)

THE MEADOWS AT ARTIST LAKE
MIDDLE ISLAND, TOWN OF BROOKHAVEN

Standard (S)/Guideline (G)			Explanation and Document Page Reference
5.3.3.1 Sanitary Waste, Nitrate-Nitrogen and Other Chemicals of Concern			
S 5.3.3.1.1	Suffolk County Sanitary Code Article 6 compliance	All development proposals subject to Article 6 of the Suffolk County Sanitary Code shall meet all applicable requirements of the Suffolk County Department of Health Services. Projects which require variances from the provisions of Article 6 shall meet all requirements of the Suffolk County Department of Health Service's Board of Review in order to be deemed to have met the requirements of this standard.	The proposed action site is located in the Central Pine Barrens Compatible Growth Area (CGA) and Suffolk County Department of Health Services (SCDHS) Groundwater Management Zone III (GMZ III). Under GMZ III standards, the project is permitted to use conventional onsite septic systems when the total density load of the land use is ≤22,014 gpd based on 300 gpd/acre, based on the proposed 74.25-acre property (minus the 0.87 wetland area). The total combined sanitary load from the proposed project for The Meadows at Artist Lake development is 60,645 gallons per day. This indicates that the proposed sanitary flow is above the allowable flow for the site and, as a result, a sewage treatment plant (STP) is provided in the southeastern portion of the subject property for treatment of sanitary wastewater from the proposed project. The Proposed Action conforms with SCDHS Article 6 and will be subject to SCDHS review and approval. The wastewater treatment engineering report has been prepared for submission to SCDHS whose review will be ongoing.
S 5.3.3.1.2	Sewage treatment plant discharge	Where deemed practical by the County or State, sewage treatment plant discharge shall be outside and downgradient of the Central Pine Barrens. Treatment systems that are approved by the New York State Department of Environmental Conservation or the Suffolk County Department of Health Services may be used in lieu of a sewage treatment plant.	The entirety of the subject property is situated within the CGA; therefore, location of the proposed STP outside of the CGA is not feasible or practical. SCDHS has conducted a preliminary review and determined that location of the STP in the easternmost portion of the Subject Property is optimum for protection of surface and ground water. The proposed STP will be designed, sited and installed in conformance with all applicable SCDHS requirements, thereby assuring that the STP will meet discharge limitations thus avoiding impact to underlying groundwater quality. The STP will achieve a superior level of treatment including nitrogen removal. Engineering review by SCDHS will ensure proper siting, design and treatment to avoid water resource impacts.
S 5.3.3.1.3	Suffolk County Sanitary Code Articles 7 and 12 compliance	All projects must comply with the provisions of Articles 7 and 12 of the Suffolk County Sanitary Code, including any provisions for variances or waivers if needed, and all applicable state laws and regulations in order to ensure that all necessary water resource and wastewater management infrastructure shall be in place prior to, or as part of, the commencement of construction.	These regulations concern water pollution control (Article 7) and storage of hazardous or toxic materials associated with industrial use (Article 12). The proposed action involves a change of zone and site plan approval for a mixed-use multi-family development including 295 residential units, a 104,000-square-foot (SF) retail store, and four restaurant units among other amenities and accessory features. The proposed development does not involve the use or storage of any bulk petroleum products or hazardous materials. The proposed project is consistent with Suffolk County Sanitary Code (SCSC) Article 7 in that it will not store or use hazardous or toxic materials in excess of the quantities allowed. As the proposed project is not an industrial operation and tank or drum storage is not necessary, SCSC Article 12 is not applicable. It is acknowledged that the proposed project will include the use, storage and handling of various chemicals (e.g., possible cleaning agents for commercial use, possible lawn maintenance products if not contracted from an off-site service, etc.). However, the project will provide for proper enclosed facilities for these substances, as well as procedures for their application by trained and certified personnel, in conformance with pertinent County and State regulations and professional standards. The proposed action site is not within any public Water Supply Sensitive Area which is defined by Article 7 as "areas in close proximity to existing or identified future public water supply wellfields" with "close proximity" defined as "within 1,500 feet upgradient or 500 feet downgradient of public water supply wells screened in the Upper glacial aquifer." There are two community supply wells located over 2,000 feet west of the subject property; however, no other community supply wells were identified within 1,500 feet of the subject property. Therefore, the subject property is not within a public Water Supply Sensitive Area. Of note, three domestic supply wells were identified within close proximity up-gradient of the subject property: • Well ID# S138901, located immediately north of the subject property • Well ID# S138682, located approximately 300 feet north of the subject property • Well ID# S123916, located approximately 600 feet north of the subject property Additionally, two domestic supply wells were identified within close proximity down-gradient of the subject property, which are surrounded by Artist Lake • Well ID# S134459, located approximately 950 feet southwest of the subject property • Well ID# S126808, located approximately 1,050 feet southwest of the subject property Based on the location of these domestic supply wells, they are not expected to be impacted by the Proposed Action, as the proposed STP is situated over 2,000 feet from any of the domestic supply wells.

S 5.3.3.1.4	Commercial and industrial compliance with the Suffolk County Sanitary Code	All commercial and industrial development applications shall comply with the provisions of the Suffolk County Sanitary Code as applied by the Suffolk County Department of Health Services, and all other applicable federal, state or local laws. Development projects which require variances from the provisions of the Suffolk County Sanitary Code shall meet all requirements of the Department of Health Service's Board of Review in order to be deemed to have met the requirements of this standard.	The proposed action will comply with applicable requirements of Suffolk County Sanitary Code Articles 6, 7, and 12. Applicable SCDHS approvals will be obtained through the required application process.
G 5.3.3.1.5	Nitrate-nitrogen	A more protective goal of two and one half (2.5) ppm may be achieved for new projects through an average residential density of one (1) unit per two (2) acres (or its non-residential equivalent), through clustering, or through other mechanisms to protect surface water quality for projects in the vicinity of ponds and wetlands.	The Proposed Action will include an on-site STP situated in the eastern portion of the subject property with advanced nitrogen removal capabilities. As determined by a SONIR analysis (**Attachment C**), the nitrogen concentration in recharge associated with the proposed development will be 2.44 mg/l. Overall, the Proposed Action involves the preservation of 28.83 acres of pine barrens. 17.07 acres of the subject property will be landscaped, with only 7.01 acres to be fertilizer-dependent (9.4% of the site). Native plants in the remainder of the 10.05 acres of landscaping will require no applications of fertilizer except during initial installation. The preservation of native vegetation will also assist in reducing stormwater runoff and improving stormwater recharge on the property, which will help to further reduce nitrogen that may be contained in onsite stormwater runoff.
5.3.3.3 Wellhead and Groundwater Protection			
S 5.3.3.3.1	Significant discharges and public supply well locations	The location of nearby public supply wells shall be considered in all applications involving significant discharges to groundwater, as required under the New York State Environmental Conservation Law Article 17.	This standard restricts activities that could degrade the public water supply within a 200-foot radius of a public supply well. The location of existing public and domestic supply wells are well outside the 200-foot protection zone of the site. The proposed action was further assessed relative to Article 7 Water Supply Sensitive Areas as noted above pursuant to Guideline S 5.3.3.1.5 above.
G 5.3.3.3.2	Private well protection	The Suffolk County Department of Health Services' guidelines for private wells should be used for wellhead protection.	The Proposed Action will receive public water supply from the Suffolk County Water Authority (SCWA), so no on-site water supply well is needed. The proposed STP is located in the easternmost portion of the subject property, as far as possible from private domestic supply wells, as noted in Guideline S 5.3.3.1.5 above. The proposed project is not expected to include the presence, use, generation, or disposal of toxic or hazardous materials, so SCSC Articles 7 or 12 permitting will not be necessary. Sanitary wastewater will be treated and recharged via an on-site STP that is designed, reviewed, approved, and operated under the jurisdiction of the County. The surrounding area is served by public water from the SCWA. As a result, no impact to private wells from the recharge associated with the proposed project would occur.
5.3.3.4 Wetlands and Surface Waters			
S 5.3.3.4.1	Nondisturbance buffers	Development proposals for sites containing or abutting freshwater or tidal wetlands or surface waters must be separated by a nondisturbance buffer area that is no less than that required by the New York State Tidal Wetland, Freshwater Wetland, or Wild, Scenic and Recreational Rivers Act or local ordinance. The Commission reserves the right to require a stricter and larger nondisturbance buffer for development projects not subject to municipal review. Distances shall be measured horizontally from the wetland edge as mapped by the New York State Department of Environmental Conservation, field delineation or local ordinance. Projects which require variances or exceptions from these state laws, local ordinances and associated regulations, shall meet all requirements imposed in a permit by the New York State Department of Environmental Conservation or a municipality in order to be deemed to have met the requirements of this standard.	The proposed action site is not located near a tidal wetland. The subject site contains an existing recharge basin, which typically contains standing water and also receives runoff via two stormwater headwalls that discharge to the recharge basin. The basin is a man-made/modified wetlands that has historically been used for stormwater management in connection with the impervious surfaces of the prior commercial use of the Subject Property. The recharge basin is a Town-regulated wetland and the Town of Brookhaven requires a permit for activities within 150 feet of Town-designated wetlands under Chapter 81 of the Town Code. The recharge basin is man-made and characteristic of an "artificial" wetland which has a jurisdiction area of 25 feet. The nearest NYSDEC-regulated surface water bodies to the subject property consist of Artist Lake which is located immediately south of the subject property and a NYSDEC pond with known tiger salamander activity (MD-12), located approximately 630 feet northwest of the subject property. The salamander pond is separated from the subject property by an existing roadway and other vacant land, and thereby further decreases the potential for impacts to the pond from the proposed project. Further, the entire north part of the Subject Property will remain natural and provides suitable tiger salamander habitat, where the south part of the property was previously developed for commercial use and is not suitable habitat for the species. Proposed development will occur primarily within existing disturbed areas. Some improvements will be within wetland jurisdiction areas of the Town of Brookhaven under Chapter 81 of the Town Code (within 150 feet of the on-site recharge basin and Artist Lake) and the New York State Department of Environmental Conservation (NYSDEC) (for slope stabilization within 100 feet of Artist Lake). Potential impacts to Artist Lake involve the potential for direct overland flow of stormwater to Artist Lake, as well as the quality of recharge occurring on the subject site due to groundwater flow toward the lake. The applicant will obtain all necessary permits with the Town and the NYSDEC prior to commencing disturbance within any wetland buffer areas.

S 5.3.3.4.2	Buffer delineations, covenants and conservation easements	Buffer areas shall be delineated on the site plan, and covenants and/or conservation easements, pursuant to the New York State Environmental Conservation Law and local ordinances, shall be imposed to protect these areas as deemed necessary.	The man-made recharge basin will be retained in its current configuration, and will continue to be used for recharge of stormwater in keeping with its design and historic purpose. The site plan shows retention of existing vegetation encircling this recharge feature, which will remain as depicted on the site plan. The wetlands associated with Artist Lake are located across NYS Route 25 from the Subject Property. As a result, a permit will be needed for improvements as shown on the site plan; however, it is not expected that any special buffers will be needed on the subject site given the intervening NYS highway and the distance of site improvements from Artist Lake. The freshwater wetland habitat and buffers will be delineated, staked, and protected in accordance with the proposed site plan prior to the commencement of construction. Clearing limits will be clearly delineated and inspected prior to clearing to protect wetland habitat and the remaining natural area. The wetland habitat and buffer areas will be inspected before and after construction, and protective measures will be installed as necessary to ensure no impact to the areas delineated for preservation.
S 5.3.3.4.3	Wild, Scenic & Recreational Rivers Act compliance	Development shall conform to the provisions of the New York State Wild, Scenic and Recreational Rivers Act, where applicable. Projects which require variances or exceptions under the New York State Wild, Scenic and Recreational Rivers Act shall meet all requirements imposed by the New York State Department of Environmental Conservation in order to be deemed to have met the requirements of this standard.	N/A; the project site is not located within or adjacent to any WSRR boundary. This Standard does not apply.
G 5.3.3.4.4	Additional nondisturbance buffers	Stricter nondisturbance buffer areas may be established for wetlands as appropriate.	As noted above, the subject site contains an existing recharge basin, which typically contains standing water and also receives runoff via two stormwater headwalls that discharge to the recharge basin. The basin is a man-made/modified wetlands that has historically been used for stormwater management in connection with the impervious surfaces of the prior commercial use of the Subject Property. The recharge basin is a Town-regulated wetland and the Town of Brookhaven requires a permit for activities within 150 feet of Town-designated wetlands (25-feet for artificial wetlands) under Chapter 81 of the Town Code. No impacts to this resource are expected. Given these conditions, stricter nondisturbance buffers are not necessary.
5.3.3.5 Stormwater Runoff			
S 5.3.3.5.1	Stormwater recharge	Development projects must provide that all stormwater runoff originating from development on the property is recharged on site unless surplus capacity exists in an off site drainage system.	This standard requires that adequate drainage capacity be provided for retention and recharge of stormwater runoff generated on-site. All stormwater runoff generated on developed project surfaces will be captured on-site and recharged into the ground through an on-site drainage system (see attached plan). In conformance with Town of Brookhaven requirements, all stormwater runoff generated by impervious surfaces will be retained on-site, and will be recharged to groundwater or subject to bio-filtration or capture in the on-site recharge basin (see **Overall Drainage Plan**, **Sheet C-501** in **Attachment A**). The Town will be responsible for the review and approval of the drainage design, to be conducted during site plan review. The proposed drainage system will include a network of leaching galleys, leaching pools, and the existing recharge basin, which will collect runoff from an eight-inch-plus storm and provide pretreatment as practical using rain gardens. The total combined capacity of the drainage system will be 777,718 cubic feet (CF) where a minimum of 712,635 CF is required. The proposed project also proposes very minimal maintained landscaping (approximately 9.4% of the project site). The preserved areas and native vegetation areas will contribute to improved stormwater recharge in these areas. No runoff from developed surfaces will be allowed to exit the site, based on the stringent retention and design standards. The project's drainage system is subject to the review and approval of the Town engineering and planning staff. The proposed project will involve the disturbance of over one acre of the subject property; therefore, the project is subject to the requirements of the SPDES General Permit for Construction Activity and a detailed Stormwater Pollution Prevention Plan (SWPPP) will be prepared, if required.
S 5.3.3.5.2	Natural recharge and drainage	Natural recharge areas and/or drainage system designs that cause minimal disturbance of native vegetation should be employed, where practical, in lieu of recharge basins or ponds that would require removal of significant areas of native vegetation.	Natural recharge is not possible given site topography and the intent to retain the north part of the site as natural open space. The existing manmade recharge basin in the eastern portion of the subject property has historically been used for stormwater management and will be used in the proposed stormwater drainage system. Other recharge features will be incorporated into the development areas of the site as proposed in the drainage plan described above.
S 5.3.3.5.3	Ponds	Ponds should only be created if they are to accommodate stormwater runoff, not solely for aesthetic purposes.	N/A: the proposed action will not include construction of a pond.

S 5.3.3.5.4	Natural topography in lieu of recharge basins	The use of natural swales and depressions should be permitted and encouraged instead of excavated recharge basins, whenever feasible.	The existing manmade recharge basin in the eastern portion of the subject property has historically been used for stormwater management and will be used in the proposed stormwater drainage system. The proposed project will also provide pretreatment or green infrastructure as practical in accordance with the drainage plan.
S 5.3.3.5.5	Soil erosion and stormwater runoff control during construction	During construction, the standards and guidelines promulgated by the New York State Department of Environmental Conservation pursuant to state law, which are designed to prevent soil erosion and control stormwater runoff, should be adhered to.	An erosion & sediment control plan has been prepared for the proposed project (**Attachment A**) to ensure that impacts from soil erosion during and/or after the construction period do not occur. Additionally, if applicable, a SPDES GP 0-25-001 permit will be obtained prior to the onset of construction of the proposed project, and the project will comply with its requirements. The project will be subject to Town drainage requirements, engineering review, implementation of erosion control measures during construction, and measures to ensure that off-site sediment transport does not occur. The site is relatively flat and existing topography is not expected to result in off-site sedimentation.
5.3.3.6 Coordinated Design for Open Space, Habitat and Soil Protection			
S 5.3.3.6.1	Vegetation Clearance Limits	The clearance of natural vegetation shall be strictly limited. Site plans, surveys and subdivision maps shall delineate the existing naturally vegetated areas and calculate those portions of the site that are already cleared due to previous activities. Areas of the site proposed to be cleared combined with previously cleared areas shall not exceed the percentages in Figure 5-1. These percentages shall be taken over the total site and shall include, but not be limited to, roads, building sites, drainage structures and landbanked parking. The clearance standard that would be applied to a development project site if developed under the existing residential zoning category may be applied if the proposal involves multi-family units, attached housing, clustering or modified lot designs. Site plans, surveys and subdivision maps shall be delineated with a clearing limit line and calculations for clearing to demonstrate compliance with this standard. To the extent that a portion of a development project site includes Core property, and for the purpose of calculating the clearance limits, the site shall be construed to be the combined Core and CGA portions. However, the Core portion may not be cleared except in accordance with Section 5.2 of the Plan.	The proposed project will comply with the current Vegetation Clearance Limits outlined below in Standard 5.3.3.6.1. It is important to note that the Meadows at Artist Lake application was submitted prior to July 19, 2024, and is therefore subject to clearing restrictions under the prior CLUP which allowed 65 percent clearing on commercial parcels. Also of importance, is that the Subject Property received a prior Central Pine Barrens Commission approval for two (2) large box retail stores and improvements on the south part of the site near Middle Country Road and Artist Lake, as well as recreational fields north of the commercial use. The configuration of the proposed project optimizes retention of contiguous open space as compared to the prior approved plan, and a comparable amount of clearing below the allowable 66.76%. The prior Central Pine Barrens approval is included as **Attachment D**. See attached site plans (**Attachment A**) demonstrating conformance with the Vegetation Clearance Limits, and Standard 5.3.3.6.1.2 below regarding split-zoned project sites.
S 5.3.3.6.1.2	Vegetation clearance limits – Split zoned project sites	Development project sites which consist of parcel(s) that are split among two or more zoning categories shall have a total clearing allowance for the entire site which is the sum of the individual clearances for each separately zoned portion of the site.	The subject parcel was zoned A-1 Residence, J-2 Business, and D-1 Residence in 1995 when the CPB CLUP was adopted. In conformance with the allowable site clearance standards listed in Figure 5-1 of the CLUP: • Portion of Lot 5.1 (Basin) and Lot 12 (STP area) – a maximum of 53% clearance is permitted for the 9.38-acre portion of the subject property zoned A-1 Residence (41,779 SF) • Portion of Lot 5.1 – a maximum of 65% clearance is permitted for the 16.19-acre portion of the subject property zoned J-2 Residence (458,480 SF) • Lot 3.1 – a maximum of 70% clearance is permitted for the 48.67 acres of the subject property zoned D-1 Residence (1,484,025 SF) Based on the above, the total maximum permitted clearance is 2,159,146 SF (approximately 66.76% of the subject property). The proposed project proposes 1,978,503 SF of cleared area (61.17%). Therefore, the proposed project represents a 5.5% reduction in allowable clearing on the subject property. Further, the proposed action prioritizes development in disturbed or previously disturbed areas of the subject property in order to maintain natural, unfragmented areas in the northern portion of the subject property. As noted above, this current plan is an improvement over the prior approved DRS involving commercial use.
S 5.3.3.6.1.5	CGA Hardship Requirement	Persons seeking relief from clearing requirements on development project sites must file a CGA hardship application.	The proposed action does not require the filing of a CGA hardship application for relief from the clearing requirements. As noted above, the proposed project will comply with the vegetation clearance limits for split-zoned project sites.

S 5.3.3.6.2	Open space standard requirement, unfragmented open space and habitat	Development project sites must meet at a minimum the percentages of open space specified in Figure 5-1 regardless of existing physical site conditions. Applicants must prioritize first the use of existing cleared areas for development on a project site prior to clearing areas of natural vegetation. Site plans, surveys and subdivision maps must delineate the open space boundary lines and include the calculation of open space areas to demonstrate conformance with this standard. Applicants must identify the receiving entity to which dedicated open space will be transferred as required by Standard 5.3.3.6.5. Project sites that do not have sufficient existing natural areas to meet the open space requirement specified in Figure 5-1 due prior development or use, will be required to revegetate areas to satisfy this standard. This will include sites that do not meet the open space requirement due to pre-existing clearing or disturbance, formalized landscaped and turf areas and/or impervious surfaces.	This standard concerns preservation of natural vegetation in large unbroken blocks to establish open spaces contiguous to on-site and off-site property. The proposed action seeks to preserve the existing wooded areas primarily in the northern portion of the subject property, which is contiguous to a large unfragmented track of wooded areas northwest of the subject property within the Core Preservation Area. Areas of proposed clearance/development are located primarily in areas that are currently disturbed in the existing condition, or were historically disturbed. As noted, the configuration of the proposed project optimizes retention of contiguous open space as compared to the prior approved plan, and also has less clearing of vegetation. The Vegetation Clearance Limits in the CPB CLUP favor the placement of development in existing cleared areas in order to retain natural vegetation. This design strategy is implemented for the Applicant's plan, so that spatial efficiency of the proposed development acknowledges the restrictive nature of allowable clearing (including the site which has already been cleared), whilst also emphasizing the need to create greater parcels of contiguous natural open space and wooded areas. By adhering to the proposed plans and these guidelines, and ensuring the preservation of the northern wooded area, the proposed action will result in a healthier, more contiguous pine barrens ecosystem.
S 5.3.3.6.3	Fertilizer dependent vegetation limit	No more than 15% of an entire development project site shall be established in fertilizer-dependent vegetation including formalized turf areas. Generally, nonnative species require fertilization therefore, planting of such nonnative species shall be limited to the maximum extent practicable. Development designs shall be in conformance with Standard 5.3.3.6.4 Native plantings.	No more than 15% of a project site shall be established in fertilizer-dependent vegetation. As the project site is a total of approximately 74.25 acres in size, up to approximately 11.14 acres of landscaping that requires fertilization may be planted on this site. The proposed project includes 7.01 acres of landscaping that requires fertilization (approximately 9.4 percent of the project site). This represents a significant reduction in allowable maintained landscaping on-site. The majority of vegetation on-site will be native (approximately 10.05 acres in native landscaping that is not fertilizer dependent, and 28.83 acres in preserved wooded areas). Therefore, no more than 15% of the project site will be established in fertilizer-dependent vegetation under the proposed action. None of the non-native species listed in Figure 5-2 of the CLUP will be used as part of the project's final site plan landscape design plans. Landscape species consistent with the species list in Figure 5-2 (Planting Recommendations) of the Pine Barrens Plan are being used as part of the final site plan landscape design plans. Typical landscape trees that are native to the area will be used for streetscapes and natural vegetation are being retained wherever possible (see **Landscape Plan**, **Sheet L-101** in **Attachment A**)
S 5.3.3.6.4	Native Plantings	Development designs shall incorporate the species listed as "recommended" in Figure 5-2 "Planting Recommendations." Landscaping and restoration plans shall strive to use Long Island native genotypes, unless the plants are not available. A more extensive list of acceptable and unacceptable plants is available from the Commission office.	Where pine barrens species are used in a landscape function, species listed in Figure 5-2 of the CPB CLUP will be used. See response to Policy S 5.3.3.6.3 above.
S 5.3.3.6.5	Receiving entity and protection for open space areas	The use, maintenance and management of open space shall be considered when protecting open space areas. The project applicant must specify the entity to which the open space will be dedicated. The protection of the open space shall be guaranteed by dedicating the open space to a government entity, private not for profit, land conservation management organization, homeowner's association or similar entity through the transfer of title or a permanent conservation easement or covenant recorded with the Suffolk County Clerk, or similar mechanism to ensure open space protection.	-The project includes the preservation of ±28.83 acres of pine barrens. The preserved area in the northern portion of the subject property will be protected by a conservation easement.

5.3.3.7 Protection and Conservation of Species and Communities			
S 5.3.3.7.1	Special Species and Ecological Communities	Where a significant impact is proposed upon a habitat essential to those species identified on the New York State maintained lists as rare, threatened, endangered or of special concern, or upon natural communities classified by the New York State Natural Heritage Program as G1, G2, G3 or S1, S2 or S3, or on any federally listed endangered or threatened species, appropriate mitigation measures as determined by the appropriate state, county or local government agency shall be taken to protect these species.	The NYHP identified the presence of three ecological communities, three (3) rare plant species, five (5) threatened plants species, four (4) endangered plant species, two (2) endangered animal species, and one (1) special concern animal species (**Attachment E**). None of these species were identified on the subject site. As the species that have potential for occurring on site are primarily wetland species, no impacts are associated with the proposed development as the existing recharge basin located on site will be preserved and therefore will retain the habitat which these species would utilize, if present. NYSDEC regulates the loss of suitable habitat within 1000' of known tiger salamander breeding ponds in order to ensure the protection of the species. As illustrated on the **Overall Site Plan** (**Attachment A**) no clearing will occur within 1000' of the known tiger salamander breeding pond located offsite to the northwest. As such, no potential "take" of tiger salamanders or impact to their essential habitat will occur. site investigations found that the pitch pine-oak heath woodland on to the north of the previously developed area to be consistent with suitable roost and foraging habitat for the NLEB. Development has been carefully planned to protect the higher quality habitats onsite, and to situate development in existing cleared and/or previously disturbed areas to the maximum extent practicable. In total, 28.8 acres (59%) of the Pitch-Pine Oak community onsite will be preserved. This habitat is contiguous and located along the northernmost portions of the project site where the highest quality habitat occurs. Per NYSDEC recommendations, all clearing will occur within the winter inactive season, December 1 through February 28 of any given year, when the species is not anticipated to be active within the landscape. Additionally, as the proposed project will result in a change in land use of over 10 acres of potentially suitable habitat, the applicant will consult with the NYSDEC prior to any clearing activities to ensure no impacts to the endangered bat species will occur. The coastal barrens buckmoth is not expected to utilize the property due to the lack of density of scrub oak of appropriate height preferred by buckmoth for breeding. As such, no impacts are anticipated with regards to this species. All plant species reported by the NYNHP have been recorded directly in the vicinity of Artist Lake and/or Currans Pond, the coastal plain ponds located offsite. Apart from narrow-leaved pinweed, narrow-leaved bush clover and veined thoroughwort, the species noted are wetland species occurring within or immediately adjacent to coastal plain ponds. While none of these species were observed during site inspections, potentially suitable habitat may occur within the recharge basin. Under the proposed action, no clearing or grading is proposed within the recharge basin, and as such no impact to species potentially occurring within this area is anticipated to occur. Upland specie identified by NYNHP, Narrow-leaved pinweed, narrow-leaved bush clover and veined thoroughwort, were not found onsite during site investigatiosn conducted by NPV staff. As such, no impacts to these species anticipated from the proposed project. The project site is not located within the Rocky Point Pine barrens or the high-quality occurrence of pitch pine-oak heath woodland reported by the NYNHP. As discussed above, development has been carefully planned to protect the higher quality habitats onsite, and in total, 28.8 acres of the Pitch-Pine Oak community onsite will be preserved. This habitat is contiguous and located along the northernmost portions of the project site where the highest quality habitat occurs. No coastal plain ponds or coastal plain pond shores occur onsite. As such, no impacts to rare, threatened or endangered plant species or significant natural communities are anticipated from the proposed project.
S 5.3.3.7.2	Bird Conservation and Protection	Development projects shall incorporate bird friendly structures, design and site planning elements to reduce bird strikes and mortality to the greatest extent feasible. Seek guidance provided in the American Bird Conservancy et al publication "Bird Friendly Building Design," available from their website.	The proposed project involves residential construction and small commercial uses and does not involve large buildings or glass structures. Development is situated in the south part of the site which is primarily disturbed, leaving the north part of the site as natural open space and habitat for avian species. The central meadow may attract birds and this feature provides a large habitat area for meadow species. Birds that may visit the development portion of the site are expected to be backyard friendly species adapted to residential/commercial settings and able to avoid strikes and hazards.
5.3.3.8 Soils			
G 5.3.3.8.1	Clearing envelopes	Clearing envelopes should be placed upon lots within a subdivision so as to maximize the placement of those envelopes on slopes less than ten percent (10%).	N/A as proposed project does not involve a subdivision.
G 5.3.3.8.2	Stabilization and erosion control	Construction of structures on slopes greater than ten percent (10%) may be approved if technical review shows that stabilization measures, erosion control practices and structures are implemented to mitigate	Approximately 6.5% of the overall site includes slopes greater than 10%. There is an existing area of steep slopes present in the central proposed development area. Regrading will be conducted. Retaining walls will be used to assist with grade transitions in this area. Resultant development areas will be permanently stabilized and slopes are not anticipated to exceed 1:3. Additionally, graded areas will be either developed with buildings and pavement or will be revegetated with groundcover and landscape species; no bare soil surfaces will remain.

<table>
<tr><td></td><td></td><td>negative environmental impacts and no alternative location exists on the project site.</td><td>In accordance with the NYSDEC Phase II SPDES Program, coverage under the General Permit for Stormwater Discharges from Construction Activities (NYSDEC Permit No. GP-25-001) will be obtained prior to the initiation of construction activities. Prior to filing for coverage under the General Permit, the NYSDEC requires that a SWPPP be prepared for the parcel, including a detailed erosion and sediment control plan, to manage stormwater generated on-site during construction activities, and for post-construction stormwater management. A SWPPP will be prepared to ensure compliance with water quality and quantity requirements pursuant to Technical Guidance and GP-25-001 and Town of Brookhaven Chapter 86 requirements.</td></tr>
<tr><td>G 5.3.3.8.3</td><td>Slope analyses</td><td>Project review is facilitated if submissions contain a slope analysis showing slopes in the ranges 0-10%, 11-15% and 15% and greater. In areas with steep slopes, slope analysis maps should be required. This can be satisfied with cross hatching or shading on the site plan for the appropriate areas.</td><td>A slope analysis is provided in Attachment F. Overall, most of the property (93.4%) has a slope of less than 10%. Slopes greater than 10% primarily occur in areas of the site occupied by the ridgeline located within the central portion of the property as well as the sidewalls of the recharge basin. The site will be graded to reduce slopes in areas of proposed development including some small areas of moderate to steep slopes.

ON-SITE SLOPE PERCENTAGES
<table><tr><th>Slope Percentage Range</th><th>Percent of Property</th><th>Area of Property (Acres)</th></tr><tr><td>0-9.99</td><td>93.44</td><td>69.38</td></tr><tr><td>10-14.99</td><td>3.57</td><td>2.65</td></tr><tr><td>>15</td><td>2.99</td><td>2.22</td></tr></table></td></tr>
<tr><td>G 5.3.3.8.4</td><td>Erosion and sediment control plans</td><td>Erosion and sediment control plans should be required in areas of fifteen percent (15%) or greater slopes.</td><td>As the proposed project involves the disturbance of greater than one acre, if required, a SWPPP will be developed for the subject property to ensure compliance with NYSDEC GP-0-25-001 and Town of Brookhaven Chapter 86 requirements, which will include erosion and sediment control plans. Areas of steep slopes will be considered in the preparation of these plans.</td></tr>
<tr><td>G. 5.3.3.85</td><td>Placement of roadways</td><td>Roads and driveways should be designed to minimize the traversing of slopes greater than ten percent (10%) and to minimize cuts and fills.</td><td>Regrading of the subject property will ensure no roads or driveways include slopes greater than 10%.</td></tr>
<tr><td>G 5.3.3.8.6</td><td>Retaining walls and control structures</td><td>Details of retaining walls and erosion control structures should be provided for roads and driveways which traverse slopes greater than ten percent (10%).</td><td>Regrading of the subject property will ensure no roads or driveways include slopes greater than 10%.</td></tr>
<tr><td colspan="4">5.3.3.9 Dark Sky Compliance</td></tr>
<tr><td>S 5.3.3.9.1</td><td>Light Pollution Prevention</td><td>This standard applies only to projects which are not subject to local municipal review and approval. The candlepower distribution from lighting fixtures and installations shall be cut off at all angles beyond those required to restrict direct illumination to the specific area or surface being illuminated. Development shall utilize full cutoff lighting that directs all light downward and eliminates spill light and direct upward light. Fixtures must be noted on the proposed site plan as dark-sky compliant fixtures. Existing exterior fixtures on a development project site shall be retrofitted accordingly.</td><td>This standard does not apply, as the project is subject to local municipal review and approval associated with the Change of Zone application. Compliance with current lighting requirements will be achieved through site plan review by the Town of Brookhaven. Such requirements include cutoff lighting, dark-sky compliance and no luminaires beyond the property line. Lighting will only be used for safety and security and will comply with Town requirements. See Overall Lighting Plan, Sheet L-201 in Attachment A.</td></tr>
<tr><td colspan="4">5.3.3.11 Scenic, Historic and Cultural Resources</td></tr>
<tr><td>S 5.3.3.11.1</td><td>Tall structures and scenic resources</td><td>This standard applies to projects not subject to local municipal review. A development project subject to this standard must not exceed the height definition for tall structures in Chapter 4, Section 4.3.11. This standard requires, in part, the adaptive use and reuse of existing tall structures rather than the construction and placement of new ones when and where feasible and appropriate.</td><td>This standard does not apply, as the project is subject to local municipal review and approval associated with the Change of Zone application. Noe of the proposed buildings will be taller than 50 feet in height.</td></tr>
<tr><td>G 5.3.3.11.2</td><td>Cultural resource consideration</td><td>Development proposals should account for, review, and provide protection measures for:
1. Established recreational and educational trails and trail corridors, including but not limited to those trail corridors inventoried elsewhere in this Plan.</td><td>The proposed action will not impact any trails, recreation sites, scenic resources, sites of historic or cultural significance, or sensitive archaeological areas, as there are no such resources on-site or immediately adjacent to the subject property. The majority of areas to be disturbed under the proposed action have been previously disturbed. A Phase IB survey involved the excavation of 488 shovel tests across the project area. No prehistoric or historic artifacts or features were encountered. No further archeological work was recommended (Attachment G).</td></tr>
</table>

		2. Active recreation sites, including existing sites and those proposed as part of a development. 3. Scenic corridors, roads, vistas and viewpoints as documented in Volume 2 of this Plan, and which are listed in Figure 5-2, which may be amended from time to time, in Volume I of this Plan and may be located in Critical Resource Areas, and along the Long Island Expressway, Sunrise Highway, County Road 111 and William Floyd Parkway. 4. Sites of historical or cultural significance, including historic districts, sites on the State or National Registers of Historic Places, and historic structures listed on the State or National Registers of Historic Places, or recognized by local municipal law or statute. 5.Sensitive archaeological areas as identified by the New York State Historic Preservation Office or the New York State Museum.	Middle Country Road is not identified as a scenic roadway in the Central Pine Barrens per Figure 5-3 in the CLUP; however, Artist Lake was identified as a scenic area. As Artist Lake is identified as a scenic resource within the Central Pie Barrens, the proposed project has been designed in consideration of complementary views to this important natural resource. The development's relationship to Artist Lake will create a unique community and regional destination, providing opportunities for residents and visitors to enjoy views of the lake, retail and restaurant amenities, public recreational facilities, and open space. The proposed project will improve views and pedestrian access to Artist Lake.
G 5.3.3.11.3	Inclusion of cultural resources in applications	Development proposals should note established recreation and educational trails and trail corridors; active recreation sites; scenic corridors, roads, vistas and viewpoints located in Critical Resource Areas and undisturbed portions of the roadsides of the Long Island Expressway, Sunrise Highway, County Road 111 and William Floyd Parkway; sites on the State or National Register of Historic Places, and historic structures and landmarks recognized by municipal law or statute, or listed on the State or National Registers of Historic Places; and sensitive archaeological areas as identified by the New York State Historic Preservation Office or the New York State Museum within a five hundred (500) foot radius of the outside perimeter of the project site, including any project parcels which are physically separate from the bulk of the proposed development area.	See above response to G 5.3.3.11.2.
G 5.3.3.11.4	Protection of scenic and recreational resources	Protection measures for scenic and recreational resources should include, but not be limited to, retention of visually shielding natural buffers, replacement of degraded or removed natural visual buffers using native species, use of signs which are in keeping in both style and scale with the community character, and similar measures.	See above response to G 5.3.3.11.2.
G 5.3.3.11.5	Roadside design and management	Undisturbed portions of the roadside should be maintained in a manner that protects the scenic features of these areas. Clearing (including that for aisles, driveways, access and parking) is not precluded within these roadside areas, provided that appropriate buffers are maintained, and that manmade structures meet standards consistent with the character of the area.	The roadside area, primarily along Middle Country Road is currently primarily unmanaged and overgrown invasive vegetation. The character of the area involves primarily commercial development along Middle Country Road, several of which properties do not contain vegetative buffers. The proposed project will utilize existing vehicle access points and will provide attractive landscaped buffering despite the removal of existing vegetation along Middle Country Road. The project's developed area has been located so as to provide for the maximum practicable retention of natural vegetation in the northern portion of the subject property, recognizing that the existing pattern of development along Middle Country Road precludes protection of scenic resources along this commercial corridor. Finally, plantings of landscape species around and within the developed area will add to the buffering effect of natural vegetation, reducing the potential adverse impact on scenic resources and community character. The Proposed Action seeks to comply with the Town Middle Country Road Land Use Plan and Town planning goals as far as configuration and type of development as well as landscaping and attractive features along Middle Country Road.

CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION

October 21, 2026

Robert Borrusso
Planning Division
Town of Brookhaven
1 Independence Hill
Farmingville, NY 11738

RE: **608 Middle Country Road, Middle Island**
SCTM Number 200-402-1-18.12
Central Pine Barrens Core Preservation Area

Dear Mr. Borrusso:

On September 8, 2026, the Central Pine Barrens Commission received the site plan application materials submitted to your office for the subject property. The property is in the Core Preservation Area of the Central Pine Barrens.

Robert Klein, property owner of 608 Middle Country Road, was granted a Core Preservation Area Hardship Waiver with conditions on October 15, 2025 for the addition of a 1,450 square foot second story to the existing commercial building and 12 parking stalls as depicted on the site plan prepared by MJK Architect, PLLC last dated October 6, 2025.

Updated lighting fixtures and the relocation of one parking stall from the front to an already cleared area in the rear of the building are depicted in the site and grading plans prepared by MJK Architect, PLLC last dated April 10, 2026. There are no substantial changes in the project.

The activity authorized by this letter does not expand the scope of prior Commission approval. Please have the applicant continue to adhere to the conditions set forth in the approval dated October 15, 2025. Please avoid areas to remain natural and conduct this activity in areas that were planned to be disturbed for the project, as per the Site Plan referenced in the Commission decision.

If the proposed activity changes, please notify this office and forward the updated information for Commission review prior to implementation as the revised project may constitute development.

If you have any questions, please contact me at 631-563-0307.

Sincerely,

Tara Murphy, Environmental Planner

cc: Julie Hargrave, Interim Executive Director
John Milazzo, Counsel

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

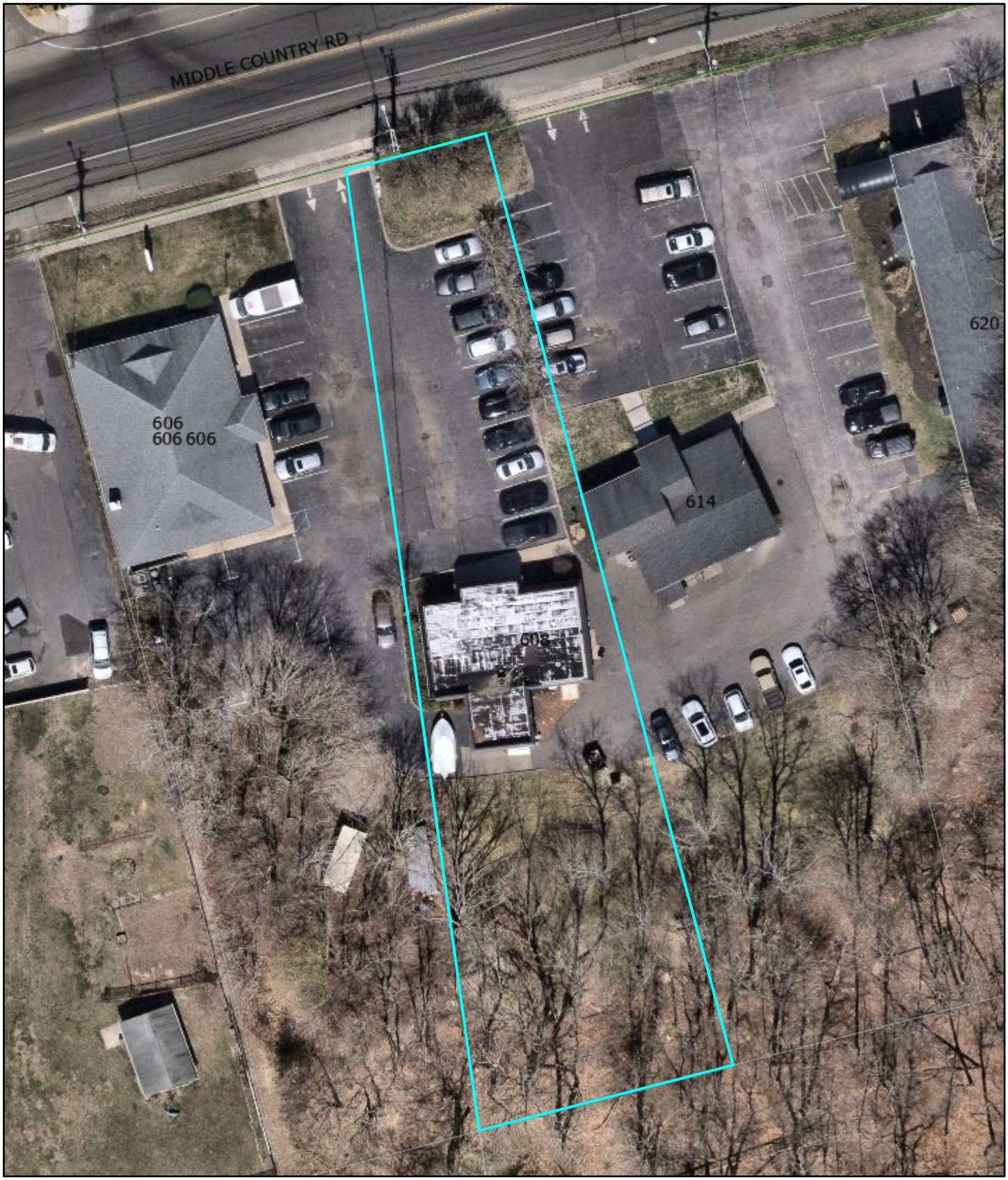
Daniel J. Panico
Member

Edward P. Romaine
Member

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

608 Middle Country Road, Middle Island (SCTM # 200-402-1-18.12)



6/10/2025, 3:11:07 PM

1:500

0 20 40 80 ft

0 5 10 20 m

Pine Barren Core

Street Labels

Tax Parcels

Nearmap Imagery

Red: Band_1

Green: Band_2

Blue: Band_3

Copyright nearmap 2015

Copyright nearmap 2015 |

Murphy, Tara

Subject: RE: PLNSTP2337 608 Middle Country Road

From: Antoinette (Toni) Rivera <arivera@brookhavenny.gov>
Sent: Tuesday, September 8, 2026 12:08 PM
To: Peter Fountaine <pfountaine@brookhavenny.gov>; TRAFFICSAFETY <TRAFFICSAFETY@brookhavenny.gov>; Kerri Mass <kmass@brookhavenny.gov>; Bruce Schaal <bschaal@brookhavenny.gov>; Brooke Kelsey <bkelsey@brookhavenny.gov>; PB Hargrave, Julie <jhargrave@pb.state.ny.us>; Anthony Todaro <atodaro@brookhavenny.gov>; Chris Mehrman <cmehrman@brookhavenny.gov>; Nicholas Spata <nspata@brookhavenny.gov>; Melik Tariq <Melik.tariq@dot.ny.gov>; Steiger, Eric (DOT) <Eric.Steiger@dot.ny.gov> <Eric.Steiger@dot.ny.gov>
Cc: Robert Borrusso <rborrusso@brookhavenny.gov>; Michelle DiBrita <mdibrita@brookhavenny.gov>
Subject: PLNSTP2337 608 Middle Country Road

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

Good afternoon,

From: **Robert Borrusso rborrusso@brookhavenny.gov**
Planning Division

RE: Site Plan Application: **608 Middle Country Road,** Log #: **PLNSTP2337**
Proposed 2nd story office addition within the same footprint of existing building
Location: 608 Middle Country Road, Middle Island
SCTM #'s: 0200 40200 0100 018012, 0.43 acres

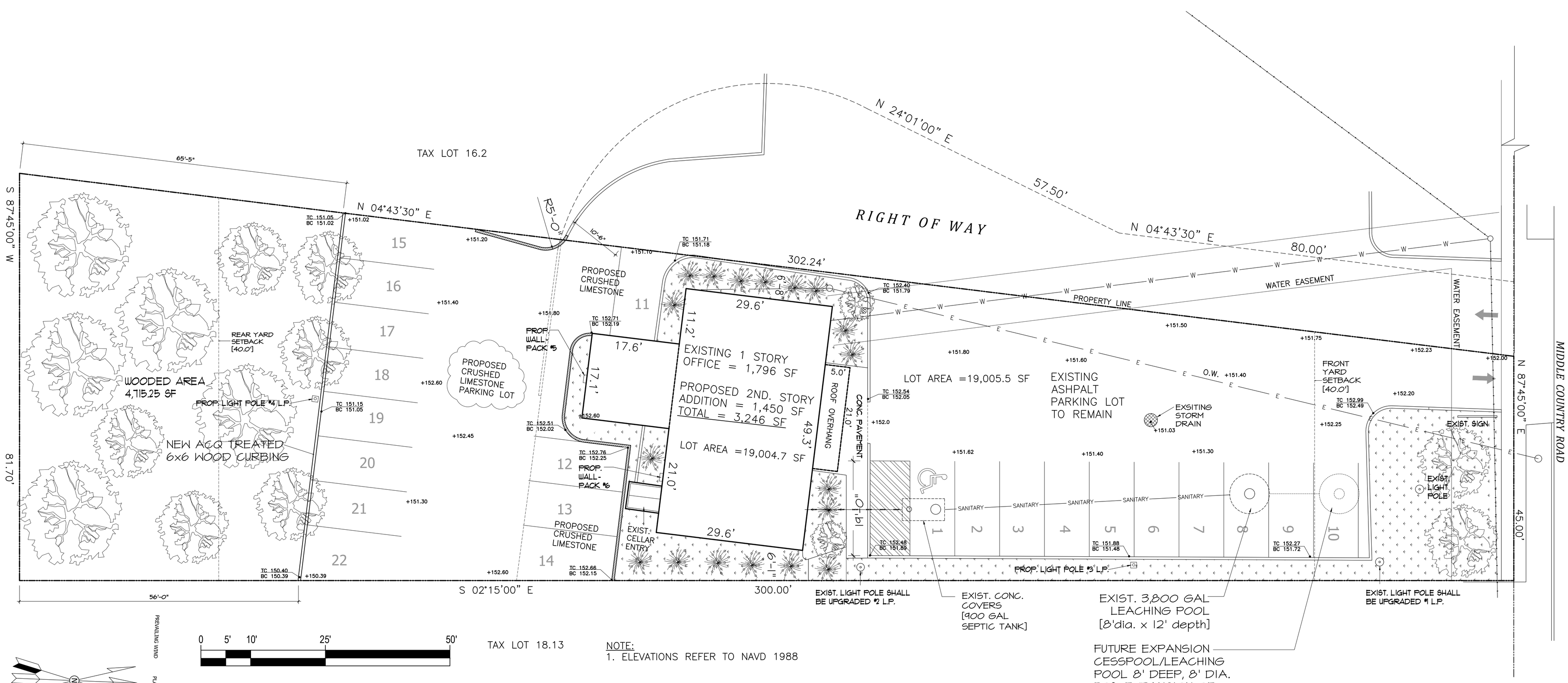
Please be advised that the Planning Board of the Town of Brookhaven has received an application for the above referenced action. For your review and consideration, please find attached and linked application materials.

Coordinated Review 608 MCR

The Planning Board would like to encourage your agency to make any comments or suggest mitigation measures, particularly with respect to your areas of expertise and jurisdiction, which would enhance the utilization of this site or provide additional protection to the community.

Your reply is kindly requested within 30 days of the date of this mailing to **Robert Borrusso rborrusso@brookhavenny.gov**

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



NOTE:
1. ELEVATIONS REFER TO NAVD 1988

PROPOSED & EXISTING GRADING PLAN

SCALE: 1/16" = 1'-0"

MJK
ARCHITECT PLLC

178 JUNIPER AVENUE,
SMITHTOWN, NY 11787
architect@kazubowski.com
(516) 361-7828

No.	Date	Revision/Description
1	03/20/25	Site Plan Submission
2	06/27/25	Article 6
3	09/05/25	Prop. Cleared Area SF
4	10/02/25	Cesspool Expansion
5	10/06/25	Capacity of the existing sewage disp. system
6	04/10/26	Ext. Lighting Upgrade

CLIENT NAME:
ROBERT KLEIN
608 Middle Country Road
Middle Island, NY 11953

PROJECT No: **25-03**

REGULATORY STAMP

SCTM: 0200-402.00-01.00-018.012

DRAWING BY: M.K.

CHECKED BY: MK

DATE: **03/20/2025**

PROJECT:
PROPOSED 2ND. STORY OFFICE ADDITION

ADDRESS:
608 Middle Country Road
Middle Island, NY 11953

DRAWING TITLE:
EXISTING & PROPOSED GRADING PLAN

ZONING: J/J

SEAL & SIGNATURE

REGISTERED ARCHITECT
MICHAEL J. KAZUBOWSKI
028793
STATE OF NEW YORK

DRAWING No.
GP-1

SHEET:
1 OF 5

PROPOSED SITE PLAN FOR 2ND. STORY OFFICE ADDITION (1,450 SF)

Figure 5-1: Clearance and Open Space Standards
This table shows total overall development project site clearance and requirement for open space including lots, roads, drainage and other improvements.

Zoning lot size (see Notes at end of table)(*)	Maximum overall development project site clearance (**)	Minimum open space requirement (**)
10,000 square feet residential (1/4 acre)	90 %	10 %
15,000 square feet residential (1/3 acre)	70 %	30 %
20,000 square feet residential (1/2 acre)	60 %	40 %
30,000 square feet residential (2/3 acre)	58 %	42 %
40,000 square feet residential (1 acre)	53 %	47 %
60,000 square feet residential (1.5 acre)	46 %	54 %
80,000 square feet residential (2 acres)	35 %	65 %
120,000 square feet residential (3 acres)	30 %	70 %
160,000 through 200,000+ square feet residential (4 - 5+ acres) The total amount of disturbance of natural vegetation shall not exceed the clearance percentage, except on flagpole lots where the area of the pole shall be exempt from the total lot area and the total amount of clearing permitted.	25 %	75%
Other defined residential zoning lot size	Interpolate from entries above.	Interpolate from entries above.
All other zoning categories, including those categories without defined zoning lot sizes and parcels owned by the State or a public corporation	60 %	40 %

Notes:

(*) These entries are the minimum lot sizes required by zoning as of June 28, 1995 or the date the parcel is added to the Central Pine Barrens if later or the current zoning, whichever is more protective of the environment by minimizing clearing or maximizing open space, not the size of the subject parcels.

(**) In calculating the percentage of land cleared and the percentage of open space to be retained, the preserved areas in a development should preferably be existing native vegetation. These are maximum clearance and minimum open space standards, and more restrictive standards may be imposed during the review by the Commission, involved agency, or local municipality due to consideration of other standards, especially those addressing preservation of rare or endangered species, or unique flora or vegetation.

5

STANDARDS FOR APPROVAL OF PLANS AND CONSTRUCTION FOR SEWAGE DISPOSAL SYSTEMS FOR OTHER THAN SINGLE-FAMILY RESIDENCES

XVII. LEACHING STRUCTURE/SYSTEM REQUIREMENTS

f) Leaching pools or galleys installed in sand and gravel (defined by SP or SW by ASTM standards) shall be permitted to be designed with a maximum hydraulic leaching rate of 1.5 gal/sq.ft./day for Conventional Subsurface Sewage Disposal Systems or I/A OWTS.

PROJECT DENSITY LOADING RATES & DESIGN SEWAGE FLOW RATES
(Based upon gross floor area in square feet (sf) unless otherwise noted)

STRUCTURE USE	DENSITY LOAD	HYDRAULIC LOAD
NON-MEDICAL OFFICE SPACE Incl. 2nd. floor	0.06 gpd/sf x 3246 sf = 194.76 gpd	0.06 gpd/sf x 3246 sf = 194.76 gpd
TOTAL SEWAGE FLOW RATE		194.76 gpd

GROSS FLOOR AREA: 3,246 SF
8 FT. DIAMETER RING = 25.0 SQFT. DRAIN WALL AREA PER FOOT OF HEIGHT
194.76 GPD / 1.5 GAL/SF/DAY = 129.84 SF OF LEACHING AREA REQUIRED
8 FT. DIAMETER RING, 12'-0" height = 300 SQFT. DRAIN WALL AREA
300 SQFT. OF EXISTING POOL LEACHING AREA

Septic tanks shall be designed to hold a volume of at least two days Design Sewage Flow:
194.76 gpd x 2days. = 389.52 gal
Existing Septic Tank = 900 gal. > 389.5 gal

EXISTING CLEARED AREA	14,209.25 SF
EXISTING NATURAL AREA	4,715.25 SF
PROPOSED CLEARED AREA	14,290.25 SF
PROPOSED NATURAL AREA	4,715.25 SF

REFER TO POINT 2 IN APPLICATION FORM

3 ALL NEW PARKING SPACES WILL BE INSTALLED IN EXISTING CLEARED AREA. NO ENCROACHMENT OR IMPACT ON EXISTING NATURAL AREA.

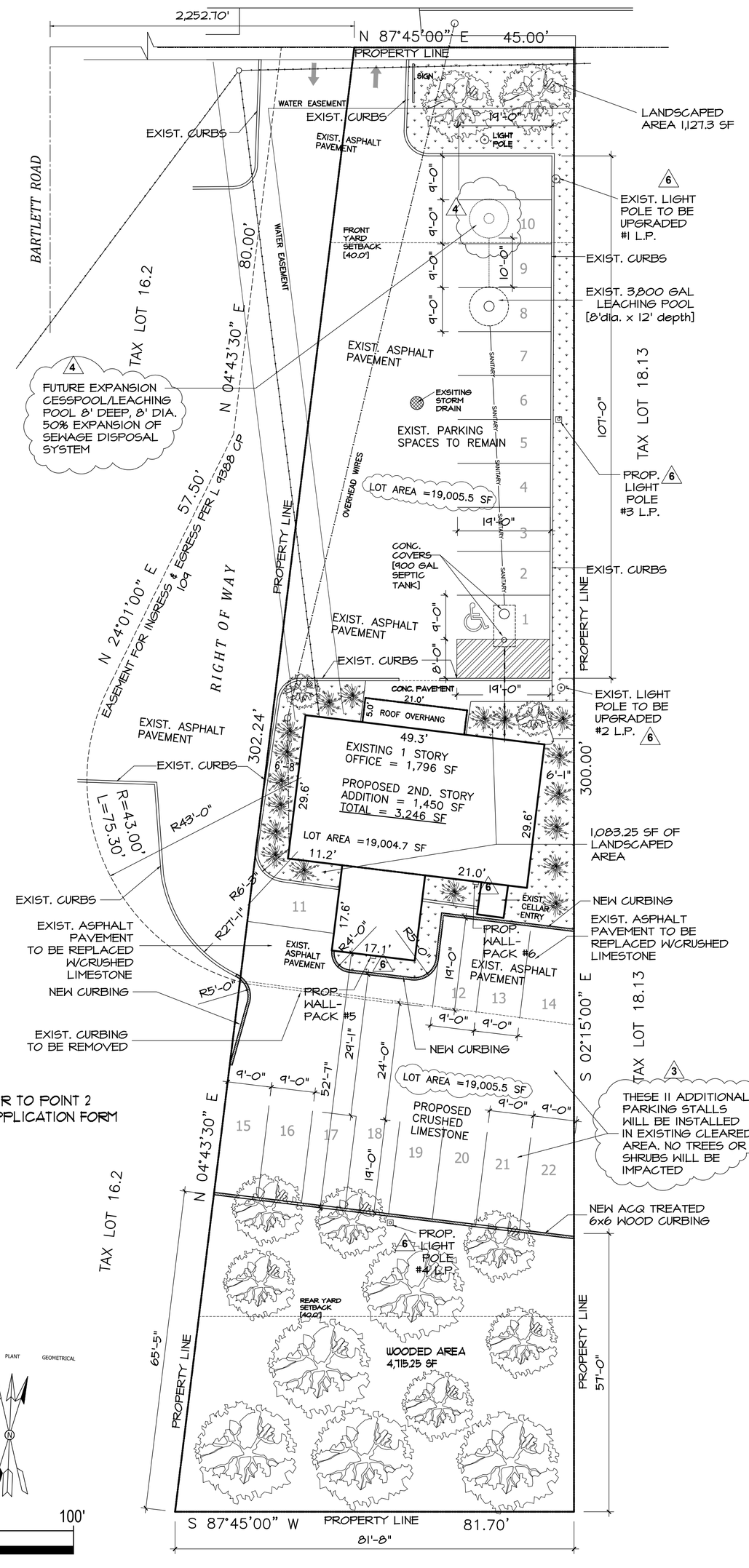
The cleared areas include:
asphalt, bare grass/lawn, maintained landscaping, the building, concrete sidewalks

The natural areas include:
unmaintained vegetation like the wooded area

PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"

0 5' 10' 25' 50' 100'



SURVEY INFORMATION OBTAINED FROM SURVEY MAP SUPPLIED BY JOSHUA R. WICKS LICENSED LAND SURVEYOR,
LIC.# 051025

PO Box 593
Center Moriches, NY 707 11934
JoshuaRWicks@gmail.com

P: 631-405-8108

SITE INFORMATION

608 Middle Country Road
MIDDLE ISLAND, NEW YORK

DISTRICT	200
SEC:	402
BLK:	01
LOT:	18.12
ZONE:	J/J
LOT AREA:	19,00550 SF (0.4363 ac)
LOT OCCUP:	1,796 S.F.
LOT %:	9.4 %
FAR:	3,801 SF
PROPOSED FAR:	17.0 %
PERMITED FAR:	20.0 %
EXIST. OFFICE AREA	1,796 SF
PROPOSED OFFICE AREA	1,450 SF
TOTAL OFFICE AREA	3,246 SF

NATURAL/LANDSCAPED AREA MIN.: 20.0%*
NATURAL/LANDSCAPED AREA PROVIDED: 6,926 SF =36.5%
*(REFER TO FIGURE 5-1 ON THIS PAGE)

SUBJECT TO COVENANTS & RESTRICTIONS

WATER EASEMENT: LIBER 11887, PAGE 007

RIGHT OF WAY - EASEMENT FOR INGRESS & EGRESS:
LIBER: 9388 PAGE 109

This Site Plan shall fully comply with the Town of Brookhaven Land Use Legislation, Chapter 85, Article 34 Land Development Standards
§85-849 Required parking spaces.
§85-852 Table of parking requirements
ADA Parking requirements
& NYS Building and Property Maintenance Code

Paving, curbing, sidewalks, signs, traffic signs, catch basins and any other required work or installation shall fully comply with the Town of Brookhaven standard street and public improvement construction specifications
Parking lot or field maintenance. Any paving, sealing, striping or signage changes shall require a building permit and must be maintained in accordance with the current ADA parking requirements of the NYS Building and Property Maintenance Code.

Principal Land Use	Parking Requirement	Additional Requirement
Office	1 per 150 sqft of GFA	See Note 2

(2) Improved and designated on-street parking along the development street frontage or municipal parking within 200 feet of the site may be included in meeting the parking requirement at the discretion of the Planning Board.

PROPOSED OFFICE GROSS FLOOR AREA: 3,246 SF
PARKING SPACES CALCULATION: 3,246 SF / 150 SF = 21.64
22 PARKING SPACES ARE REQUIRED.

2

SEPTIC TANK:
EXISTING SEPTIC TANK 900 GAL.

LEACHING BASIN:
EXISTING LEACHING BASIN 3,800 gal.
8'-0" DIA. x 12'-0" DEPTH
300.6 DRAIN WALL AREA

EXIST. & PROPOSED OFFICE AREA = 3,246 SF
DENSITY LOAD = 194.7 gal.
HYDRAULIC LOAD = 194.7 gal.
2-DAY DESIGN SEWAGE FLOW = 389.5 gal.

REFER TO POINT 3

2

POPULATION DENSITY EQUIVALENT =
(300 GALLONS PER DAY PER ACRE IN GROUNDWATER MANAGEMENT ZONE III)
0.4363 ACRE X 300 GAL = 130.89

OFFICE SPACE:
DENSITY LOAD: 0.06 gpd/sf =
DESIGN SEWAGE FLOW: 0.06 gpd/sf
3,246 x 0.06 = 194.76 gal.

SINGLE FAMILY RESIDENCE:
DENSITY LOAD: 300 gpd/sf =
DESIGN SEWAGE FLOW: 300 gpd/sf

POPULATION DENSITY EQUIVALENT =
(300 GALLONS PER DAY PER 40,000 SF IN GROUNDWATER MANAGEMENT ZONE III)
0.918 AC (40,000 SF) X 300 GAL = 275.4 gal.

194.76 < 275.4*

Suffolk County Sanitary Code – Article 6

B. Individual Sewerage Systems or Subsurface Sewage Disposal Systems may be approved by the Department as to the method of Sewage disposal for Other Construction Projects provided the following conditions are met:

2. For Other Construction Projects located within Groundwater Management Zones III, V or VI;

*a.) the Population Density Equivalent is equal to or less than that of a Realty Subdivision or Development of Single-Family Residences in which all parcels consist of an area of at least 40,000 square feet; and

b.) the Other Construction Project, or an any portion thereof, is not located within an existing sewer district and is located in an area where subsoil and groundwater conditions are conducive to the proper functioning of Individual Sewerage Systems or Subsurface Sewage Disposal Systems; and

c.) the Individual Sewerage System or Subsurface Sewage Disposal System complies with the Department's current standards and the minimum State requirements as set forth in 10 NYCRR, Part 75, to the extend applicable to Suffolk County.

MJK ARCHITECT PLLC
178 JUNIPER AVENUE,
SMITHTOWN, NY 11787
architect@kazubowski.com
(516) 361-7828

No.	Date	Revision/Description
1	03/20/25	Site Plan Submission
2	06/27/25	Article 6
3	09/05/25	Prop. Cleared Area SF
4	10/02/25	Cesspool Expansion
5	10/06/25	Capacity of the existing sewage disp. system
6	04/10/26	Ext. Lighting Upgrade

CLIENT NAME:
ROBERT KLEIN
608 Middle Country Road
Middle Island, NY 11953

PROJECT NO: **25-03**

REGULATORY STAMP

SCTM: 0200-402.00-01.00-018.012
DRAWING BY: M.K.
CHECKED BY: MK
DATE: **03/20/2025**

PROJECT:
PROPOSED 2ND. STORY OFFICE ADDITION
ADDRESS:
608 Middle Country Road
Middle Island, NY 11953

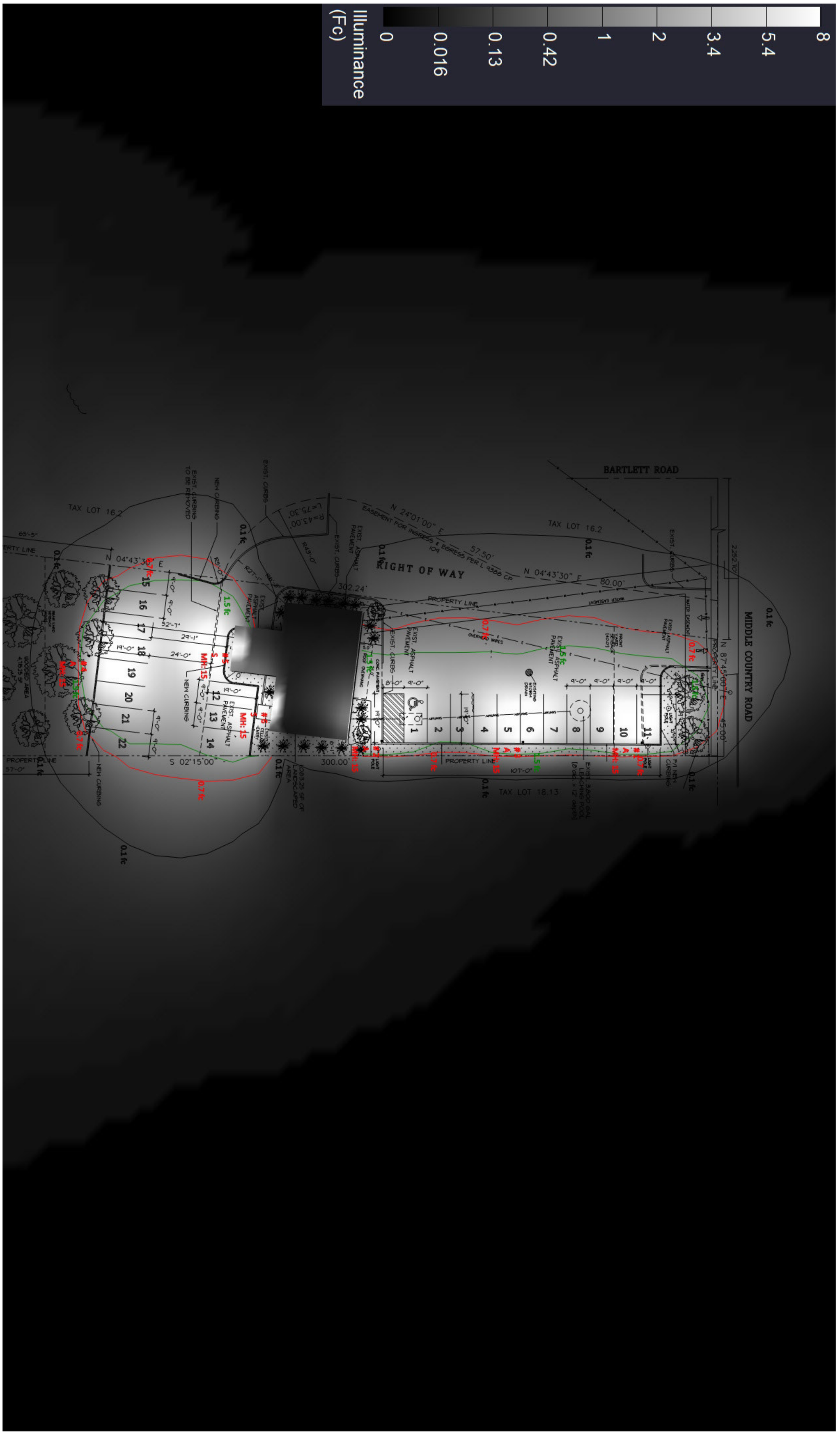
DRAWING TITLE:
PROPOSED SITE PLAN

ZONING: J/J

SEAL & SIGNATURE
REGISTERED ARCHITECT MARIUSZ J. KAZUBOWSKI 028793 STATE OF NEW YORK

DRAWING No.
SP-1

SHEET:
2 OF 5



Page 1 of 5

608 Middle Country Rd

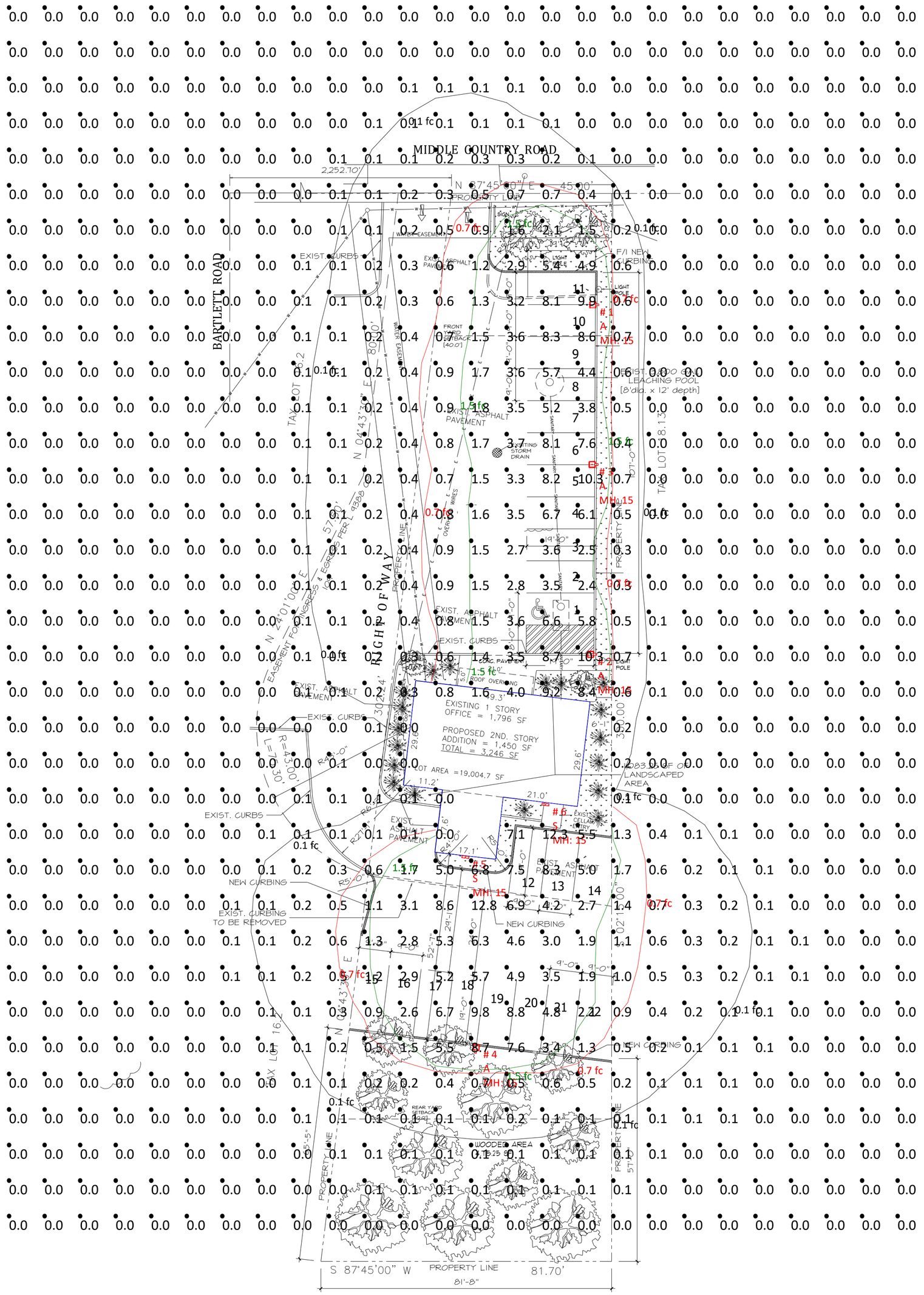
Middle Island NY

Drawn By: Patrick Carbone
Checked By:
Date:3/19/2026
Scale: As Noted

Revisions

#	Date	Comments
1	03/19/2026	

DAMIN SALES
Electrical Manufacturers Representatives



Scale: 1 inch= 20 Ft.

DAMIN SALES
Electrical Manufacturers Representatives

#	Date	Comments
1	03/19/2026	

Revisions

Drawn By: Patrick Carbone
Checked By:
Date:3/19/2026
Scale: As Noted

608 Middle Country Rd
Middle Island NY

Date: 06/08/2026 03:14
Generated by: Robert Borrusso

Town of Brookhaven
Long Island, NY

Application Summary Report

Application Number: PLNSTP2337

Application Type: Site Plan

Applicants: MJK Architect PLLC (Property Owner)

Primary Address: 608 MIDDLE COUNTRY RD MIDDLE ISLAND, NY 11953

Primary Parcel: 0200402000100018012

Associated Addresses:

Associated Parcels:

Application Information

Existing Conditions:

1. Are there existing covenants or restrictions affecting the premises for which the approval is sought?
No
2. What is the name of the subdivision related to the project?
Middle Island
3. What is the subdivision lot number(s)?
18,012
4. What is the size (in acres) of the subject parcel(s)?
0.43
5. Is the project improved with any structures or signs?
Yes
6. If yes, what is the square footage of the existing structures?
1,796

7. Does the project conform to the lot area requirement?
Yes
8. What is the proposed zoning of the project, if applicable?
J/J

Environmental Conditions:

1. Is the project within 500 feet of any of the following: the boundary of any village or town, any existing or proposed County or State Parkway, Thruway, Expressway, or highway, any existing or proposed boundary of any County, State, or Federally owned land, any existing or proposed place of public assembly?
No
2. Is the project within 100 feet of any freshwater or tidal wetland system?
No
3. Is the project within the Carmans River Watershed area?
No
4. Is the project within a designated Historic District or Historic District Transition Zone?
No
5. Is the project located within the New York State Hydrogeologic Sensitive Zone?
No
6. Is the project located within the New York State-designated Central Pine Barrens area?
Yes
7. Is there any Pine Barrens Credits being purchased?
No

Ownership and Legal Interests:

1. Does the owner/applicant own or have any interest in any contiguous property?
No
2. If Yes, list the SCTM numbers as additional locations
0200-402.00-01.00-018.012
3. Have you applied to the Suffolk County Health Department for approval for sanitary waste for the proposed use?
No
4. Are there covenants or conditions being offered which would affect the use or development of this property?
Yes
5. Is there an expediter associated with this application?
No
6. If yes, please provide the Town of Brookhaven Expediter registration number for the individual.

Road and Site Disturbance:

1. Is the project located on an improved road?
Yes
2. Is the road Town maintained?
No
3. What is the total acreage of the proposed disturbed area?
0.07

4. Does the proposed property disturb more than one acre of land?
No
5. If yes, please list a Stormwater Pollution Prevention Plan number.

6. Are there excess materials to be removed for public improvement or drainage?
No
7. How many cubic yards are being removed for public improvement or drainage?
0
8. Are there excess materials to be removed not for public improvement or drainage?
No
9. How many cubic yards are being removed not for public improvement or drainage?
0

Proposed Development:

1. Are there proposed structures or additions associated with this application?
Yes
2. If yes, what is the square footage of the proposed structures?
1,450
3. What is the scope of the proposed work?
2nd story office addition within the same footprint of existing building
4. How many units are being added?
0
5. Are there any variances being applied for?
No
6. If Yes, how many variances are being applied for?
0
7. If Yes, please describe the variances being applied for

8. Are there any waivers being applied for?
Yes
9. If Yes, how many waivers are being applied for?
1
10. If Yes, please describe the waivers being applied for.
Pine Barrens waiver. Pine Barrens Hardship Decision attached.
11. Are there any special permits being applied for?
No
12. If Yes, how many special permits are being applied for?
0
13. If Yes, please describe the special permits being applied for

Zoning and Public Hearings:

1. Is the project located within a designated Zoning Overlay District?
No
2. If yes, what Overlay District?

3. Was the project subject to a public hearing on a change of zone application within the last 12 months?

No
4. If so, list the change of zone number below

Adjacent Property Owners
1. Owner of property to the West

2. Owner of property to the East

3. Owner of property to the North

4. Owner of property to the North

Additional Details

1. Would you like to request Accelerated Review for your application? Please note that there is an additional cost for this service. Refer to the department fee schedule for the exact amount.

Central Pine Barrens Commission
Meeting of October 15, 2025

Adopted Resolution
Klein Core Preservation Area Hardship Waiver
608 Middle Country Road, Middle Island, Town of Brookhaven
SCTM # 200-402-1-18.12

Present:
Ms. Juengst, for the Suffolk County Executive
Ms. DiBrita, for the Brookhaven Town Supervisor
Mr. Charters, for the Riverhead Town Supervisor
Ms. Moore, Southampton Town Supervisor

I. The Project

Robert Klein (the Applicant) owns property located at 608 Middle Country Road in Middle Island, in the Town of Brookhaven within the Core Preservation Area of the Central Pine Barrens. The 0.44 acre property (the Project Site) is developed with an estimated 1,796 square foot one-story commercial building and shared parking lot currently in use in the J Business zoning district.

The Applicant seeks to add a 1,450 square foot second story to the existing commercial building for a total building area of 3,246 square feet and to expand an existing parking lot to add 12 parking stalls (the Project). The parking lot expansion includes one asphalt stall in the front of the building in the existing asphalt lot and 11 crushed limestone stalls 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. The Applicant does not propose to clear existing natural vegetation, to retire sanitary credits, or to change to the Middle Country Road access point associated with the Project. No septic upgrade is proposed with the Project, though an area in the existing asphalt parking lot is designated for 50% expansion of the current sewage disposal system.

The Project will retain the existing conditions of 75% (0.33 acres) of cleared land and 25% (0.11 acres) to remain natural. The as of right sanitary flow for the Project Site is 132 gallons per day (gpd). The proposed building expansion will generate 194.76 gpd. Based on materials submitted, the Project exceeds the as of right sanitary flow.

The Applicant requires approval from the Central Pine Barrens Commission because the Project constitutes development and the Project Site is in the Core Preservation Area as defined in Article 57 of the Environmental Conservation Law, where development is to be prohibited or redirected absent Commission approval for a waiver from such generalized prohibition. Details and specifications concerning the

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

Applicant's proposal are depicted on the Site Plan prepared by MJK Architect, PLLC last dated October 6, 2025. The Applicant is represented by Maciej "Matthew" Kazubowski of MJK Architect, PLLC.

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 . . . (b) a material increase in the intensity of use of land or environmental impacts as a result thereof." 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. Materials Submitted to the Commission

On June 9, 2025, the Applicant submitted a Compelling Public Need Core Hardship Waiver Application prepared by MJK Architect, PLLC with a written project description, an Environmental Assessment Form Part I, ground photos, owner's affidavit, 1983 ingress egress agreement, survey prepared by Joshua R. Wicks PLS, and site plan dated March 20, 2025 prepared by MJK Architect, PLLC.

On June 24, 2025, Commission Staff sent a letter to the Applicant requesting the application be revised to an extraordinary hardship rather than a compelling public need, address all conditions set forth to establish an extraordinary hardship, provide the total areas of existing and proposed natural and cleared space , confirm if there is an increase in sanitary flow, and describe the proposal to satisfy the requirements of Article 6 of the Suffolk County Sanitary Code for non-residential development.

On July 9, 2025, the Applicant submitted an updated application packet with a written project description and site plan dated June 27, 2025 prepared by MJK Architect, PLLC. The most recent site plan, dated October 5, 2025, was received on October 7, 2025.

IV. Public Process

On September 17, 2025, 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. The decision deadline was extended from October 7, 2025 to the regular

Commission meeting on November 19, 2025. The hearing was closed and a one week written comment period held open until September 24. No comments were received at the hearing or during the extended comment period. A transcript of the hearing was received and distributed to the Commission and posted on the Commission website.

V. The Project Site and Study Area

The Project 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 in the Core Preservation Area of the Central Pine Barrens.

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 Project Site. 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. This section of Middle Country Road acts as the boundary separating the Compatible Growth Area to the north and the Core Preservation Area to the south.

Within the Study Area, there is a diverse mixture of land uses and zoning districts including 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 a significant amount of contiguous publicly-owned open space on the south side of Middle Country Road behind the Project Site.

VI. Environmental Review and Other Required Approvals

The Project is a Type II Action pursuant to 6 NYCRR Part 617.5(c)(9) of the State Environmental Quality Review Act (SEQRA). No further environmental review pursuant to the SEQRA regulations is required.

Other agencies with jurisdiction will need to review and issue permits and/or approvals for the Project to proceed. This includes the Town of Brookhaven for site plan and building permits and the Suffolk County Department of Health Services (SCDHS) for Article 6 of the Sanitary Code requirements. Mitigation measures related to the Project's excess sanitary flow may be required for SCDHS approval.

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 resources. OPRHP replied by letter dated August 18, 2025 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.

VII. History of the Project Site and Prior Commission Decisions

On February 7, 1996, the Commission approved a Compatible Growth Area Application of Aroya and Brodbeck to develop a new 2,990 square foot medical office building in addition to the 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 to the west, 200-402-1-16.2. The Project is shown on the site plan prepared by Fredrick Ercolino, last dated February 5, 1996. Both the site plan and 1996 resolution were in the Klein Staff Report presented at the September 17, 2025 public hearing held by the Commission.

The new 2,990 square foot medical office building was built on the westerly parcel identified as 200-402-1-16.2 and included clearing of natural vegetation and drainage improvements. The existing building on Klein's subject parcel, 200-402-1-18.12, remained as-is, though the existing parking lot received drainage improvements. No clearing of natural vegetation was included on this side of the Project Site. The 1996 Commission approval did not contemplate future growth of the new or existing buildings on the Project Site.

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.

In 1993, upon the enactment of the Long Island Pine Barrens Preservation Act of 1993, the Project Site was placed into the Compatible Growth Area. In 2014, New York State modified the Act including boundary revisions, by which the Project Site was placed into the Core Preservation Area.

Development in the Core Preservation Area is prohibited unless a hardship exemption is granted by the Commission. The Applicant states the property was acquired in 2023 for commercial use and requires expansion to accommodate the growing number of staff.

The Commission has reviewed similar exemption requests in the past. These matters include both approvals and denials in the Commission decision history. Of five Core Preservation Area Extraordinary Hardship Waiver Approvals relating to commercial or office building and parking lot expansions, one project included a second-story addition to an existing building in the Core.

In 2010, the American Physical Society (APS) filed a second Core Hardship Waiver Application for a 16,274 square foot second-story expansion to the existing 31,062 square foot commercial office building on a five acre Project Site identified as 200-459-1-1.4. The first Core Hardship Waiver was granted on December 12, 1994 for an extension of the existing office building with a condition requiring future expansions to be accommodated vertically above the new addition.

The 2010 Project included clearing of 0.06 acres of natural vegetation (1.2% of the site) for 27 additional parking spaces and reconfiguration of the parking lot access points. The Project also included the installation of a new septic system that exceeded the as of right flow by 985.5 gpd.

The Commission granted the waiver on July 21, 2010 with the finding that "APS has designed the proposal in harmony with the project site's physical surroundings and boundary constraints, with minimal disturbance to existing natural vegetation to the greatest extent possible, and in accordance with the condition imposed by the Commission in its 1994 Waiver resolution to accommodate future expansions of the building on a vertical plane rather than expanding the existing building laterally."

Condition four of the approval required the purchase and retirement of a minimum of 3.29 sanitary wastewater credits at the SCDHS to comply with Suffolk County Sanitary Code Article 6. Condition seven of the approval required restoration of 0.41 acres of previously disturbed area and a Declaration of Covenants and Restrictions to protect a minimum of the restored site and existing natural area for a total of 1.96 acres.

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) and (c) 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 Klein has demonstrated that an extraordinary hardship exists.

The Applicant purchased the property in 2023 to establish a computer-based trading business and explained that 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 schedule is currently used for staffing the space. The Applicant expressed that limited office space restricts current business activity and future economic growth, thus hindering beneficial uses of the property.

The Applicant states the Project's proposal for a second story addition does not affect neighboring properties. The Commission finds the vertical expansion of the existing building, which existed before the Act, is designed in harmony with the site's physical boundary constraints and results in no disturbance to the existing natural vegetation.

The Applicant states the inability to have a beneficial use results from unique circumstances peculiar to the subject property which are not the result of any action or inaction by the Applicant or the owner or their predecessors in title including any transfer of contiguous lands which were in common ownership on or after June 1, 1993. The Commission finds that the Applicant has demonstrated such criteria.

The Applicant states the Project 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. The Commission finds the Project's lack of disturbance to natural vegetation and use of already cleared areas demonstrates these criteria.

The Commission finds the waiver is consistent with the purposes, objectives or the general spirit and intent of Article 57 as the Project Site was developed prior to the Act and current plans preserve existing natural vegetation. The Applicant is receptive to additional site improvements if required by the Town, as noted in the public hearing transcript. The excess sanitary flow as a result of the building expansion requires mitigation at the county level.

The Commission finds the waiver is the minimum relief necessary to relieve the extraordinary hardship on behalf of the Applicant to meet their needs and minimize adverse impacts on the Project Site in the Core Preservation Area to the greatest extent practicable.

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.

IX. **Conclusion**

Based on the foregoing and upon review of the application, the Commission hereby grants the waiver requested by the Applicant. The Waiver is granted only for this specific project. No other uses or development of the site in the J Business zoning category is permitted.

Aside from this Waiver, the Applicant must obtain any and all other permits and approvals from other agencies including the Town of Brookhaven and SCDHS.

A condition of approval requires the Applicant to record a Declaration of Covenants and Restrictions (C&Rs) on the property to protect 0.11 acre of the property and barring the construction of any other structure(s) and uses on the property.

The Klein Core Preservation Area Hardship Waiver is approved, as per the site plan prepared by MJK Architect PLLC, last dated October 6, 2025, subject to conditions including:

1. The Waiver shall be valid for a period of five (5) years from the date of approval, and a new application will be required after 5 years even for the same project and survey.

2. The Waiver is granted only for this specific Project. Implement the Project as depicted in the site plan survey prepared by MJK Architect PLLC, last dated October 6, 2025.

3. Submit any updates in the Project if they occur. No substantial changes may occur without Commission approval. If any changes occur in the Project, the Applicant must notify the Commission and submit an amended application, subject to review and approval.

4. The Applicant must obtain additional permits and approvals, as required by law, prior to commencement of activity related to the Project including Town of Brookhaven and

Suffolk County Department of Health Services (SCDHS) review and approval, and any other approvals and permit requirements that apply to the Project.

5. The Applicant must obtain SCDHS approval and forward a copy to the Commission prior to site disturbance, including proof of compliance related to excess as of right sanitary flow and Suffolk County Sanitary Code Article 6. Pursuant to Section 6.5.6 of the Plan, Pine Barrens Credits may not be redeemed in the Core, therefore they cannot be used to satisfy SCDHS sanitary requirements if required by SCDHS for this Project.

6. This site is not eligible for a credit allocation in the Pine Barrens Credit Program.

7. No clearing or disturbance of trees or other natural vegetation present on the Project Site shall occur, as confirmed by the Applicant. Install snow fencing along the tree line and natural vegetation to protect the natural area during construction and remove snow fencing post-construction.

8. The Applicant must submit a copy of the Declaration of Covenants and Restrictions (C&Rs) granted to the Town to include the protection of the Project Site's existing natural vegetation, 0.11 acre. 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.

9. 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.

Klein Core Preservation Area Hardship Waiver
Town of Brookhaven, SCTM # 200-402-1-18.12
Decision to Approve
Record of Motion:
Motion by: Mr. Charters
Seconded by: Ms. Juengst

In Favor: 4
Opposed: 0
Abstention: 0

cc: Town of Brookhaven Department of Planning, Environmental, and Land Management
Suffolk County Department of Health Services
MJK Architect, PLLC

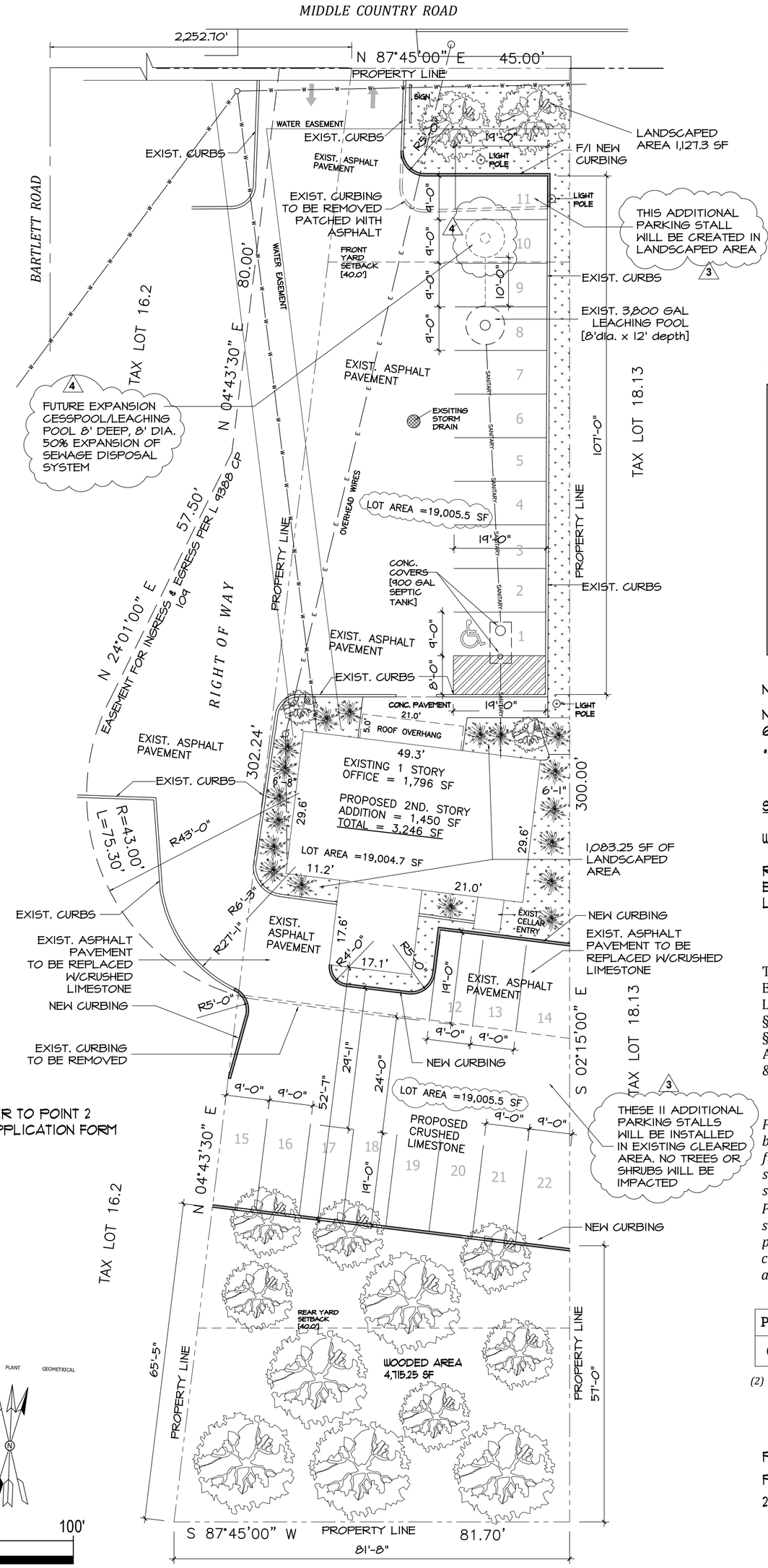
PROPOSED SITE PLAN FOR 2ND. STORY OFFICE ADDITION (1,450 SF)

Figure 5-1: Clearance and Open Space Standards
This table shows total overall development project site clearance and requirement for open space including lots, roads, drainage and other improvements.

Zoning lot size (see Notes at end of table)(*)	Maximum overall development project site clearance (**)	Minimum open space requirement (**)
10,000 square feet residential (1/4 acre)	90 %	10 %
15,000 square feet residential (1/3 acre)	70 %	30 %
20,000 square feet residential (1/2 acre)	60 %	40 %
30,000 square feet residential (2/3 acre)	58 %	42 %
40,000 square feet residential (1 acre)	53 %	47 %
60,000 square feet residential (1.5 acre)	46 %	54 %
80,000 square feet residential (2 acres)	35 %	65 %
120,000 square feet residential (3 acres)	30 %	70 %
160,000 through 200,000+ square feet residential (4 - 5+ acres) The total amount of disturbance of natural vegetation shall not exceed the clearance percentage, except on flagpole lots where the area of the pole shall be exempt from the total lot area and the total amount of clearing permitted.	25 %	75%
Other defined residential zoning lot size	Interpolate from entries above.	Interpolate from entries above.
All other zoning categories, including those categories without defined zoning lot sizes and parcels owned by the State or a public corporation	60 %	40 %

Notes:
(*) These entries are the minimum lot sizes required by zoning as of June 28, 1995 or the date the parcel is added to the Central Pine Barrens if later or the current zoning, whichever is more protective of the environment by minimizing clearing or maximizing open space, not the size of the subject parcels.

(**) In calculating the percentage of land cleared and the percentage of open space to be retained, the preserved areas in a development should preferably be existing native vegetation. These are maximum clearance and minimum open space standards, and more restrictive standards may be imposed during the review by the Commission, involved agency, or local municipality due to consideration of other standards, especially those addressing preservation of rare or endangered species, or unique flora or vegetation.



SURVEY INFORMATION

SURVEY INFORMATION OBTAINED FROM SURVEY MAP SUPPLIED BY JOSHUA R. WICKS LICENSED LAND SURVEYOR,
LIC.# 051025

PO Box 593
Center Moriches, NY 707 11934
JoshuaRWicks@gmail.com

P: 631-405-8108

SITE INFORMATION

608 Middle Country Road
MIDDLE ISLAND, NEW YORK

DISTRICT:	200
SEC:	402
BLK:	01
LOT:	18.12
ZONE:	J/J
LOT AREA:	19,00550 SF (0.4363 ac)
LOT OCCUP:	1,796 S.F.
LOT %:	9.4 %
FAR:	3,801 SF
PROPOSED FAR:	17.0 %
PERMITED FAR:	20.0 %
EXIST. OFFICE AREA	1,796 SF
PROPOSED OFFICE AREA	1,450 SF
TOTAL OFFICE AREA	3,246 SF

NATURAL/LANDSCAPED AREA MIN.: 20.0%*
NATURAL/LANDSCAPED AREA PROVIDED: 6,926 SF =36.5%
*(REFER TO FIGURE 5-1 ON THIS PAGE)

SUBJECT TO COVENANTS & RESTRICTIONS

WATER EASEMENT: LIBER 11887, PAGE 007

RIGHT OF WAY - EASEMENT FOR INGRESS & EGRESS:
LIBER: 9388 PAGE 109

This Site Plan shall fully comply with the Town of Brookhaven Land Use Legislation, Chapter 85, Article 34 Land Development Standards
§85-849 Required parking spaces.
§85-852 Table of parking requirements
ADA Parking requirements
& NYS Building and Property Maintenance Code

Paving, curbing, sidewalks, signs, traffic signs, catch basins and any other required work or installation shall fully comply with the Town of Brookhaven standard street and public improvement construction specifications
Parking lot or field maintenance. Any paving, sealing, striping or signage changes shall require a building permit and must be maintained in accordance with the current ADA parking requirements of the NYS Building and Property Maintenance Code.

Principal Land Use	Parking Requirement	Additional Requirement
Office	1 per 150 sqft of GFA	See Note 2

(2) Improved and designated on-street parking along the development street frontage or municipal parking within 200 feet of the site may be included in meeting the parking requirement at the discretion of the Planning Board.

PROPOSED OFFICE GROSS FLOOR AREA: 3,246 SF
PARKING SPACES CALCULATION: 3,246 SF / 150 SF = 21.64
22 PARKING SPACES ARE REQUIRED.

2

SEPTIC TANK:
EXISTING SEPTIC TANK 900 GAL.

LEACHING BASIN:
EXISTING LEACHING BASIN 3,800 gal.
8'-0" DIA. x 12'-0" DEPTH
300.6 DRAIN WALL AREA

EXIST. & PROPOSED OFFICE AREA = 3,246 SF
DENSITY LOAD = 194.1 gal.
HYDRAULIC LOAD = 194.1 gal.
2-DAY DESIGN SEWAGE FLOW = 389.5 gal.

REFER TO POINT 3

2

POPULATION DENSITY EQUIVALENT =
(300 GALLONS PER DAY PER ACRE IN GROUNDWATER MANAGEMENT ZONE III)
0.4363 ACRE X 300 GAL = 130.89

OFFICE SPACE:
DENSITY LOAD: 0.06 gpd/sf =
DESIGN SEWAGE FLOW: 0.06 gpd/sf

3,246 x 0.06 = 194.76 gal.

SINGLE FAMILY RESIDENCE:
DENSITY LOAD: 300 gpd/sf =
DESIGN SEWAGE FLOW: 300 gpd/sf

POPULATION DENSITY EQUIVALENT =
(300 GALLONS PER DAY PER 40,000 SF IN GROUNDWATER MANAGEMENT ZONE III)
0.918 AC (40,000 SF) X 300 GAL = 275.4 gal.

194.76 < 275.4*

Suffolk County Sanitary Code – Article 6

B. Individual Sewerage Systems or Subsurface Sewage Disposal Systems may be approved by
the Department as to the method of Sewage disposal for Other Construction Projects
provided the following conditions are met:

2. For Other Construction Projects located within Groundwater Management Zones III, V or
VI;

*a.) the Population Density Equivalent is equal to or less than that of a Realty Subdivision
or Development of Single-Family Residences in which all parcels consist of an area
of at least 40,000 square feet; and

b.) the Other Construction Project, or an any portion thereof, is not located within an
existing sewer district and is located in an area where subsoil and groundwater
conditions are conducive to the proper functioning of Individual Sewerage Systems or
Subsurface Sewage Disposal Systems; and

c.) the Individual Sewerage System or Subsurface Sewage Disposal System complies
with the Department's current standards and the minimum State requirements as set
forth in 10 NYCRR, Part 75, to the extend applicable to Suffolk County.

5

STANDARDS FOR APPROVAL OF PLANS AND CONSTRUCTION FOR SEWAGE DISPOSAL SYSTEMS FOR OTHER THAN SINGLE-FAMILY RESIDENCES

XVII. LEACHING STRUCTURE/SYSTEM REQUIREMENTS

f) Leaching pools or galleys installed in sand and gravel (defined by SP or SW by ASTM standards) shall be permitted to be designed with a maximum hydraulic leaching rate of 1.5 gal/sq.ft./day for Conventional Subsurface Sewage Disposal Systems or I/A OWTS.

PROJECT DENSITY LOADING RATES & DESIGN SEWAGE FLOW RATES
(Based upon gross floor area in square feet (sf) unless otherwise noted)

STRUCTURE USE	DENSITY LOAD	HYDRAULIC LOAD
NON-MEDICAL OFFICE SPACE lst,& 2nd. floor	0.06 gpd/sf x 3,246 sf = 194.76 gpd	0.06 gpd/sf x 3,246 sf = 194.76 gpd
TOTAL SEWAGE FLOW RATE		194.76 gpd

GROSS FLOOR AREA: 3,246 SF
8 FT. DIAMETER RING = 25.0 SQFT. DRAIN WALL AREA PER FOOT OF HEIGHT
194.76 GPD / 1.5 GAL/SF/DAY = 129.84 SF OF LEACHING AREA REQUIRED
8 FT. DIAMETER RING, 12'-0" height = 300 SQFT. DRAIN WALL AREA
300 SQFT. OF EXISTING POOL LEACHING AREA.

Septic tanks shall be designed to hold a volume of at least two days Design Sewage Flow:
194.76 gpd x 2days. = 389.52 gal
Existing Septic Tank = 900 gal. > 389.5 gal

EXISTING CLEARED AREA	14,209.25 SF
EXISTING NATURAL AREA	4,715.25 SF
PROPOSED CLEARED AREA	14,290.25 SF
PROPOSED NATURAL AREA	4,715.25 SF

REFER TO POINT 2 IN APPLICATION FORM

3 ALL NEW PARKING SPACES WILL BE INSTALLED IN EXISTING CLEARED AREA. NO ENCROACHMENT OR IMPACT ON EXISTING NATURAL AREA.

3 THESE 11 ADDITIONAL PARKING STALLS WILL BE INSTALLED IN EXISTING CLEARED AREA. NO TREES OR SHRUBS WILL BE IMPACTED

The cleared areas include:
asphalt, bare grass/lawn, maintained landscaping, the building, concrete sidewalks

The natural areas include:
unmaintained vegetation like the wooded area

PREVAILING WIND PLANT GEOMETRICAL

PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"

0 5' 10' 25' 50' 100'

MJK
ARCHITECT PLLC

178 JUNIPER AVENUE,
SMITHTOWN, NY 11787
architect@kazubowski.com
(516) 361-7828

No.	Date	Revision/Description
1	03/20/25	Site Plan Submission
2	06/27/25	Article 6
3	09/05/25	Prop. Cleared Area SF
4	10/02/25	Cesspool Expansion
5	10/06/25	Capacity of the existing sewage disp. system

CLIENT NAME:
ROBERT KLEIN
608 Middle Country Road
Middle Island, NY 11953

PROJECT NO: **25-03**

REGULATORY STAMP

SCTM: 0200-402.00-01.00-018.012

DRAWING BY: M.K.

CHECKED BY: MK

DATE: **03/20/2025**

PROJECT:
PROPOSED 2ND. STORY OFFICE ADDITION
ADDRESS:
608 Middle Country Road
Middle Island, NY 11953

DRAWING TITLE:
PROPOSED SITE PLAN

ZONING: J/J

SEAL & SIGNATURE

REGISTERED ARCHITECT
ANDRZEJ J. KAZUBOWSKI
028793
STATE OF NEW YORK

DRAWING No.
SP-1

SHEET:
1 OF 1

CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION

October 21, 2026

Yuliya Viola
Certilman Balin Attorneys
100 Motor Parkway, Suite 560
Hauppauge, NY 11788

RE: **599 Middle Country Road, Middle Island**
SCTM Number 200-402-2-2
Central Pine Barrens Compatible Growth Area

Dear Ms. Viola:

On October 5, 2026, the Central Pine Barrens Commission received the updated site plan materials for the subject property. The property is in the Compatible Growth Area (CGA) of the Central Pine Barrens.

RA Middle Island LLC, property owner of 599 Middle Country Road, was granted a CGA Hardship Waiver with conditions on July 16, 2025 for a zone change from J Business 4 to J Business 5 and relief from the Vegetation clearance limit standard (5.3.3.6.1) and Open space standard requirement, unfragmented open space and habitat standard (5.3.3.6.2). The approved project reuses the existing 5,000 square foot one-story commercial building, drive-through and parking lot with site improvements on the 1.44 acre property, as depicted on the site plan prepared Stonefield Engineering & Design last dated June 18, 2025.

Updated materials indicate the following changes:

- A recalculation of Gross Floor Area resulting in an increase from 5,097 to 8,267 square feet. No changes were made to the building footprint.
- An addition of use to include retail alongside the approved restaurant use. Both uses are permitted within the J Business 5 zoning with Town and Planning Board special permits.
- A widening of non-fertilizer dependent landscaped area between the drive-through and northernmost parking spaces. This results in a slight increase in the natural vegetation from 23% to 23.1%.

No additional clearing, fertilizer dependent vegetation, or increase in intensity of use is proposed. There are no substantial changes to the project. Updates are depicted in the site plan package including C-4, Site Plan, and C-10, Landscaping Plan, prepared by Stonefield Engineering & Design last dated September 23, 2026.

The activity authorized by this letter does not expand the scope of prior Commission approval. Please have the applicant continue to adhere to the conditions set forth in the approval dated July 16, 2025. Please avoid areas to remain natural and conduct this activity in areas that were planned to be disturbed for the project, as per the Site Plan referenced in the Commission decision.

Ryan P. McGarry
Chairman

Jerome Halpin
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

If the proposed activity changes, please notify this office and forward the updated information for Commission review prior to implementation as the revised project may constitute development.

If you have any questions, please contact me at 631-563-0307.

Sincerely,

Tara Murphy, Environmental Planner

cc: Julie Hargrave, Interim Executive Director
John Milazzo, Counsel

RA Middle Island Starbucks (SCTM #: 200-402-2-2)



10/7/2026, 11:26:58 AM

1:1,561

0 55 110 220 ft

0 15 30 60 m

Street Labels

Pine Barren CGA

Tax Parcels

Nearmap

CERTILMANBALIN
ATTORNEYS

100 Motor Parkway, Suite 560
Hauppauge, NY 11788
Phone: 631.979.3000 • Fax: 631.979.7070
www.certilmanbalin.com

RECEIVED
OCT 05 2026
Central Pine Barrens
Joint Planning & Policy Commission

YULIYA VIOLA
PARTNER
yviola@certilmanbalin.com

September 30, 2026

Via Email

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

RE: Request for Approval of Minor Modifications to the Site Plan
Applicant: RA Middle Island LLC
Premises: 599 Middle Country Road, Middle Island
SCTM: 0200-402.00-02.00-002.000
Our File No.: 11565.0008

Dear Ms. Jakobsen:

As you know, our firm represents RA Middle Island LLC, the applicant and property owner, in connection with the above-referenced request. On July 16, 2025, the Central Pine Barrens Joint Planning and Policy Commission ("CPBJPPC") adopted Resolution granting the Compatible Growth Area Hardship Waiver ("2025 Hardship Waiver") for the subject site in connection with the proposed development of an estimated 5,000 one-story Starbucks restaurant with a drive-through, outdoor seating and parking lot. The subject site was previously utilized by a bank and has been vacant since 2019.

Subsequently, the application for a change of zone from J Business 4 to J Business 5 for the subject property was approved by the Town of Brookhaven. As negotiations with Starbucks progressed, the applicant became aware that Starbucks only needs 2,462 square feet for its use. As a result, we have made minor modifications to the site plan to allow for such change. It is important to note that the overall building footprint has not changed and remains the same, and no additional clearing or disturbance is proposed. Specifically, the following minor modifications were made to the site plan:

- Given that Starbucks is projected to occupy 2,462 square feet, the second use was added, which is retail sales that will occupy 1,197 square feet. The retail sales use is allowed in J 5 Business District via a Planning Board Special Permit. The Starbucks use is allowed in J5 Business District via a Town Board Special Permit. Attached please find the revised site plan.

- The total Gross Floor Area has increased from 5,097 sf to 8,267 sf due to recalculations of the Gross Floor Area for the basement, attic, porch, and staircase although the footprint of the building has not changed. The original application noted 500 sf of basement area and 0 sf of attic space. However, after recalculating the square footage for those areas using the applicable definitions of the GFA for commercial spaces from the Town of Brookhaven Code, the design professional's calculations yielded a different result. The revised breakdown is as follows: Starbucks Restaurant: 2,462 sf; Retail Use: 1,197 sf; Porch: 951 sf; Basement: 1, 096 sf; Attic: 2,349; Ground floor staircase: 212 sf.

- The amount of naturally vegetated area (which consists of area to remain natural and non-fertilizer dependent vegetation) slightly increased from 23% (0.33 acres) to 23.1% due to replacing concrete curb islands with landscaped islands and increasing the width of the landscaped area between the drive through and the northernmost parking spaces among other things.

Pursuant to the Long Island Pine Barrens Protection Act codified in Article 57 of the New York Environmental Conservation Law ("NYECL") and the Central Pine Barrens Comprehensive Land Use Plan, the above-referenced modifications to the site plan do not constitute development. Section 57-0107(13) of NYECL defines development as:

> 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 title 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;
>
> (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;
>
> (d) material alteration of a shore, bank or flood plain of a river, stream, lake, pond, or artificial body of water;
>
> (e) re-establishment of a use which has been abandoned for one year;

> (f) departure from the normal use for which development permission has been granted, or material failure to comply with the conditions of an ordinance, rule or order granting the development permission under which the development was commenced or is continued.

It is submitted that the proposed modifications do not constitute development as defined in Section 57-0107(13) of NYECL in that the proposed modifications neither represent a change from one class of use to another class nor a material increase in the intensity of use of land.

The addition of a retail use, which is permitted in J 5 Business District via a Planning Board Special Permit is merely a change in use in the same class because both uses - major restaurant use with a drive through and retail sales use - are permitted in J 5 Business District via Special Permit, and both uses are commercial uses contemplated within the existing J-5 zoning framework. As such, the proposed modifications are minor and do not represent a conversion of the property from one general type of class of land use to another one. Rather, the subject property will remain devoted to commercial business use consistent with the purpose and character of the J 5 Business District.

The proposed modifications are minor and do not represent a material increase in the intensity of use of land or environmental impacts because the 2025 Hardship Waiver was approved for a higher intensity use, such as a 5,000-square foot restaurant while the proposed changes contemplate a reduction in the restaurant size to 2,462 sf and an addition of a 1,197 sf of retail use, which is a less intensive use than a restaurant, resulting in lesser environmental impacts. Although the gross floor area has increased, the physical footprint of the building has not changed, and no additional land clearing or disturbance is proposed. Thus, the proposed modifications merely represent the internal reallocation of the space within the same development envelope rather than a material increase in the intensity of use of land or environmental impacts as a result thereof.

In light of the above, we respectfully request the CPBJPPC's approval of the above-referenced modifications to the site plan.

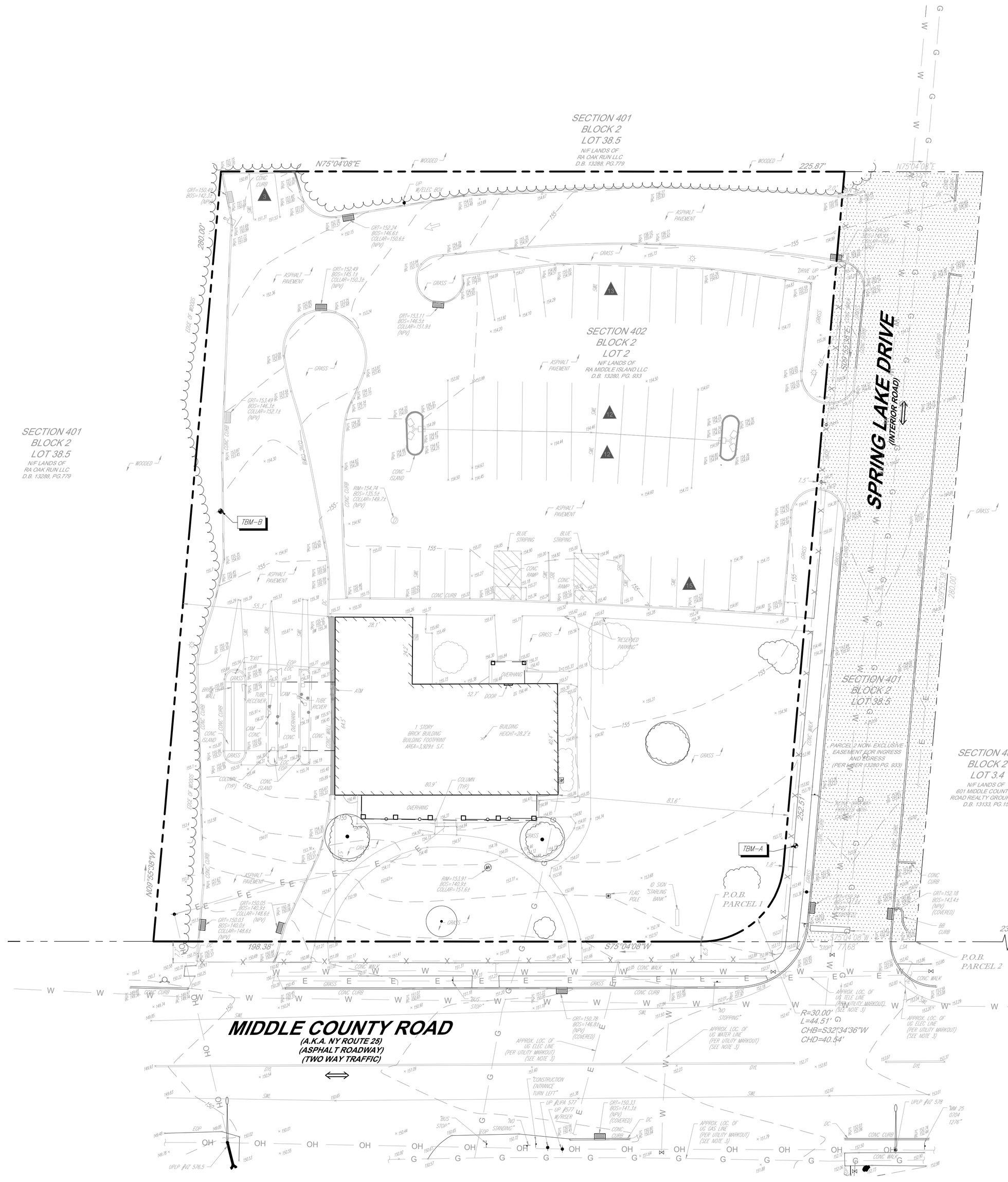
Your professional courtesies are greatly appreciated.

Very truly yours,

Yuliya Viola

Yuliya Viola, Esq.

cc: John Milazzo (via email)
Tara Murphy (via email)



SYMBOL DESCRIPTION

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXIST. TOP OF CURB ELEVATION
- EXIST. BOTTOM OF CURB ELEVATION
- EXIST. BOTTOM OF WALL ELEVATION
- EXIST. DOOR SILL ELEVATION
- OVERHEAD WIRES
- APPROX. LOC. UNDERGROUND CABLE LINE
- APPROX. LOC. UNDERGROUND ELECTRIC LINE
- APPROX. LOC. UNDERGROUND NATURAL GAS LINE
- APPROX. LOC. UNDERGROUND TELEPHONE LINE
- APPROX. LOC. UNDERGROUND WATER LINE
- DEPRESSED CURB
- HYDRANT
- WATER VALVE
- GAS METER
- GAS VALVE
- IRRIGATION VALVE
- DRAINAGE/STORM MANHOLE
- UNKNOWN MANHOLE
- CATCH BASINS
- GUY WIRE
- UTILITY POLE
- UTILITY POLE/LIGHT POLE/SOLAR PANEL
- SIGN
- BOLLARD
- GATE POST
- FLAG POLE
- AREA LIGHT
- LAMP
- PARKING SPACE COUNT
- BELGIUM BLOCK CURB
- BUILDING FOOTPRINT AREA
- BUILDING
- CHAIN LINK FENCE
- DEPRESSED CURB
- EDGE OF CONC.
- EDGE OF PAVEMENT
- LANDSCAPED AREA
- STOP BAR
- SOLID BLUE LINE
- SOLID WHITE LINE
- TYPICAL
- EVIDENCE FOUND
- UNKNOWN TERMINUS
- ELECTRIC BOX
- SECURITY CAMERA

SURVEY NOTES:

1. THE SURVEY LISTED WITHIN THE PLAN REFERENCES ON THE COVER SHEET SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THE SURVEY AND ASSOCIATED DOCUMENTS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE SURVEY AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
4	09/23/2026	MA	UPDATED PER LATEST ARCH PLANS AND PINE BARRENS REVISIONS
3	03/27/2026	MG	REVISED PER MUNICIPAL COMMENTS
2	03/12/2026	MA	SITE PLAN SUBMISSION
1	10/27/2025	KL	ISSUED FOR REVIEW

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Rutherford, NJ · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Birmingham, MI
www.stonefieldeng.com
584 Broadway, Suite 310, New York, NY 10012
Phone 718.606.8305

SITE PLANS

RA MIDDLE ISLAND LLC

PROPOSED STARBUCKS WITH DRIVE-THRU AND RETAIL

SECTION 402, BLOCK 2, LOT 2
595 MIDDLE COUNTRY ROAD
TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK

STATE OF NEW YORK · ZACHARY E. CHAPLIN · 099748 · LICENSED PROFESSIONAL ENGINEER

ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 99748
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: NYC-240191

TITLE:
EXISTING CONDITIONS PLAN

DRAWING:
C-2

Z:\ACTIVE\2024\NYC-240191 THE CREST GROUP - 595 MIDDLE COUNTRY ROAD, MIDDLE ISLAND, NY\CAD\PLOT\XXX-EXISTING.DWG

TOWN STANDARD NOTES:

1. ALL CONCRETE CURBING, SIDEWALKS, AND DRAINAGE STRUCTURE SHALL CONFORM TO PLANNING BOARD STANDARD DETAIL AND SPECIFICATIONS
2. TOWN OF BROOKHAVEN ENGINEERING INSPECTOR IN THE DEPARTMENT OF PLANNING, ENVIRONMENT AND LAND MANAGEMENT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ALL CONSTRUCTION AT 631-451-6400 BETWEEN THE HOURS OF 9:00AM- 4:30PM MONDAY THROUGH FRIDAY.
3. PLEASE CONTACT THE DIVISION OF ENGINEERING AT (631)-451-6400 TO SCHEDULE A PRE-CONSTRUCTION MEETING 48 HRS PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION ACTIVITIES.
4. LOCATION AND GRADES FOR CURBS AND WALKS TO BE VERIFIED WITH THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT, SCDPW OR NYSDOT PRIOR TO CONSTRUCTION.
5. ALL TRAFFIC CONTROL DEVICES, I.E. SIGNALS, SIGNS, AND PAVEMENT MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH THE GUIDELINES OF THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND AS DIRECTED BY THE TOWN OF BROOKHAVEN, DIVISION OF TRAFFIC SAFETY.
6. THE CONTRACTORS PERFORMING ANY AND ALL TRAFFIC CONTROL DEVICES LAYOUT AND INSTALLATION WORK SHALL NOTIFY THE TOWN OF BROOKHAVEN DIVISION OF TRAFFIC SAFETY, 48 HOURS IN ADVANCE OF BEGINNING SUCH WORK ALONG A TOWN ROAD.
7. ALL PAVEMENT MARKINGS REQUIRED SHALL BE THERMOPLASTIC (SUFFOLK COUNTY SPECIFICATIONS) UNLESS OTHERWISE NOTED ON PLAN.
8. STOP LINE SIGHT DISTANCE SHALL BE MAINTAINED AT ALL INTERSECTIONS IN ACCORDANCE WITH AASHTO REQUIREMENTS.

811 Know what's **below** **Call** before you dig.

CENTRAL PINE BARRENS DATA TABLE

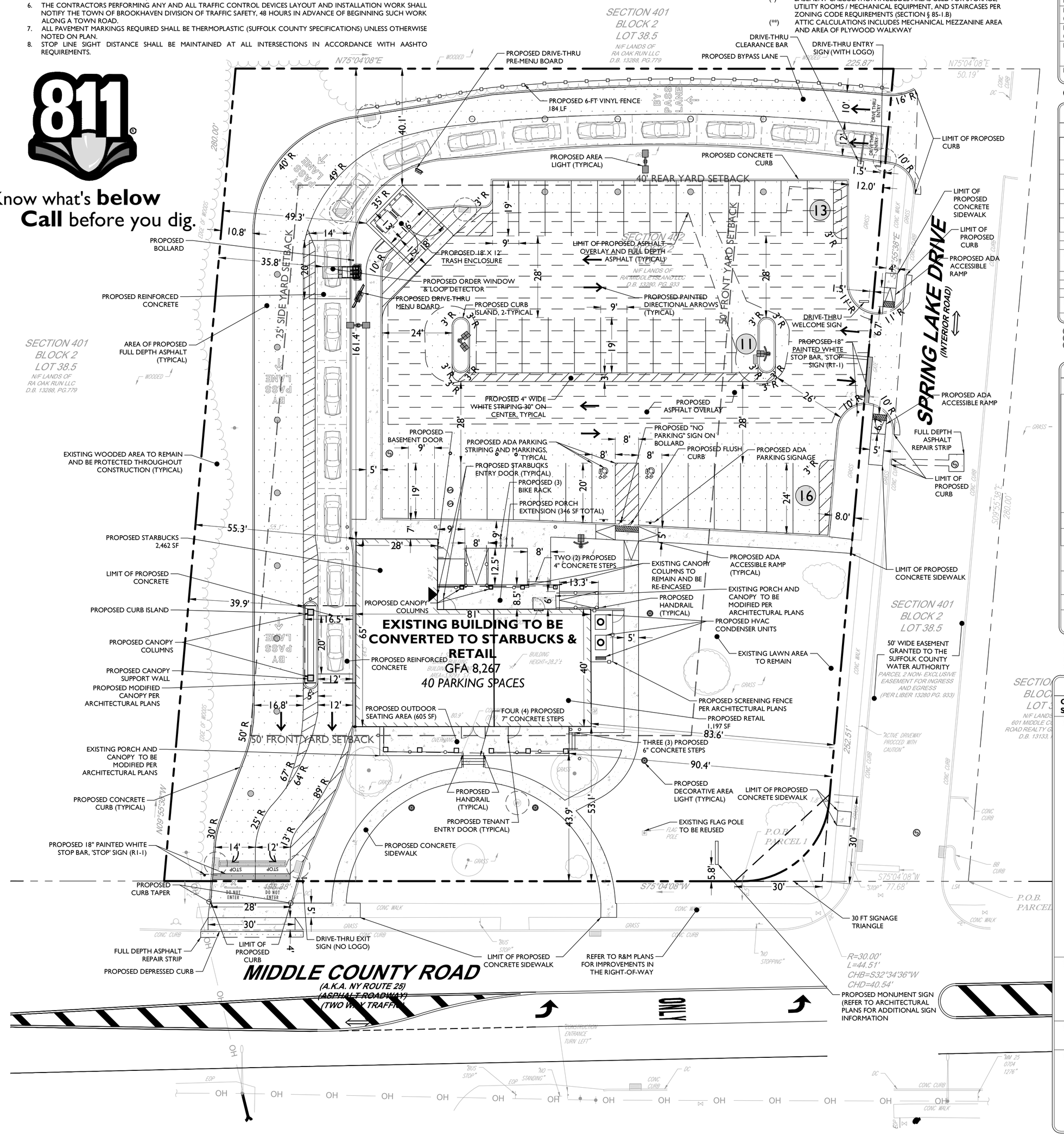
LANDSCAPED AREA DESCRIPTION	AREA & PERCENTAGE
PROPOSED AREA TO REMAIN UNDISTURBED AND NATURAL	4,362 SF (6.9%)
PROPOSED AREA OF FERTILIZER DEPENDENT VEGETATION	8,511 SF (13.5%)
PROPOSED AREA OF NON-FERTILIZER DEPENDENT VEGETATION	10,174 SF (16.2%)
PROPOSED TOTAL PINE BARRENS NATIVE VEGETATION	4,362 SF + 10,174 SF = 14,536 SF (23.1%)

GROSS FLOOR AREA BREAKDOWN

AREA DESCRIPTION	AREA
GROUND FLOOR STARBUCKS	2,462 SF
GROUND FLOOR RETAIL	1,197 SF
GROUND FLOOR STAIRCASE AREAS (EAST & WEST)	212 SF
FRONT PORCH (OUTDOOR SEATING)	605 SF
REAR PORCH (NO SEATING)	346 SF
BASEMENT	1,096 SF(*)
ATTIC	2,349 SF(**)
TOTAL	**8,267 SF**

(*) BASEMENT CALCULATION INCLUDES AREAS USED FOR STORAGE, UTILITY ROOMS / MECHANICAL EQUIPMENT, AND STAIRCASES PER ZONING CODE REQUIREMENTS (SECTION § 85-1.8)

(**) ATTIC CALCULATIONS INCLUDES MECHANICAL MEZZANINE AREA AND AREA OF PLYWOOD WALKWAY



LAND USE AND ZONING

DISTRICT 200, SECTION 402, BLOCK 2, LOT 2
HIGH INTENSITY BUSINESS (J-5)

PROPOSED USE		
MAJOR RESTAURANT W/ ACCESSORY DRIVE-THROUGH	SPECIAL PERMIT USE (TOWN BOARD APPROVAL)	
ACCESSORY OUTDOOR SEATING	SPECIAL PERMIT USE (TOWN BOARD APPROVAL)	
RETAIL	SPECIAL PERMIT USE (TOWN BOARD APPROVAL)	
ZONING REQUIREMENT	**REQUIRED**	**PROPOSED**
MINIMUM LOT AREA	2.00 AC (87,120 SF)	1.44 AC (62,846 SF) (V)
MINIMUM LOT WIDTH	150 FT	225 FT
MAXIMUM FLOOR AREA RATIO	25% (15,711 SF)	13.2% (8,267 SF)
MAXIMUM BUILDING HEIGHT	2.5 STORIES / 35 FT	1 STORY / < 35 FT
MINIMUM FRONT YARD SETBACK (TO MIDDLE COUNTRY ROAD)	50 FT	BUILDING: 53.1 FT CANOPY: 43.9 FT (V)
MINIMUM FRONT YARD SETBACK (TO NON-EXCLUSIVE SCWA ROW EASEMENT)	50 FT	BUILDING: 83.6 FT CANOPY: 90.4 FT
MINIMUM SIDE YARD SETBACK	25 FT	BUILDING: 55.3 FT CANOPY: 39.9 FT TRASH ENCLOSURE: 49.3 FT
MINIMUM REAR YARD SETBACK	40 FT	BUILDING: 161.4 FT TRASH ENCLOSURE: 40.0 FT

(V) VARIANCE

SPECIAL PERMIT CRITERIA

CODE SECTION	REQUIRED	PROPOSED
§ 85-467.E(1)	A MINIMUM LANDSCAPED AREA OF 40 FT SHALL BE MAINTAINED ADJACENT TO ALL ROAD FRONTAGES	9.0 FT (EN) (SCWA NON-EXCLUSIVE EASEMENT) 43.9 FT (MIDDLE COUNTRY ROAD)
§ 85-467.E(2)	A MINIMUM OF 35% OF THE SITE SHALL BE MAINTAINED AS NATURAL AND/OR LANDSCAPED AREA	36.7% (23,046 SF)
§ 85-467.E(3)	NO EXTERIOR MENU BOARD SIGNS SHALL BE LOCATED WITHIN THE REQUIRED FRONT YARD SETBACK	COMPLIES
§ 85-467.E(4)	EXTERIOR MENU BOARD OR SPEAKERS SHALL BE NOT FACE ANY RESIDENTIAL USE OR ZONE	DOES NOT COMPLY (V)
§ 85-467.E(5)	NO INDOOR OR OUTDOOR PLAY AREA SHALL BE LOCATED WITHIN THE FRONT YARD	COMPLIES
§ 85-467.E(6)	THERE SHALL BE A MINIMUM OF 12 QUEUING SPACES FOR EACH DRIVE-THROUGH WINDOW	16
§ 85-467.E(7)	QUEUING LANES SHALL BE SEPARATE AND DISTINCT FROM PARKING AISLES	COMPLIES
§ 85-467.M(1)	OUTDOOR SEATING SHALL BE PERMITTED FOR FOOD SERVICE PURPOSES ONLY	COMPLIES
§ 85-467.M(2) & (3)	NO OUTDOOR LOUDSPEAKERS, EXTERIOR LIVE ENTERTAINMENT OR DANCING OF ANY KIND IS PERMITTED FROM 11PM TO 8AM OR WITHIN 1,000 FT OF ANY RESIDENTIAL USE / ZONE	COMPLIES
§ 85-467.M(4)	NO OUTDOOR SEATING SHALL BE LOCATED WITHIN 250 FEET OF ANY RESIDENCE	COMPLIES (*)
§ 85-467.M(5)	OUTSIDE SEATING SHALL BE PERMITTED ON THE SUBJECT PARCEL ONLY	COMPLIES
§ 85-467.Q(1)	RETAIL USE SHALL NOT BE THE SOLE USE ON THE SITE	COMPLIES
§ 85-467.Q(2)	THE MAXIMUM BUILDING AREA SHALL NOT EXCEED 5% OF THE TOTAL SITE AREA (62,846 SF)(5%) = 3,143 SF	3,871 SF (EN)
§ 85-467.Q(3)	THE MINIMUM LOT AREA SHALL BE THREE ACRES	1.44 ACRES (V)

(V) VARIANCE
(EN) EXISTING NON-CONFORMITY
(*) REFER TO 250-FT RADIUS MAP FOR MORE INFORMATION

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 85-852	MINIMUM PARKING REQUIREMENT: MAJOR RESTAURANT: 1 PER 2 SEATS OR 1 PER 100 SF OF GFA, WHICHEVER IS GREATER 2,462 SF / 100 SF = **25 SPACES** 30 INDOOR SEATS / 2 SEATS = 15 SPACES* OUTDOOR SEATING: 1 PER 8 SEATS FOR NO WAITER SERVICE SEATING: 16 SEATS / 8 = **2 SPACES** RETAIL: 1 PER 150 SF OF GFA 1,197 SF RETAIL + 346 SF REAR PORCH + 1,096 SF BASEMENT(**) + 2,349 SF ATTIC(**) + 103 SF STAIRCASE + 109 SF STAIRCASE 5,200 SF / 150 SF = **35 SPACES** TOTAL REQUIRED: **62 SPACES**	TOTAL PROPOSED: 40 (V)
§ 85-852	MINIMUM DRIVE-THROUGH QUEUING REQUIREMENT: RESTAURANT: 12 POSITIONS PER WINDOW	TOTAL PROPOSED: 15
§ 85-850	LOADING SPACE REQUIREMENT: 1 SPACE FOR BUILDING FLOOR AREA UNDER 8,000 SF	DOES NOT COMPLY (V)
§ 85-854-B	MINIMUM PARKING SPACE DIMENSIONS: LENGTH = 19 FT WIDTH = 9 FT	LENGTH = 19 FT WIDTH = 9 FT
§ 85-854-D	MINIMUM DRIVE-THROUGH QUEUE SPACE DIMENSIONS: LENGTH = 22 FT WIDTH = 9 FT	LENGTH = 22 FT WIDTH = 9 FT
§85-854.E	ALL DRIVE AISLES AND DRIVEWAY WIDTHS WITHIN PARKING AREAS SHALL BE DETERMINED BY THE PLANNING BOARD	24 FT
§85-855.A	NO PART OF ANY REQUIRED FRONT YARD, OTHER THAN A DRIVEWAY IN A RESIDENTIAL DISTRICT, SHALL BE USED FOR THE PARKING OF MOTOR VEHICLES OR FOR LOADING AND UNLOADING OPERATIONS.	DOES NOT COMPLY (EN)

(V) VARIANCE
(EN) EXISTING NON-CONFORMITY
(*) SEATING REQUIREMENT DISCOUNTED AS SQUARE FOOTAGE REQUIREMENT IS GREATER
(**) BASEMENT AND ATTIC AREAS CALCULATED PER GFA REQUIREMENTS AND GROSS FLOOR AREA BREAKDOWN TABLE

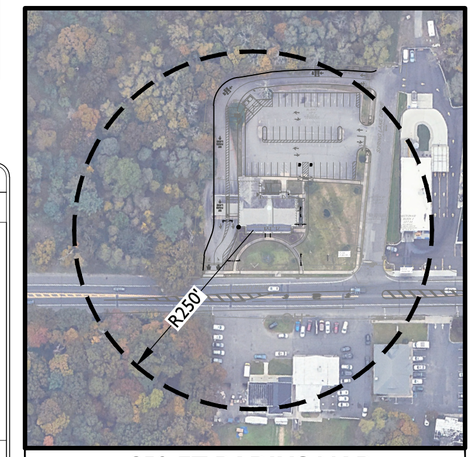
SIGNAGE REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 57A-6.E.	WALL SIGN: (1) MAXIMUM NUMBER OF SIGNS: ONE PER WALL	N SIDE: 2 SIGN (1 PER TENANT) S SIDE: 2 SIGNS (1 PER TENANT) E SIDE: 1 SIGN W SIDE: 2 SIGNS (V)
	(2) MAXIMUM AREA: THE AREA OF THE LARGEST SIGN MAY NOT EXCEED TWO SQUARE FEET PER LINEAR FOOT TO A MAXIMUM OF 40 SQUARE FEET. OTHER PERMITTED WALL SIGNS MAY NOT EXCEED 32 SQUARE FEET	N SIDE: 9.67 SF S SIDE: 32.00 SF E SIDE: 19.63 SF W SIDE: 19.63 SF
	(3) MAXIMUM LENGTH: SIGN IS NOT WIDER THAN THE BUILDING UPON WHICH IT IS PLACED	COMPLIES
	(4) SIGN MAY NOT PROJECT MORE THAN ONE FOOT FROM SUCH WALL AND AWNING SIGNS AND NECESSARY LIGHTING DEVICES DO NOT PROJECT MORE THAN TWO FEET FROM SAID WALL	N SIDE: COMPLIES S SIDE: COMPLIES E SIDE: COMPLIES W SIDE: COMPLIES
	(5) THE SIGN DOES NOT EXTEND HIGHER THAN THE ROOF OF ANY BUILDING	COMPLIES
	(6) TOP OF SIGN NOT TO BE HIGHER THAN 18 FT FROM THE GROUND	N SIDE: 11.50' S SIDE: 15.08' E SIDE: 21.92' (V) W SIDE: 19.71' (V)
	(7) ANY SUCH SIGN SHALL BE MAINTAINED IN A GOOD STATE OF REPAIR	WILL COMPLY
§ 57A-6.C.	GROUND SIGN: - MAXIMUM NUMBER OF DETACHED SIGNS: 1 SIGN	3 SIGNS (V)
	- MAXIMUM AREA: 24 SF PER SIGN FACE	32.00 SF (V)
	- MAXIMUM HEIGHT: 12 FT IN HEIGHT ABOVE THE MEAN LEVEL OF THE GROUND	7.08'
§ 57A-6.F	CANOPY SIGNS: - NOT TO EXCEED ONE SQUARE FOOT PER LINEAR FOOT OF CANOPY WIDTH TO A MAXIMUM OF 12 FEET	NOT APPLICABLE
§ 57A-12	SETBACK REQUIREMENTS: MINIMUM SIDE YARD SETBACK = 10 FT	35.8 FT
	MINIMUM FRONT YARD SETBACK PER SPEED LIMIT < 30 MPH = 12 FT 31 - 40 MPH = 17 FT 41 - 55 MPH = 22 FT	MIDDLE COUNTRY RD. = 5.8 FT (V) SPRING LAKE DR. = 1.5 FT (V)
	SIGN SHALL NOT BE LOCATED WITHIN THE TRIANGLE FORMED BY THE TWO PROPERTY LINES AND AN INTERSECTING LINE 30' FROM THE PROP. CORNER.	COMPLIES

(V) VARIANCE

SYMBOL / DESCRIPTION

- PROPERTY LINE
- SETBACK LINE
- PROPOSED CURB
- PROPOSED STOP SIGN
- PROPOSED CONCRETE
- AREA OF FULL DEPTH ASPHALT REPLACEMENT
- AREA OF ASPHALT OVERLAY



250-FT RADIUS MAP
SCALE: 1" = 150'

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
4	09/23/2026	MA	UPDATED PER LATEST ARCH PLANS AND PINE BARRENS REVISIONS
3	03/27/2026	MG	REVISED PER MUNICIPAL COMMENTS
2	03/12/2026	MA	SITE PLAN SUBMISSION
1	10/27/2025	KL	ISSUED FOR REVIEW

NOT APPROVED FOR CONSTRUCTION

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SITE PLANS

RA MIDDLE ISLAND LLC

PROPOSED STARBUCKS WITH DRIVE-THRU AND RETAIL
SECTION 401, BLOCK 2, LOT 2
599 MIDDLE COUNTRY ROAD
TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK

STATE OF NEW YORK — ZACHARY E. CHAPLIN — 099748 — LICENSED PROFESSIONAL ENGINEER

ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 99748
LICENSED PROFESSIONAL ENGINEER

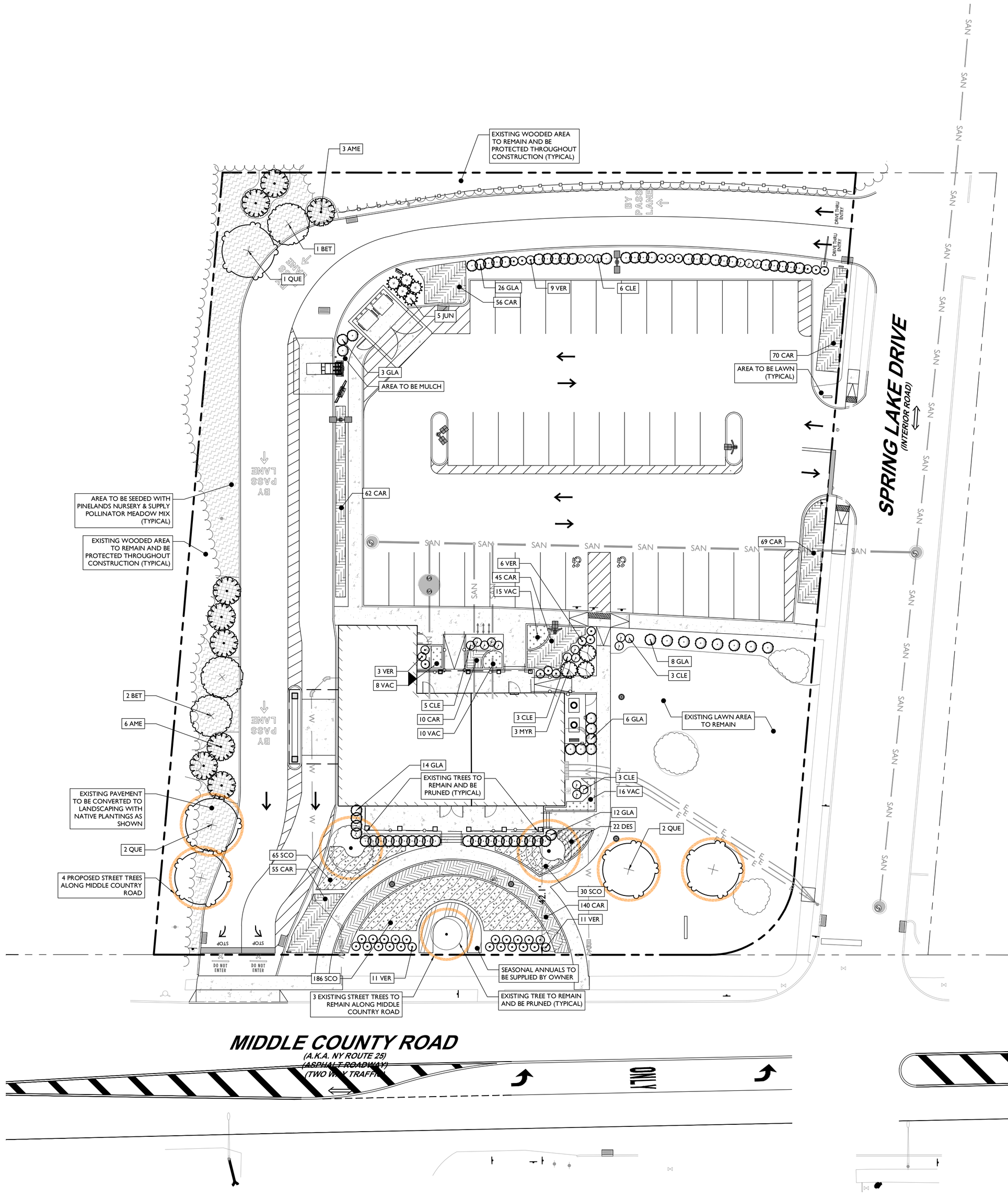
STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: NYC-240191

TITLE: SITE PLAN

DRAWING: C-4

Z:\NYC\240191\NYC-240191 THE CREST GROUP - 599 MIDDLE COUNTRY ROAD, MIDDLE ISLAND, NY\CAD\PLOT\SDO\SDO-SITE.DWG



LANDSCAPING AND BUFFER REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 85-843.A.(1)	LANDSCAPING AREAS MINIMUM 20% OF A COMMERCIAL SITE SHALL BE LANDSCAPED LOT AREA: 62,846 SF 62,846 SF * (0.20) = 12,569 SF	 23,046 SF (36.7%)
§ 85-843.A.(2)	MINIMUM 50% OF THE REQUIRED LANDSCAPED AREA SHALL BE LOCATED IN THE FRONT YARD 12,569 SF * (0.50) = 6,285 SF	 7,993 SF (69.4%)
§ 85-843.A.(3)	STREET TREES 1 TREE FOR EVERY 30 LF OF FRONTAGE MIDDLE COUNTRY ROAD: 191 FT (191 FT) * (1 TREE / 30 FT FRONTAGE) = 7 TREES	 3 EXISTING TREES 4 PROPOSED TREES
§ 85-843.A.(4)	MINIMUM LANDSCAPED AREA ALONG ALL STREET FRONTAGES: 15 FT	42.1 FT
§ 85-843.A.(7)	PARKING AREA SCREENING ALL PARKING AREAS SHALL BE SCREENED FROM VIEW WITH A HEDGE, BERM, AND/OR DECORATIVE WALL OR FENCE	 COMPLIES
§ 85-843.A.(8)(a)	PARKING AREA LANDSCAPING PARKING AREAS OF 50 SPACES OR MORE: 400 SF OF LANDSCAPING FOR EVERY 25 SPACES 51 SPACES * (400 SF / 25 SPACES) = 816 SF	 2,750 SF
§ 85-847.E.(1)	GREEN LANDSCAPING STANDARDS 50% OF ALL SPECIES SHALL BE DROUGHT TOLERANT, NATIVE SPECIES	 COMPLIES

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
DECIDUOUS TREES							
	BET	3	BETULA LENTA	SWEET BIRCH	4" - 4.5" CAL	B&B	NATIVE
	QUE	5	QUERCUS RUBRA	NORTHERN RED OAK	4" - 4.5" CAL	B&B	NATIVE
EVERGREEN TREES							
	AME	9	ILEX OPACA	AMERICAN HOLLY	6' - 7' HT	B&B	NATIVE
	JUN	5	JUNIPERUS VIRGINIANA 'J.N. SELECT GREEN'	EMERALD FEATHER EASTERN REDCEDAR	6' - 7' HT	B&B	NATIVE
SHRUBS							
	CLE	20	CLETHRA ALNIFOLIA	SUMMERSWEET	18" - 24"	POT	NATIVE
	VER	40	ILEX VERTICILLATA	WINTERBERRY	18" - 24"	POT	NATIVE
EVERGREEN SHRUBS							
	GLA	69	ILEX GLABRA	INKBERRY HOLLY	18" - 24"	POT	NATIVE
	MYR	3	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	18" - 24"	POT	NATIVE
GROUND COVERS AND ORNAMENTAL GRASSES							
	VAC	49	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	1 GAL.	POT, 24" o.c.	NATIVE
	CAR	507	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	1 GAL.	POT, 24" o.c.	NATIVE
	DES	22	DESCHAMPSIA FLEXUOSA	CRINKLED HAIR GRASS	1 GAL.	POT, 24" o.c.	NATIVE
	SCO	281	ANDROPOGON SCOPARIUS	LITTLE BLUESTEM	1 GAL.	POT, 24" o.c.	NATIVE

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

PINELANDS NURSERY & SUPPLY
POLLINATOR MEADOW MIX - SDM-101

ACHILLEA MILLEFOLIUM	COMMON YARROW)	1.00%
ANDROPOGON GERARDII	BIG BLUESTEM)	4.00%
ASCLEPIAS INCARNATA	SWAMP MILKWEED)	0.70%
ASCLEPIAS INCARNATA VAR. PULCHRA	EASTERN SWAMP MILKWEED	0.30%
ASCLEPIAS SYRIACA	COMMON MILKWEED	0.20%
ASCLEPIAS TUBEROSA	BUTTERFLY WEED	0.10%
BAPTISIA AUSTRALIS	BLUE WILD INDIGO	0.50%
CHAMAECRISTA FASCICULATA	PARTRIDGE PEA	5.00%
COREOPSIS LANCEOLATA	LANCELEAF TICKSEED	2.00%
DESMODIUM CANADENSE	SHOWY TICK-TREFOIL	1.00%
ECHINACEA PURPUREA	PURPLE CONEFLOWER	4.00%
ELYMUS VIRGINICUS	VIRGINIA WILD-RYE	16.00%
ERAGROSTIS SPECTABILIS	PURPLE LOVE GRASS	5.00%
ERYNGIUM YUCCIFOLIUM	RATTLESNAKE MASTER	1.00%
EUPATORIUM PURPUREUM	PURPLE JOE PYE WEED	2.00%
EUTROCHIUM DUBIUM	COASTAL PLAIN JOE-PYE WEED	2.00%
HELENIUM AUTUMNALE	SNEEZEWEED	4.00%
HELIOPSIS HELIANTHOIDES	FALSE SUNFLOWER	0.20%
LIATRIS SPICATA	DENSE BLAZING STAR	1.00%
MONARDA FISTULOSA	WILD BERGAMOT	.00%
PENSTEMON DIGITALIS	FOXGLOVE BEARDTONGUE	2.00%
PYCNANTHEMUM INCANUM	HOARY MOUNTAIN MINT	1.00%
PYCNANTHEMUM TENUIFOLIUM	SLENDER MOUNTAIN MINT	1.00%
RUDBECKIA FULGIDA	ORANGE CONEFLOWER	0.45%
RUDBECKIA HIRTA	BLACK-EYED SUSAN	1.00%
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	12.00%
SOLIDAGO JUNCEA	EARLY GOLDENROD	1.00%
SOLIDAGO NEMORALIS	GRAY GOLDENROD	3.00%
SORGHASTRUM NUTANS	INDIANGRASS	6.00%
SYMPHYOTRICHUM LAEVE	SMOOTH ASTER	3.00%
SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	2.00%
TRIDENS FLAVUS	PURPLETOP	10.00%
VERBESINA ALTERNIFOLIA	WINGSTEM	0.55%
VERNONIA NOVEBORACENSIS	NEW YORK IRONWEED	2.00%
ZIZA AUREA	GOLDEN ALEXANDER	1.00%

SEEDING RATE: 15 LBS PER ACRE

SYMBOL	DESCRIPTION
	PROPOSED STREET TREES

Know what's **below** **Call** before you dig.

IRRIGATION NOTE:

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

LANDSCAPING NOTES

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH .
4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
4	09/23/2026	MA	UPDATED PER LATEST ARCH PLANS AND PINE BARRENS REVISIONS
3	03/27/2026	MG	REVISED PER MUNICIPAL COMMENTS
2	03/12/2026	MA	SITE PLAN SUBMISSION
1	10/27/2025	KL	ISSUED FOR REVIEW

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Rutherford, NJ · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Birmingham, MI
www.stonefieldeng.com
584 Broadway, Suite 310, New York, NY 10012
Phone 718.606.8305

SITE PLANS

RA MIDDLE ISLAND LLC

PROPOSED STARBUCKS WITH DRIVE-THRU AND RETAIL

SECTION 692, BLOCK 2, LOT 2
595 MIDDLE COUNTRY ROAD
TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK

ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 99748
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: NYC-240191

TITLE:

LANDSCAPING PLAN

DRAWING:

C-10

Z:\SITE\NYC\DRAWING SHEETS\ THE CREST GROUP - 595 MIDDLE COUNTRY ROAD, MIDDLE ISLAND, NY\CAD\PLOT\XXX-ISLAND.DWG

Central Pine Barrens Joint Planning and Policy Commission
Commission Meeting of July 16, 2025
Riverhead Town Hall

Adopted Resolution
599 Middle Country Road
Compatible Growth Area Hardship Waiver Application
599 Middle Country Road, Middle Island, Town of Brookhaven
Suffolk County Tax Map Number
200-402-2-2

Present: Ms. Juengst, for the Suffolk County Executive
Mr. Panico, for the Brookhaven Town Supervisor
Mr. Hubbard, Riverhead Town Supervisor
Ms. Moore, Southampton Town Supervisor

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

I. The Project, Application, and Project Site

RA Middle Island LLC, the Applicant, owns the 1.44 acre property located at 599 Middle Country Road (NYS Route 25) in Middle Island, Town of Brookhaven in the Compatible Growth Area (CGA) of the Central Pine Barrens. The property is in the J Business 4 Zoning District. The Applicant is represented by Charles J. Voorhis, Nelson, Pope & Voorhis LLC.

The Project Site, identified as SCTM Number 200-402-2-2, is developed with an estimated 5,000 square foot one-story commercial building with a drive-through and parking lot. The existing building was previously occupied by a bank and has been vacant since 2019. The site was developed prior to the Long Island Pine Barrens Protection Act (the Act) and the 1995 adoption of the Central Pine Barrens Comprehensive Land Use Plan (the Plan). The site is currently cleared to a limit of 93%, or 1.34 acres, and the remaining 7%, 0.10 acres, is natural pine barrens vegetation. On July 16, 2025 the Applicant corrected the amount of existing natural vegetation to 0.10 acre and the amount to be revegetated to 0.23 acre.

The Applicant requests a CGA Hardship Waiver for a change of zone from J Business 4 to J Business 5 to allow a Starbucks restaurant to reuse and occupy the existing building with a drive-through window. The Applicant seeks relief from the Vegetation clearance limit standard (5.3.3.6.1) and Open space standard requirement, unfragmented open space and habitat standard (5.3.3.6.2) described in the Plan. The standards permit a clearing limit of 60% (0.86 acres) and a minimum open space requirement of 40% (0.58 acres). The project proposes 77% (1.11 acres) of cleared and developed area, and 23% (0.33 acres) of natural vegetation. The total area of natural vegetation includes an existing natural area to remain undisturbed of 0.10 acres and 0.23 acres that will be revegetated with native species. The area to remain natural is not considered open space. The Site Plan prepared by Stonefield Engineering & Design last dated June 18, 2025, depicts the Project.

The Applicant requires the Commission's approval because the Project is in the CGA of the Central Pine Barrens and the activity constitutes development, as defined in Article 57 of the New York State Environmental Conservation Law. The Project does not conform with the Vegetation Clearance Limit Standard, 5.3.3.6.1, and Open Space Standard, 5.3.3.6.2, outlined in the Plan and implemented in the Town Code, therefore a CGA hardship waiver is required.

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

II. The Long Island Pine Barrens Protection Act of 1993, the Commission, Development, and the Central Pine Barrens Comprehensive Land Use Plan

The Commission was created by the Long Island Pine Barrens Protection Act (the Act) adopted in 1993 and codified in Article 57 of the Environmental Conservation Law (ECL). The Act empowered the Commission to, among other things, oversee land use activities within the specially designated Central Pine Barrens Area. The Commission has jurisdiction over development in the Central Pine Barrens area as such term is defined in the Act. Development includes the "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." In 1995, the Commission adopted the Central Pine Barrens Comprehensive Land Use Plan (the Plan), last revised April 19, 2023. In the Plan are Standards and Guidelines to govern development in the Central Pine Barrens.

The Act provides the Commission jurisdiction to review and approve the hardship waiver. Development must conform with the Plan's Standards that became effective on July 19, 2024, or receive an extraordinary hardship exemption to proceed.

III. The Project Site and Materials Submitted to the Commission

On April 4, 2025, the Applicant submitted to the Central Pine Barrens Joint Planning and Policy Commission a CGA Hardship Waiver Application for the Project. The Application contained a project description, review of Standards of the Comprehensive Land Use Plan, review of Town Law Section 267-b, site plans prepared by Stonefield Engineering & Design dated March 7, 2025, notarized owner's affidavit, Full Environmental Assessment Form Part 1, and aerial photographs.

On May 30, 2025, the Applicant provided updated information including a summary of minor revisions and updated site plans prepared by Stonefield Engineering & Design dated April 30, 2025.

On June 18, 2025, the Applicant provided additional information responding to the Commission Staff Report presented at the public hearing on the same date. Updated site plans prepared by Stonefield Engineering & Design dated June 18, 2025 were included.

IV. Public Process

On May 21, 2025, the Commission scheduled a public hearing for June 18, 2025. At the public hearing, a Commission Staff Report with seven items, Exhibits A through G, were introduced into the record. The Staff Report was made available to the Applicant prior to the meeting.

At the June 18 Hearing, the Commission received sworn testimony from the Applicant's representatives who also provided a PowerPoint presentation.

A stenographic transcript was made of the Hearing and the Applicant submitted additional information addressing comments in the Staff Report on the same date, June 18. Updated Site Plans prepared by Stonefield Engineering & Design dated June 18, 2025 were also received. A seven-day written comment period was provided. No written comments were received.

V. The Study Area

The Staff Report defined a Study Area which analyzed, in general, the land use, ownership, and zoning categories within a one half mile radius of the Project Site. 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 Middle Island Road on the east. 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. The southern boundary extends to Fairway Drive and includes parcels in both CGA and Core Preservation Area.

Land uses immediately adjacent to the site are commercial and residential with a car wash to the east of Spring Lake Drive, a shared access driveway serving both commercial properties, and Oak Run at Middle Island, a planned retirement community, to the north and west of the site.

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 and B Residence, Multifamily Residence, Planned Retirement Community, Light Industrial, and Pet Cemetery Business District.

Several projects within the Study Area and just beyond its boundaries have been reviewed by the Commission and received hardships. Approved CGA Hardship Waiver applications within the Study Area include:

1. 2/7/1996 - Aroya and Brodbeck (SCTM # 200-402-1-16.12 and 16.2). Developed site approved for new construction and parking.
2. 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 parking lot expansion and drainage improvements.
3. 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 parking lot expansion and drainage improvements.

Approved CGA Hardship Waiver applications near the Study Area include:

4. 10/11/1995 - Mavis Development Corp. (SCTM # 200-378-3-49). Developed site approved for gas station and convenience store with parking. Approximately one mile east of the Project Site.
5. 8/16/2017 - R.N. Middle Island, 7-Eleven Middle Island (SCTM # 200-378-2-37.2 and 200-403-1-2.1 and 2.3). Two developed parcels and one undeveloped parcel approved for change of zone to develop a gas station and convenience store. Approximately 0.70 miles east of the Project Site.

VI. State Environmental Quality Review Act (SEQRA) and Other Agency Jurisdictions

The Commission classified the Project as an Unlisted Action and performed an uncoordinated review. The Commission prepared Environmental Assessment Form Parts 2 and 3. No significant adverse environmental impacts were identified.

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 prehistoric resources. OPRHP replied on April 25, 2025 that no properties, including archaeological and/or historical resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by the Project.

The Commission also requested information on the project's potential impact on resources from the New York State Natural Heritage Program. The response, dated June 27, 2025, states the Project Site is in "within 2.5 miles of a documented summer nonbreeding location of Northern Long-eared Bat (NLEB) (*Myotis*

septentrionalis, state and federally-listed as Endangered)…the main impact of concern for bats is the removal of potential roost trees."

The Project requires additional permits or approvals from other involved agencies including the Town of Brookhaven and Suffolk County Department of Health Services (SCDHS) Articles 6, 7 and 12.

VII. The Application

Pursuant to the Act, to determine whether an Applicant has demonstrated the existence of a hardship, the Commission considers, among other things, the criteria set forth in New York State Town Law §267-b. The Commission considers the criteria in ECL §57-0123(3)(b) and determines whether the Project is consistent with the purposes and provisions of the Act and whether the Project will result in a substantial impairment of the resources of the Central Pine Barrens area.

The Applicant states a reasonable return cannot be realized and the inability to secure a tenant since 2019 is due to changes in market demand for bank branches. The lack of income from the property is of economic hardship with current annual real estate taxes of $46,409.11. New banks that have opened are smaller than the existing building size and seven former banks within approximately eight miles of the Project Site currently stand vacant or have been approved for drive-through restaurants.

The Applicant alleges the hardship relating to the property in question is unique and does not apply to a substantial portion of the neighborhood because the site was developed prior to the adoption of the Plan. The placement of the property in the CGA prevents the site from being utilized as a profitable commercial business consistent with changing consumer needs of the community. The existing building, parking area, and drive-through would allow the property to function as a profitable business without extensive modifications to site configuration. The Project includes site improvements to more closely conform with clearing and open space requirements, Standards 5.3.3.6.1 and 5.3.3.6.2.

The Application states the essential character of the neighborhood will not be altered if the request is granted because it will remain a commercial drive-through in nature where traffic patterns and customer flow will be consistent with the existing use. The conversion of impervious surface and sections of maintained lawn to native vegetation along the western edge of the site, contiguous with neighboring open space, and along the southern edge along Middle Country Road will not negatively alter the essential character of the neighborhood and would rather help improve the essential character.

The Applicant maintains that the alleged hardship has not been self-created because the property was developed prior to the adoption of the Plan and the placement of the site into the CGA limits the potential for adaptation driven by consumer needs. A tenant has not been able to be secured since 2019 for the existing use and the Project includes a change of use with minimal site disturbance and an improvement to the natural condition of the Site.

VIII. Conformance Review of Project with Plan Standards and Impact on Goals of the Plan

Commission review of the Application requires a Project to demonstrate conformance with the Standards set forth in Volume 1, Chapter 5 of the Plan. If the Project does not conform with one or more provisions, and is not modified to conform, the Act authorizes the Commission, by majority vote, to waive strict compliance with the Plan upon finding that such waiver is necessary to alleviate a demonstrated hardship. Standards that do not apply to the Project are noted in the review. This review identifies where conformance is deferred to other agencies that regulate uses and activities to protect public health, water and natural resources. The Applicant must adhere to applicable regulations and permit requirements of other agencies.

The following sections evaluate the potential impacts of the Project based on the complete information submitted by the Applicant and conformity with the Plan's Standards. The Applicant will obtain any and all applicable permits to conform with Standards of the Plan.

A. Water Resources

The Plan's Standards related to water resources are identified below. Also included is a discussion of the Project's potential impacts to water resources, mitigating measures and conformance.

1. Sanitary waste, nitrate-nitrogen and other chemicals of concern

a. Standard 5.3.3.1.1 Suffolk County Sanitary Code Article 6 compliance

The Project is a change of zone for the conversion of an existing commercial building to a drive-through restaurant with a total of 30 indoor and outdoor seats. It is expected that the Applicant will satisfy the procedural requirements of the SCDHS. Conformance of the Project with this standard is conditioned on the Applicant obtaining SCDHS approval of Article 6 compliance.

b. Standard 5.3.3.1.2 Sewage treatment plant discharge – The existing onsite conventional septic system will be replaced with a new Innovative/Alternative Onsite Wastewater Treatment System (I/A OWTS), therefore this standard is not applicable.

c. Standard 5.3.3.1.3 Suffolk County Sanitary Code Articles 7 and 12 compliance

The Project must satisfy the requirements of the Suffolk County Sanitary Code as per this standard. The conformance of the Project with this standard is conditioned on the Applicant satisfying SCDHS compliance with the Sanitary Code.

d. Standard 5.3.3.1.4 Commercial and industrial compliance with Suffolk County Sanitary Code

The Project must satisfy the requirements of the Suffolk County Sanitary Code as per this standard. The conformance of the Project with this standard is conditioned on the Applicant satisfying SCDHS compliance with the Sanitary Code.

2. Wellhead and groundwater protection

a. Standard 5.3.3.3.1 Significant discharges and public supply well locations

No significant discharges are proposed in groundwater contributing areas of existing public water supply well field locations. The Project conforms with Standard 5.3.3.3.1.

3. Wetlands and surface waters

No regulated wetland habitat exists in proximity to the Project Site and the site is not within the Wild, Scenic and Recreational Rivers Permit Program (WSRR) jurisdiction. Therefore, this section is not applicable.

a. *Standard 5.3.3.4.1 Nondisturbance buffers* – Not applicable

b. *Standard 5.3.3.4.2 Buffer delineations, covenants, and conservation easements* – Not applicable

c. *Standard 5.3.3.4.3 Wild, Scenic and Recreational Rivers Act compliance* – Not applicable

4. Stormwater runoff

a. *Standard 5.3.3.5.1 Stormwater recharge*

Stormwater runoff will be retained on the Project Site and managed through the existing drainage system. A conversion of about 6,000 square feet of impervious surface and maintained lawn to native vegetation will aid in on-site stormwater recharge. The project involves ground disturbance of 0.26 acres and is not subject to the State Pollutant Discharge Elimination System (SPDES) General Permit for Construction Activity requirements. The Project conforms with Standard 5.3.3.5.1.

b. *Standard 5.3.3.5.2 Natural recharge and drainage*

The Project does not include alteration of the existing drainage system aside from the conversion of approximately 2,500± square feet of impervious surface and approximately 3,500± square feet of maintained non-native landscaping to areas revegetated with native species. This aids in improving natural recharge on-site, demonstrating conformance with Standard 5.3.3.5.2.

c. *Standard 5.3.3.5.3 Ponds* – The Project does not include ponds, therefore, this standard is not applicable.

d. *Standard 5.3.3.5.4 Natural topography in lieu of recharge basins* – The Project does not include excavated recharge basins, therefore, this standard is not applicable.

e. *Standard 5.3.3.5.5 Soil erosion and stormwater runoff control during construction* – The Project involves ground disturbance of 0.26 acres and is not subject to the SPDES General Permit for Construction Activity requirements, therefore, this standard is not applicable.

B. Land Use and Ecology

The Plan's Standards related to natural vegetation and plant habitat are identified below. Also included is a discussion of the Project's potential impacts to natural vegetation and plant habitat, mitigating measures and conformance.

1. Natural Vegetation and Plant Habitat

a. *Standard 5.3.3.6.1 Vegetation clearance limits*

The maximum clearing limit is 60% (0.86 acres) of the Project Site. The clearing limit is based on the non-residential zoning category in Figure 5-1 of the Plan.

The Project Site is currently cleared to 93% (1.34 acres). There is no clearing of natural vegetation included in the Project. The Applicant is seeking relief from this standard and proposes a reduction in clearing to 77% (1.11 acres). This exceeds the clearance limit by 17% (0.25 acres).

The existing footprint of the building and parking lot will remain unchanged, however approximately 6,000± square feet of non-native landscaped and impervious surface areas will be converted to areas revegetated with native species.

The site does not contain non-contiguous parcels, split zoning, residential overlay districts, areas of environmental restoration pursuant to ECL §57-0107(13)(c), and is not split between the Core Preservation Area and CGA. Therefore, Standards 5.3.3.6.1.1, 5.3.3.6.1.2, 5.3.3.6.1.3, 5.3.3.6.1.4, and 5.3.3.6.1.6 do not apply. Standard 5.3.3.6.1.5 includes the filing of the CGA Hardship Waiver Application which was received April 4, 2025. For the reasons discussed, the benefits of the Project outweigh any potential adverse impacts created by the Application.

b. Standard 5.3.3.6.2 Open space standard requirement, unfragmented open space and habitat

The minimum open space requirement is 40% (0.58 acres) of the Project Site. The minimum is based on the non-residential zoning category in Figure 5-1 of the Plan.

The Project utilizes the existing cleared areas for development and the footprint of the building and parking lot will remain unchanged. Due to the site's pre-existing development prior to the adoption of the Plan, revegetation is required via self-heal, active restoration with nursery stock, and/or transplantation activity methods.

The Project Site is 7% (0.10 acres) of natural area. There is no clearing of natural vegetation included in the Project. The Applicant is seeking relief from the minimum open space requirement of 40% and proposes mitigation for the lack of open space by revegetating with native plant species on 16%, or 0.23 acres of the Project Site. The revegetated area adds to the existing natural area of 7% (0.10 acres) that will remain natural and undisturbed. Therefore, the total Project Site coverage of natural vegetation, existing and proposed, is 23% or 0.33 acres. The area to remain natural is not considered open space.

The Site and Landscaping Plans prepared by Stonefield Engineering & Design, last dated June 18, 2025 depicts the conversion of approximately 6,000± square feet of non-native landscaped and impervious surface areas to natural areas revegetated with nursery stock.

The areas to be revegetated with native species are on the northern and western edges of the site, contiguous with neighboring open space on parcel identified as Suffolk County Tax Map Number 200-401-2-38.5. Native plantings will be used throughout the site and on the southern edge along Middle Country Road. For the reasons discussed, the benefits of the Project outweigh the adverse impacts created by the Application.

Once revegetation occurs, it must be protected in a Declaration of Covenants and Restrictions (C&Rs) in accordance with Standard 5.3.3.6.5, Receiving entity and protection for open space areas. The C&Rs will be prepared by the Applicant, granted to the Commission and recorded in the Office of the Suffolk County Clerk.

c. Standard 5.3.3.6.3 Fertilizer-dependent vegetation limit

The maximum fertilizer-dependent vegetation limit is 15% (0.22 acres) of the Project Site. The Landscaping Plan prepared by Stonefield Engineering & Design, last dated June 18, 2025 depicts a reduction in fertilizer-dependent vegetation from 19% (0.28 acres) to 14% (0.20 acres), demonstrating conformance with Standard 5.3.3.6.3.

d. Standard 5.3.3.6.4 Native Plantings

The Landscaping Plan prepared by Stonefield Engineering & Design, last dated June 18, 2025 depicts the use of native species of trees, shrubs and groundcovers to be planted along the western and southern edges of the Project Site. Native plantings along the existing parking lot islands, existing lawn areas and adjacent to the existing building are also included. The Project conforms with Standard 5.3.3.6.4.

e. Standard 5.3.3.6.5 Receiving entity and protection for open space areas

An area of 23% (0.33 acres) of the site will be naturally vegetated, which includes 0.10 acres of existing natural area and 0.23 acres of area revegetated with native species. The entire natural area will be protected in a Declaration of Covenants and Restrictions granted to the Commission and recorded with the Suffolk County Clerk.

2. Species and Communities of Special Concern

a. Standard 5.3.3.7.1 Special species and ecological communities

The New York State Natural Heritage Program states the Project Site is "within 2.5 miles of a documented summer nonbreeding location of Northern Long-eared Bat (NLEB) (*Myotis septentrionalis*, state and federally-listed as endangered)…the main impact of concern for bats is the removal of potential roost trees." No clearing of natural vegetation is included in the project. An improvement of natural vegetation on the site is expected with restored areas contiguous to neighboring open space to the west. Therefore, this standard does not apply and coordination with the New York State Department of Environmental Conservation (NYSDEC) for this matter is not required.

b. Standard 5.3.3.7.2 Bird conservation and protection

The Site Plan prepared by Stonefield Engineering & Design, last dated June 18, 2025 notes existing light fixtures will be dark sky compliant, per town requirements. The Project conforms with Standard 5.3.3.7.2.

C. Other Resources

The following Standards apply to projects not subject to local municipal review. Therefore, this section is not applicable.

1. Dark sky compliance

a. *Standard 5.3.3.9.1 Light pollution prevention* – Not applicable

2. Scenic, historic and cultural resources

b. *Standard 5.3.3.11.1 Tall structures and scenic resources* – Not applicable

IX. The Commission Review of the Act's Extraordinary Hardship Criteria and Findings

The Commission has considered all of the materials submitted in connection with the Application including the transcript of the public hearing.

The Commission finds the Applicant has established the existence of a hardship pursuant the criteria set forth in New York State Town Law §267-b.

The Applicant cannot realize a reasonable return in the current zoning, as demonstrated by financial evidence. Changes in consumer needs have resulted in numerous bank branches within about eight miles of the Study Area to sit vacant, some of which have been reused for drive-through restaurants. Adaptive reuse of the developed commercial site can provide opportunity for a reasonable return to the Applicant.

The Project is unique and does not apply to a substantial portion of the district or neighborhood. The site contains a pre-existing building originally constructed prior to the Act and the Project will adaptively reuse the existing building with no physical disturbance to the existing natural vegetation or expansion of the facility. Revegetation of 0.23 acres of the site with native species is proposed as mitigation for the Project.

The Project will not alter the essential character of the neighborhood as it remains a commercial drive-through in nature with traffic flow consistent with the existing use. Environmental improvements via wastewater treatment updates and the conversion of asphalt and maintained lawn areas to native vegetation is not found to have negative impacts to the character of the neighborhood, rather it will help improve the neighborhood character.

The Commission determines that the Applicant has demonstrated that the alleged hardship has not been self-created because the Project Site was developed prior to the adoption of the Act, which placed the site within CGA boundaries.

The Project is not inconsistent with the purposes and provisions of ECL §57-0123(3)(b) and would not result in substantial impairment of the resources of the Central Pine Barrens area. The Project supports the reuse of a previously cleared and developed commercial parcel within the CGA while also providing improvements to the wastewater system and natural conditions of the site.

X. Conclusion

The Commission determines that the Project as depicted in the Site Plans prepared by Stonefield Engineering & Design dated June 18, 2025 complies with Standards outlined in the Plan, except for compliance with Standards 5.3.3.6.1 and 5.3.3.6.2. The Commission finds that the Applicant has established

that an extraordinary hardship exists and, therefore, grants an extraordinary hardship exemption for the reasons set forth above.

The Commission issues a Negative Declaration for the Project pursuant to the SEQRA regulations.

The Commission further imposes the following conditions on the Project:

Other agency approvals and permit requirements

The Project requires satisfaction with the requirements of other agencies including the Town of Brookhaven and Suffolk County Department of Health Services. The Applicant must seek and obtain other agency review and permit approvals, including but not limited to:

1. Suffolk County Department of Health Services approval for Article 6
2. Suffolk County Department of Health Services for Articles 7 and 12
3. Town of Brookhaven zone change, site plan approval, and any other approvals

Conditions

1. No disturbance of the Project Site unless and until all permits and approvals have been received.

2. Approval of a waiver for the development of the site is granted where upon completion, 77% (1.11 acres) of the site will remain cleared for the Project and 23% (0.33 acres) of the Project Site coverage will be in natural vegetation, as per the Site Plan and Landscaping Plan prepared by Stonefield Engineering & Design last dated June 18, 2025.
    a. Within six months of revegetation, submit an 'As Built' survey to confirm the list and locations of plantings that were installed. Minimal substitutions with native species are acceptable. Significant changes require review.
    b. Guarantee 85% survival of plantings for three years.
    c. Remove and replace dead, dying and diseased plants during the three-year guarantee period as necessary.
    d. Monitor and control invasive species in the revegetation area. Invasive plants shall be removed by hand with non-chemical methods.
    e. Monitor the area and submit to the Commission an annual narrative report for three years concerning the status and success of the revegetation. Color photographs shall be included and taken from the same viewpoint each year to show progression.
    f. The revegetated area must be permanently protected and included in the covenants and restrictions for the site including in the event the Property changes ownership, use and/or is redeveloped.
    g. Submit proof of recording within six months of revegetation.

3. Declaration of Covenants and Restrictions (C&Rs). Prepare draft C&Rs for review and approval by the Commission. The C&Rs will be granted to the Commission. The C&Rs will restrict additional development, changes in use, increases in density or intensity on the Project Site. Once approved, record in the Office of the Suffolk County Clerk.
    a. Protect 0.33 acres of natural area of the site.
    b. No disturbance to existing natural vegetation to remain.
    c. No construction of structures and uses or changes of use on the property other than what is approved in this decision.
    d. Revegetated areas shall be considered "natural vegetation" and shall not be considered "cleared" or "previously cleared" land hereafter.

4. Prior to application to the Town for Certificates of Occupancy, the Applicant must certify to the Commission that revegetation is complete and that Commission conditions have been fulfilled. The Applicant may not request Town Certificates of Occupancy until written verification from Commission staff has been received stating that the revegetation is complete and that Commission conditions have been fulfilled. Submit a letter to the Commission office within one month after completion.

5. This hardship is valid only for the project under review in this application. Any substantive changes require a new application including expansion of the project or substantial redesign is subject to Commission review discretion.

6. The Commission's approval is valid for five (5) years from the Commission's date of approval.

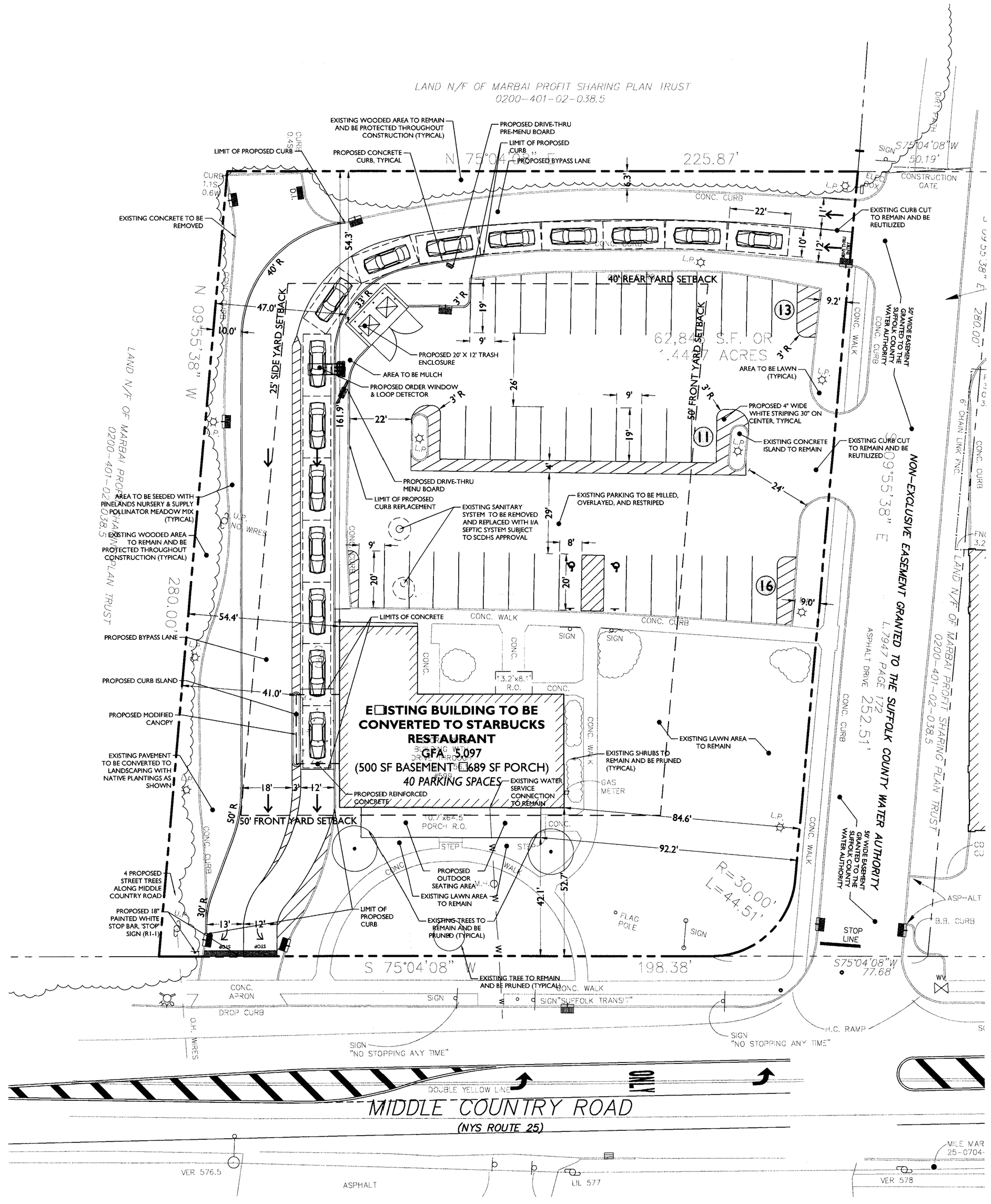
7. Record a copy of this document including an 8.5"x11" black and white copy of the Site Plan in the Office of the Suffolk County Clerk and distribute to involved agencies.

Motion to Approve the 599 Middle Country Road Compatible Growth Area Hardship Waiver
599 Middle Country Road, Middle Island, Town of Brookhaven
Project Site Suffolk County Tax Map Number 200-402-2-2

MOTION BY: Mr. Panico
SECONDED: Mr. Hubbard
VOTE:
YES: 4
NO: 0
ABSTAIN: 0

DATE: July 16, 2025

cc: Suffolk County Department of Health Services
Town of Brookhaven Supervisor
Town of Brookhaven Town Clerk
Town of Brookhaven Planning Environment and Land Management
Nelson, Pope, & Voorhis, LLC



LAND USE AND ZONING

DISTRICT 200, SECTION 402, BLOCK 2, LOT 2
HIGH INTENSITY BUSINESS (JB5)

PROPOSED USE		
MAJOR RESTAURANT W/ ACCESSORY DRIVE-THROUGH	SPECIAL PERMIT USE (TOWN BOARD APPROVAL)	
ZONING REQUIREMENT	**REQUIRED**	**PROPOSED**
MINIMUM LOT AREA	2.00 AC (87,120 SF)	1.44 AC (62,846 SF) (V)
MINIMUM LOT WIDTH	150 FT	225 FT
MAXIMUM FLOOR AREA RATIO	25% (15,711 SF)	8.1% (5,097 SF)
MAXIMUM BUILDING HEIGHT	2.5 STORIES / 35 FT	1 STORY / 35 FT
MINIMUM FRONT YARD SETBACK (TO MIDDLE COUNTRY ROAD)	50 FT	BUILDING: 52.7 FT CANOPY: 42.1 FT (V)
MINIMUM FRONT YARD SETBACK (TO NON-EXCLUSIVE SCWA ROW EASEMENT)	50 FT	BUILDING: 84.6 FT CANOPY: 92.2 FT
MINIMUM SIDE YARD SETBACK	25 FT	BUILDING: 54.4 FT CANOPY: 41.0 FT TRASH ENCLOSURE: 47.0 FT
MINIMUM REAR YARD SETBACK	40 FT	BUILDING: 161.9 FT TRASH ENCLOSURE: 54.3 FT

(V) VARIANCE

SPECIAL PERMIT CRITERIA

CODE SECTION	REQUIRED	PROPOSED
§ 85-467.E(1)	A MINIMUM LANDSCAPED AREA OF 40 FT SHALL BE MAINTAINED ADJACENT TO ALL ROAD FRONTAGES	9.0 FT (EN) (SCWA NON-EXCLUSIVE EASEMENT) 42.1 FT (MIDDLE COUNTRY ROAD)
§ 85-467.E(2)	A MINIMUM OF 35% OF THE SITE SHALL BE MAINTAINED AS NATURAL AND/OR LANDSCAPED AREA	36.7% (23,034 SF)
§ 85-467.E(3)	NO EXTERIOR MENU BOARD SIGNS SHALL BE LOCATED WITHIN THE REQUIRED FRONT YARD SETBACK	COMPLIES
§ 85-467.E(4)	EXTERIOR MENU BOARD OR SPEAKERS SHALL BE NOT FACE ANY RESIDENTIAL USE OR ZONE	DOES NOT COMPLY (V)
§ 85-467.E(5)	NO INDOOR OR OUTDOOR PLAY AREA SHALL BE LOCATED WITHIN THE FRONT YARD	COMPLIES
§ 85-467.E(6)	THERE SHALL BE A MINIMUM OF 12 QUEUING SPACES FOR EACH DRIVE-THROUGH WINDOW	15
§ 85-467.E(7)	QUEUING LANES SHALL BE SEPARATE AND DISTINCT FROM PARKING AISLES	COMPLIES
§ 85-467.M(1)	OUTDOOR SEATING SHALL BE PERMITTED FOR FOOD SERVICE PURPOSES ONLY	COMPLIES
§ 85-467.M(4)	NO OUTDOOR SEATING SHALL BE LOCATED WITHIN 250 FEET OF ANY RESIDENCE	COMPLIES

(V) VARIANCE
(EN) EXISTING NON-CONFORMITY

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 85-852	MINIMUM PARKING REQUIREMENT: MAJOR RESTAURANT: 1 PER 2 SEATS OR 1 PER 100 SF OF GFA, WHICHEVER IS GREATER 5,097 SF / 100 SF = 51 OUTDOOR SEATING: 1 PER 8 SEATS FOR NO WAITER SERVICE SEATING: 10 SEATS / 8 = 2 TOTAL REQUIRED: 53 SPACES	TOTAL PROPOSED: 40 (V)
§ 85-852	MINIMUM DRIVE-THROUGH QUEUING REQUIREMENT: RESTAURANT: 12 POSITIONS PER WINDOW	TOTAL PROPOSED: 15
§ 85-850	LOADING SPACE REQUIREMENT: 1 SPACE FOR BUILDING FLOOR AREA UNDER 8,000 SF	DOES NOT COMPLY (V)
§ 85-854-B	MINIMUM PARKING SPACE DIMENSIONS: LENGTH = 19 FT WIDTH = 9 FT	LENGTH = 19 FT WIDTH = 9 FT
§ 85-854-D	MINIMUM DRIVE-THROUGH QUEUE SPACE DIMENSIONS: LENGTH = 22 FT WIDTH = 9 FT	LENGTH = 22 FT WIDTH = 9 FT
§85-854.E	ALL DRIVE AISLES AND DRIVEWAY WIDTHS WITHIN PARKING AREAS SHALL BE DETERMINED BY THE PLANNING BOARD	22 FT (EN)
§85-855.A	NO PART OF ANY REQUIRED FRONT YARD, OTHER THAN A DRIVEWAY IN A RESIDENTIAL DISTRICT, SHALL BE USED FOR THE PARKING OF MOTOR VEHICLES OR FOR LOADING AND UNLOADING OPERATIONS.	DOES NOT COMPLY (EN)

(V) VARIANCE
(EN) EXISTING NON-CONFORMITY
(*) GFA INCLUDES 500 SF BASEMENT AND 689 SF FRONT PORCH AREA

CENTRAL PINE BARRENS DATA TABLE

LANDSCAPED AREA DESCRIPTION	AREA & PERCENTAGE
PROPOSED AREA TO REMAIN UNDISTURBED AND NATURAL	4,240 SF (6.8%)
PROPOSED AREA OF FERTILIZER DEPENDENT VEGETATION	8,829 SF (14.1%)
PROPOSED AREA OF NON-FERTILIZER DEPENDENT VEGETATION	9,965 SF (15.9%)
PROPOSED TOTAL PINE BARRENS NATIVE VEGETATION	4,240 SF + 9,965 SF = 14,205 SF (22.6%)

LIGHTING NOTE:

EXISTING LIGHT FIXTURES TO BE REPLACED WITH DARK SKY COMPLIANT FIXTURES TO COMPLY WITH TOWN REQUIREMENTS.

PROPERTY REZONE NOTE:

THE PROPERTY IS LOCATED WITHIN J BUSINESS 4 DISTRICT (J-4). THE PROPOSED ZONING REVIEW HAS BEEN PERFORMED UNDER THE ASSUMPTION THE PROPERTY HAS BEEN REZONED TO THE J BUSINESS 5 DISTRICT (J-5).

811 Know what's **below** **Call** before you dig.

SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	PROPOSED CURB
	PROPOSED STOP SIGN
	PROPOSED CONCRETE

GRAPHIC SCALE IN FEET
1" = 20'

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

IRRIGATION NOTE:

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA, PRIOR TO CONSTRUCTION. DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

LANDSCAPING NOTES

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

ISSUE	DATE	BY	DESCRIPTION
4	06/18/2025	MG	REVISED PER CENTRAL PINE BARRENS COMMENTS
3	04/30/2025	MG	REVISED PER TOWN COMMENTS
2	03/07/2025	MG	ISSUED FOR REVIEW
1	02/14/2025	MG	ISSUED FOR REVIEW

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Rutherford, NJ · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Birmingham, MI
www.stonefieldeng.com
584 Broadway, Suite 310, New York, NY 10012
Phone 718.606.8305

SITE PLANS

PROPOSED STARBUCKS

SECTION 402 BLOCK 2 LOT 2
599 MIDDLE COUNTRY ROAD
TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK

ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 99740
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

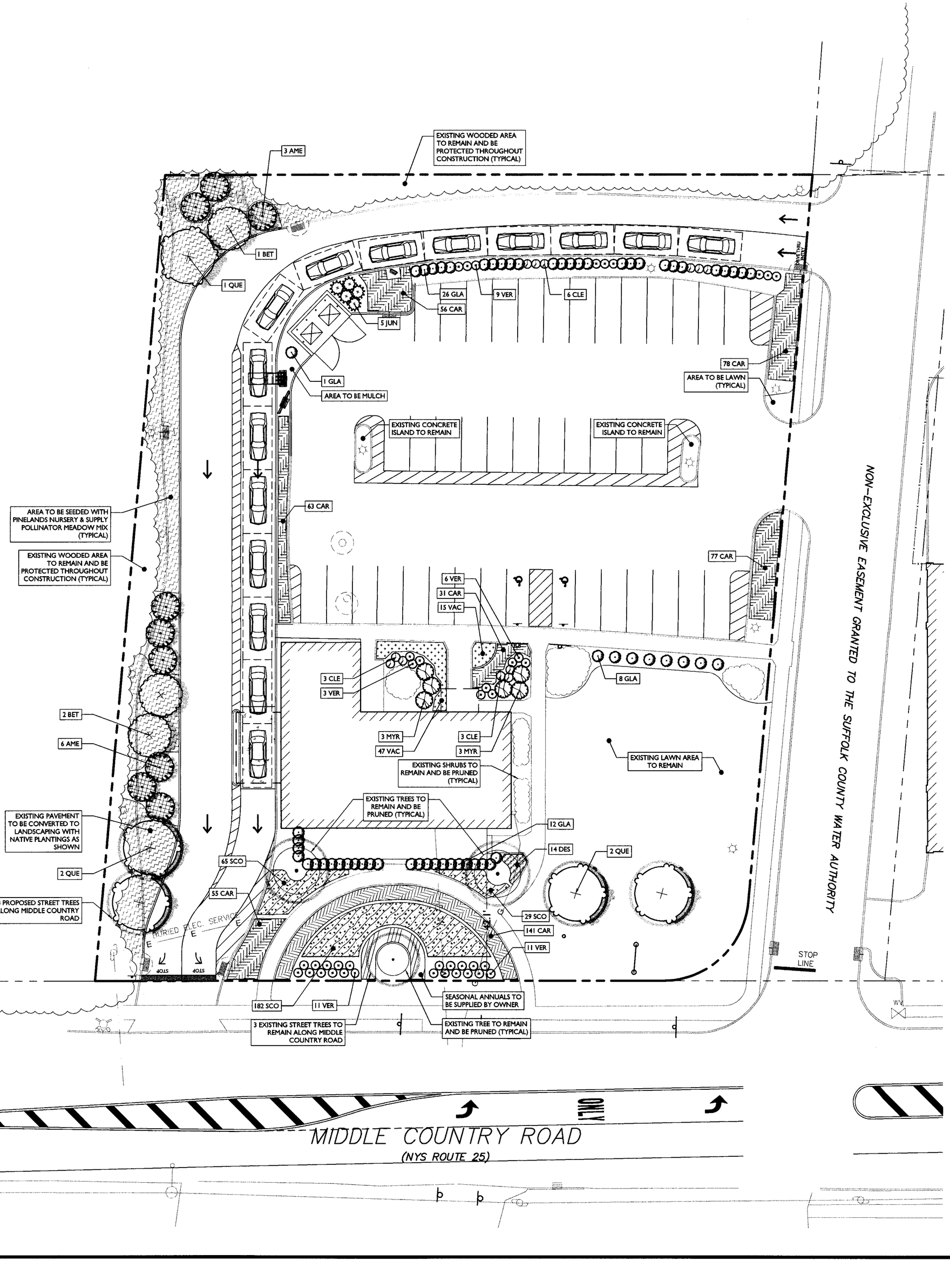
SCALE: 1" = 20' | PROJECT ID: NYC-240191

TITLE: **SITE PLAN**

RECEIVED
JUN 20 2025
Central Pine Barrens Joint Planning and Policy Commission

DRAWING: **1 OF 2**

Z:\SUN\NYC\2024\NYC-240191 THE CREST GROUP - 599 MIDDLE COUNTRY ROAD, MIDDLE ISLAND, NY\CAD\PLOT\XXX-24-SITE.DWG



LANDSCAPING AND BUFFER REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 85-843.A.(1)	LANDSCAPING AREAS MINIMUM 20% OF A COMMERCIAL SITE SHALL BE LANDSCAPED LOT AREA: 62,846 SF 62,846 SF * (0.20) = 12,569 SF	22,697 SF (36.1%)
§ 85-843.A.(2)	MINIMUM 50% OF THE REQUIRED LANDSCAPED AREA SHALL BE LOCATED IN THE FRONT YARD 12,569 SF * (0.50) = 6,285 SF	7,993 SF (63.6%)
§ 85-843.A.(3)	STREET TREES 1 TREE FOR EVERY 30 LF OF FRONTAGE MIDDLE COUNTRY ROAD: 191 FT (191 FT) * (1 TREE / 30 FT FRONTAGE) = 7 TREES	3 EXISTING TREES 4 PROPOSED TREES
§ 85-843.A.(4)	MINIMUM LANDSCAPED AREA ALONG ALL STREET FRONTAGES: 15 FT	42.1 FT
§ 85-843.A.(7)	PARKING AREA SCREENING ALL PARKING AREAS SHALL BE SCREENED FROM VIEW WITH A HEDGE, BERM, AND/OR DECORATIVE WALL OR FENCE	COMPLIES
§ 85-843.A.(8)(a)	PARKING AREA LANDSCAPING PARKING AREAS OF 50 SPACES OR MORE: 400 SF OF LANDSCAPING FOR EVERY 25 SPACES 51 SPACES * (400 SF / 25 SPACES) = 816 SF	2,750 SF
§ 85-847.E.(1)	GREEN LANDSCAPING STANDARDS 50% OF ALL SPECIES SHALL BE DROUGHT TOLERANT, NATIVE SPECIES	COMPLIES

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
DECIDUOUS TREES							
	BET	3	BETULA LENTA	SWEET BIRCH	4" - 4.5" CAL	B&B	NATIVE
	QUE	5	QUERCUS RUBRA	NORTHERN RED OAK	4" - 4.5" CAL	B&B	NATIVE
EVERGREEN TREES							
	AME	9	ILEX OPACA	AMERICAN HOLLY	6' - 7' HT	B&B	NATIVE
	JUN	5	JUNIPERUS VIRGINIANA 'J.N. SELECT GREEN'	EMERALD FEATHER EASTERN REDCEDAR	6' - 7' HT	B&B	NATIVE
SHRUBS							
	CLE	12	CLETHRA ALNIFOLIA	SUMMERSWEET	18" - 24"	POT	NATIVE
	VER	40	ILEX VERTICILLATA	WINTERBERRY	18" - 24"	POT	NATIVE
EVERGREEN SHRUBS							
	GLA	61	ILEX GLABRA	INKBERRY HOLLY	18" - 24"	POT	NATIVE
	MYR	6	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	18" - 24"	POT	NATIVE
GROUND COVERS AND ORNAMENTAL GRASSES							
	VAC	62	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	1 GAL	POT, 24" o.c.	NATIVE
	CAR	501	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	1 GAL	POT, 24" o.c.	NATIVE
	DES	14	DESCHAMPSIA FLEXUOSA	CRINKLED HAIR GRASS	1 GAL	POT, 24" o.c.	NATIVE
	SCO	276	ANDROPOGON SCOPARIUS	LITTLE BLUESTEM	1 GAL	POT, 24" o.c.	NATIVE

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

PINELANDS NURSERY & SUPPLY
POLLINATOR MEADOW MIX - SDM-101

ACHILLEA MILLEFOLIUM	COMMON YARROW)	1.00%
ANDROPOGON GERARDII	BIG BLUESTEM)	4.00%
ASCLEPIAS INCARNATA	SWAMP MILKWEED)	0.70%
ASCLEPIAS INCARNATA VAR. PULCHRA	EASTERN SWAMP MILKWEED	0.30%
ASCLEPIAS SYRIACA	COMMON MILKWEED	0.20%
ASCLEPIAS TUBEROSA	BUTTERFLY WEED	0.10%
BAPTISIA AUSTRALIS	BLUE WILD INDIGO	0.50%
CHAMAECRISTA FASCICULATA	PARTRIDGE PEA	5.00%
COREOPSIS LANCEOLATA	LANCELEAF TICKSEED	2.00%
DESMODIUM CANADENSE	SHOWY TICK-TREFOIL	1.00%
ECHINACEA PURPUREA	PURPLE CONEFLOWER	4.00%
ELYMUS VIRGINICUS	VIRGINIA WILD-RYE	16.00%
ERAGROSTIS SPECTABILIS	PURPLE LOVE GRASS	5.00%
ERYNGIUM YUCCIFOLIUM	RATTLESNAKE MASTER	1.00%
EUPATORIUM PURPUREUM	PURPLE JOE PYE WEED	2.00%
EUTROCHIUM DUBIUM	COASTAL PLAIN JOE-PYE WEED	2.00%
HELENIUM AUTUMNALE	SNEEZEWEED	4.00%
HELIOPSIS HELIANTHOIDES	FALSE SUNFLOWER	0.20%
LIATRIS SPICATA	DENSE BLAZING STAR	1.00%
MONARDA FISTULOSA	WILD BERGAMOT	.00%
PENSTEMON DIGITALIS	FOXGLOVE BEARDTONGUE	2.00%
PYCNANTHEMUM INCANUM	HOARY MOUNTAIN MINT	1.00%
PYCNANTHEMUM TENUIFOLIUM	SLENDER MOUNTAIN MINT	1.00%
RUDBECKIA FULGIDA	ORANGE CONEFLOWER	0.65%
RUDBECKIA HIRTA	BLACK-EYED SUSAN	1.00%
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	12.00%
SOLIDAGO JUNCEA	EARLY GOLDENROD	1.00%
SOLIDAGO NEMORALIS	GRAY GOLDENROD	3.00%
SORGHASTRUM NUTANS	INDIANGRASS	6.00%
SYMPHYOTRICHUM LAEVE	SMOOTH ASTER	3.00%
SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	2.00%
TRIDENS FLAVUS	PURPLETOP	10.00%
VERBESINA ALTERNIFOLIA	WINGSTEM	0.55%
VERNONIA NOVEBORACENSIS	NEW YORK IRONWEED	2.00%
ZIZA AUREA	GOLDEN ALEXANDER	1.00%

SEEDING RATE: 15 LBS PER ACRE

SYMBOL	DESCRIPTION
	PROPOSED STREET TREES

811 Know what's **below** **Call** before you dig.

IRRIGATION NOTE:

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA, PRIOR TO CONSTRUCTION. DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL, WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

LANDSCAPING NOTES

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
4	06/18/2025	MG	REVISED PER CENTRAL PINE BARRENS COMMENTS
3	04/30/2025	MG	REVISED PER TOWN COMMENTS
2	03/07/2025	MG	ISSUED FOR REVIEW
1	02/14/2025	MG	ISSUED FOR REVIEW

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Rutherford, NJ · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Birmingham, MI
www.stonefieldeng.com
584 Broadway, Suite 310, New York, NY 10012
Phone 718.606.8305

SITE PLANS

PROPOSED STARBUCKS

SECTION 402 BLOCK 2 LOT 2
599 MIDDLE COUNTRY ROAD
TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK

STATE OF NEW YORK · ZACHARY E. CHAPLIN · 099748 · LICENSED PROFESSIONAL ENGINEER

ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 99748
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: NYC-240191

TITLE: LANDSCAPING PLAN

RECEIVED
Central Pine Barrens Joint Planning & Policy Commission

DRAWING: 2 OF 2

Z:\CIVIL\2024\NYC-240191 THE CREST GROUP - 599 MIDDLE COUNTRY ROAD, MIDDLE ISLAND, NY\CAD\PLOT\XXX-16-LAND.DWG

CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION

October 21, 2026

Justin Lacorte
Senior Environmental Science and Planning Analyst
PSEG Long Island
999 Stewart Avenue
Bethpage, NY 11714
email: Justin.lacorte@psegliny.com

RE: PSEG-LI Notification of work on Peacock Path in East Quogue
Central Pine Barrens Compatible Growth Area

Dear Mr. Lacorte:

On October 1, 2026, the Central Pine Barrens Commission received a letter notifying the Commission of the subject proposal. Maps of the location of proposed work were submitted on October 6.

PSEG-LI proposes to install two splice boxes and replace and relocate 220 feet of underground distribution cable. Work for this proposal is located in the mowed grass right of way of Peacock Path in East Quogue in the Compatible Growth Area.

As proposed, the activity appears to constitute "non-development" pursuant to New York State Environmental Conservation Law Article 57 Section 57-0107.13(ii) which states, "Work by any utility not involving substantial engineering redesign for the purpose of inspection, maintenance or renewal on established utility rights of way or the likes,"… No further review from this office is required.

No trees or other natural vegetation will be removed to perform the activity. If the activity changes, including the need to remove trees, please notify this office and forward the updated information for Commission review prior to implementation as the revised project may constitute development.

Thank you for your attention, and if you have any questions, please do not hesitate to contact me at (631) 218-1192.

Sincerely,

Julie Hargrave
Interim Executive Director

cc: John C. Milazzo, Counsel

Ryan P. McGarry
Chairman

Jerome Halpin
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

PSEG Long Island
175 E. Old Country Road
Hicksville, NY 11801

PSEG LONG ISLAND
We make things work for you.

September 30, 2026

Ms. Julie Hargrave
Principal Environmental Planner
Central Pine Barrens Joint Planning and Policy Commission
624 Old Riverhead Road
West Hampton Beach, New York 11978

Re: PSEG Long Island Peacock Path, East Quogue
Underground Distribution Replacement Project Notification Memo

Peacock Path; Hamlet of East Quogue, Town of Southampton,
Suffolk County, New York

Ms. Hargrave,

PSEG Long Island, as agent for the Long Island Power Authority, is notifying the Pine Barrens Commission regarding work proposed within the Compatible Growth Area (CGA) of the Pine Barrens.

The Proposed Action includes the installation of two (2) splice boxes and the replacement and relocation of 220 feet of underground (UG) distribution cable located on Peacock Path, in the hamlet of East Quogue. The existing UG cable is located within the roadway and will be relocated east to the grassy shoulder directly adjacent to the existing location. The existing underground distribution cable will be abandoned.

The entire project is located within the CGA of the Pine Barrens. All work to be conducted within the CGA will occur within paved roadway right-of-ways, concrete sidewalks, or vegetated areas directly adjacent to the existing roadway and maintained roadside. Minimal vegetation removal and/or trimming may be required for the installation of the underground cable and splice boxes. Any disturbed areas will be reseeded with appropriate native vegetation, consistent with native Pine Barrens vegetation.

The Proposed Action will not result in removal of trees or changes to existing land use. As per ECL 57-0107 (13)(i) and (v), the above described activities do not constitute development and no further review is required.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned at (631) 428-2986 or via email at Justin.LaCorte@psegliny.com.

PSEG Long Island
175 E. Old Country Road
Hicksville, NY 11801

PSEG LONG ISLAND
We make things work for you.

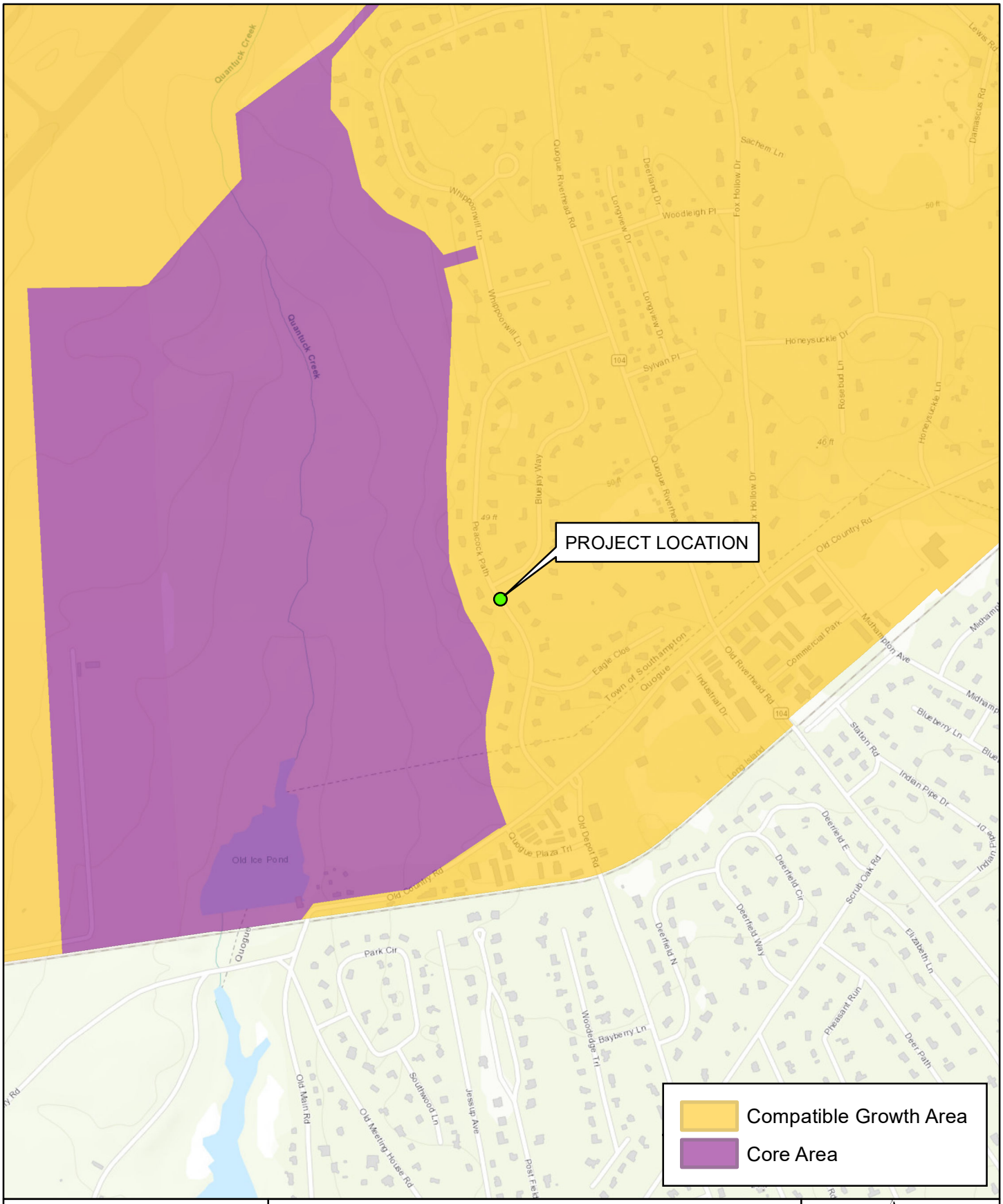
Regards,



Justin LaCorte
Licensing & Permitting, Senior Environmental Science and Planning Analyst

Encl.

Cc: Christopher Kiernan (PSEG Long Island)
Kara J. Krueger (PSEG Long Island)
Daniel Rogers (PSEG Long Island)



PSEG LONG ISLAND

FIGURE 1
PSEG LONG ISLAND PEACOCK PATH, EAST QUOGUE

Sources: ESRI Web Map Server, 2018;

N

0 250 500 1,000 Feet

1 inch = 1,000 feet



PSEG LONG ISLAND

FIGURE 2
PSEG LONG ISLAND PEACOCK PATH, EAST QUOGUE

Sources: ESRI Web Map Server, 2018;

N

0 12.5 25 50 Feet

1 inch = 50 feet

DRAFT

CENTRAL PINE BARRENS JOINT PLANNING & POLICY COMMISSION

October 21, 2026

Danny Recine
Property Manager
Country Pointe Meadows
1 Country Pointe Drive
Yaphank, New York 11980

RE: Request to cut two pitch pine trees at Country Pointe Meadows, Yaphank
Central Pine Barrens Compatible Growth Area

Dear Mr. Recine:

On September 11, 2026, the Central Pine Barrens Commission office received your request to remove two trees that appear to be dead or dying that are adjacent to the facility's pickleball courts and walking path and that may pose a public safety hazard. The letter from Bartlett Tree Experts forwarded to this office confirmed that the subject trees are impacted by Southern Pine Beetle. The property is in the Central Pine Barrens Compatible Growth Area.

The Country Pointe Conservation Easement is one of several easements that were required in the Commission's decision on the Development of Regional Significance project known as The Meadows at Yaphank Planned Development District approved on October 19, 2011. The trees are in an area protected by a Conservation Easement recorded on December 22, 2016.

Following up on your request, Commission staff performed an inspection on August 31. Staff observed discoloration on the bark of the trunk and dropping pine needles. Other trees in the vicinity appeared healthy. This determination is not an evaluation of the risks, if any, to the community and posed by vegetation on the site. The Commission makes no representations to the same as it only assessed the area identified by your request. The Commission is not qualified to make such a determination.

Please be advised, despite the presence of a potentially hazardous condition, the timing of cutting and removing trees may be restricted to seasonal periods to protect the Northern Long-eared Bat, a New York State and Federal listed Endangered species. Please consult with the office of NYSDEC Region 1 to adhere to protective guidelines and requirements for this and other listed species and regulated habitats on the property. Typically, when tree cutting is necessary and no immediate threat is present, the tree cutting window to protect this species and its habitat is after December 1 and before March 1 of any given year.

The Commission authorizes the immediate feeling of trees that represent public safety hazards. If time allows, please coordinate tree cutting requests with the NYSDEC for permission to cut trees and a certified arborist if necessary to confirm tree health and condition.

No authorization is provided in conjunction with this request to disturb trees or other natural vegetation in natural areas where no safety concerns are present. Thank you for your attention, and please contact me at (631) 218-1192 with any questions.

Sincerely,

Julie Hargrave
Interim Executive Director

cc: John C. Milazzo, Counsel to the Commission
New York State Department of Environmental Conservation Region 1

Ryan P. McGarry
Chairman

Jerome Halpin
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

TOTAL COMMUNITY MANAGEMENT CORP.

2375 Bedford Avenue
Bellmore, NY 11710
(516) TCM-9700
(516) 826-9700
Fax: (516) 826-3937

September 11, 2026

Central Pine Barrens Commission
624 Old Riverhead Road
Westhampton Beach, NY 11978
Attn: Julie Hargraves, Policy and Planning Manager

Dear Ms. Hargraves,

The Country Pointe Meadows Homeowners Association Inc. Board of Directors ("HOA Board") has been made aware of a pine tree located along the boundary of the Central Pine Barrens Easement Area that presents a potential safety concern to residents and guests of the community.

The tree appears to be in declining condition and is believed to be dying as a result of an infestation of pine bark beetles. The tree is located adjacent to a walkway that is regularly used by residents and is also in close proximity to the community's sports courts. Due to the tree's apparent declining condition and its location, the HOA Board is concerned that should the tree fall or lose a large limb, it could pose a significant hazard to individuals using the walkway or participating in activities on the sports courts.

Please see the attached photograph of the tree in question, which illustrates its location in relation to the walkway and sports courts.

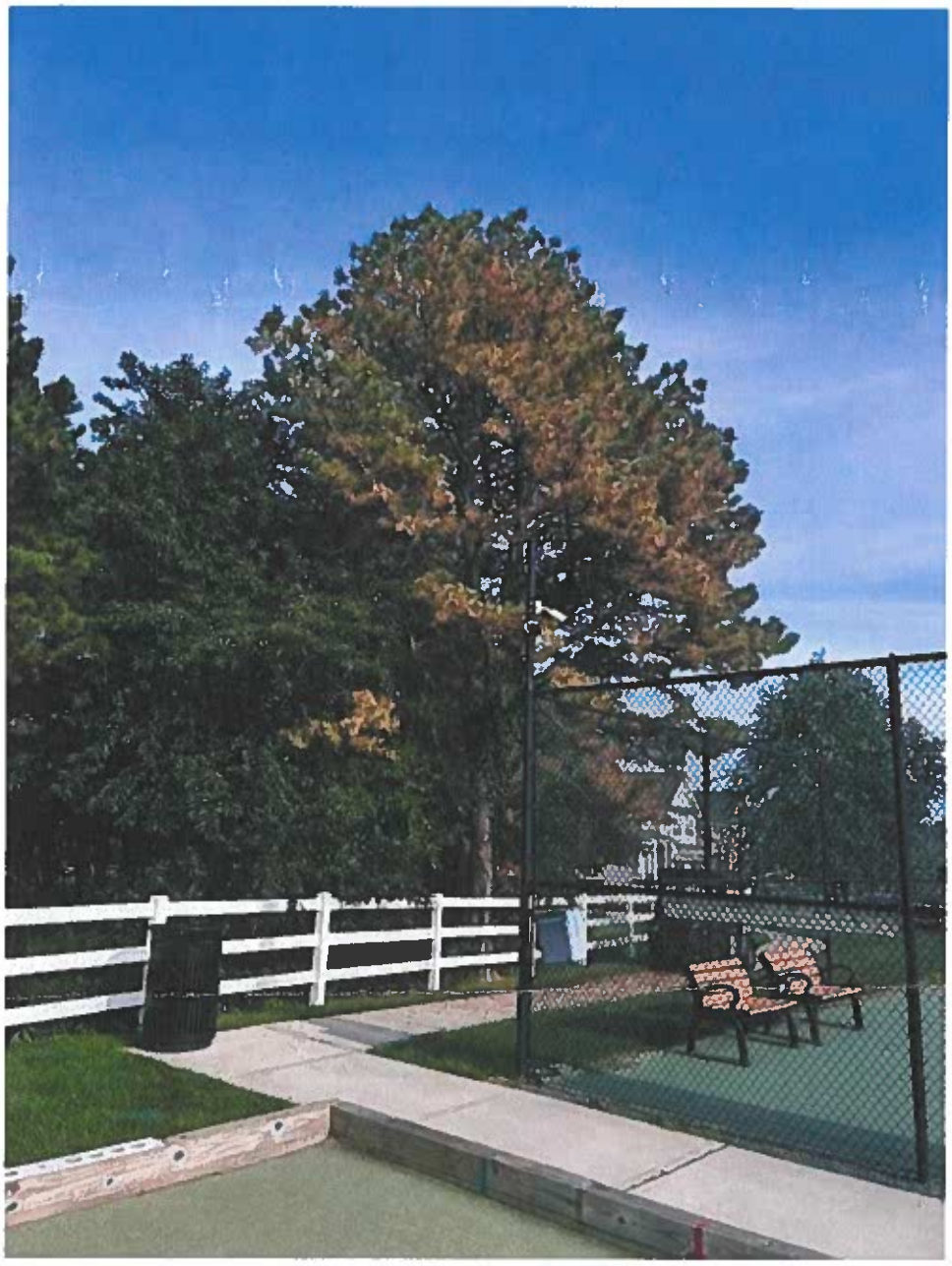
As per the Conservation Easement filed for this community for said area, enclosed herein, it is the HOA Board's understanding that the philosophy of the Pine Barrens Central Joint Planning and Policy Commission with regard to any clearing of vegetation within the protected areas is that no clearing of any vegetation (assuming trees are included) is permitted **"unless such vegetation poses an immediate threat to public health and safety."**

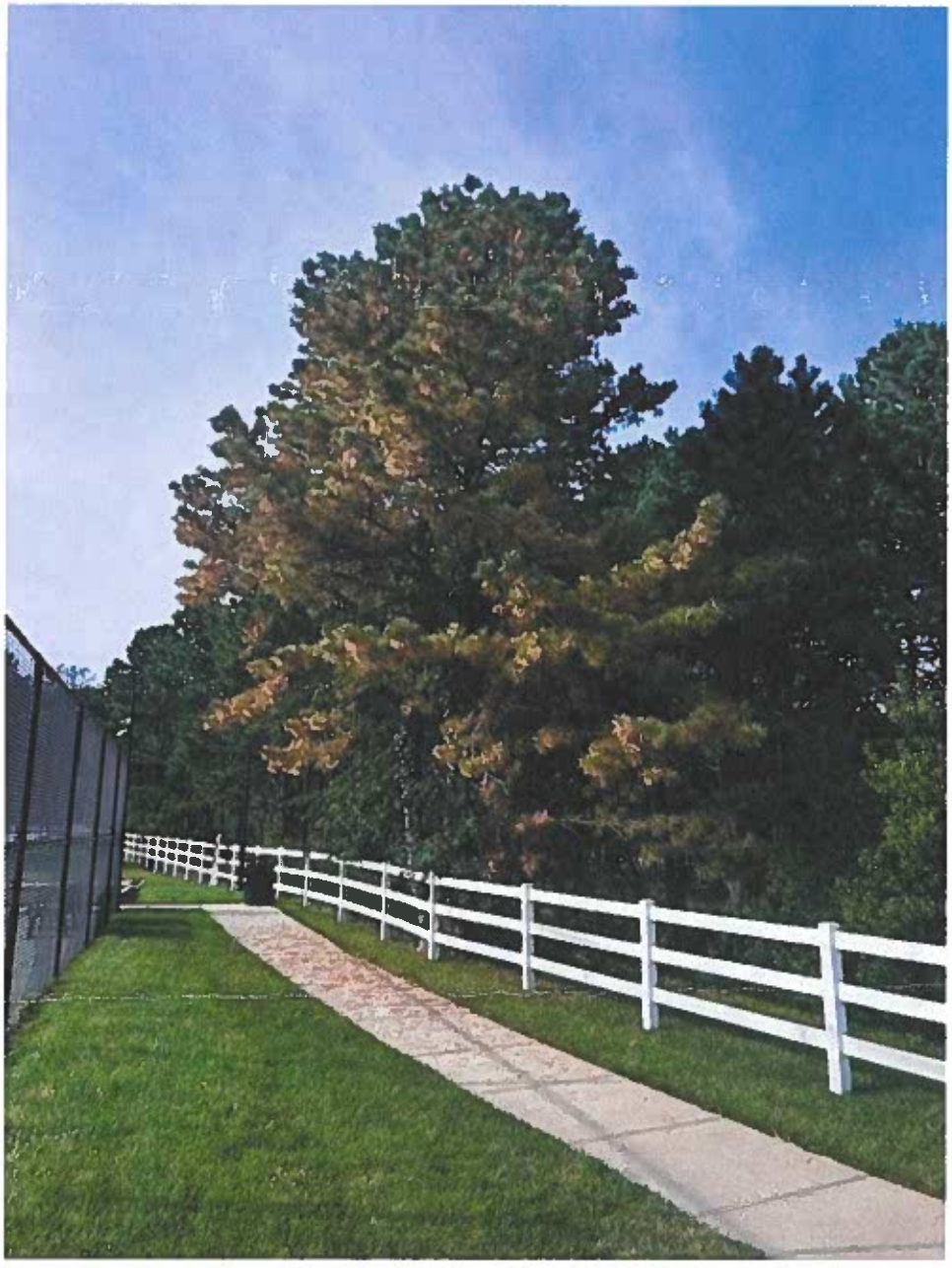
We are reaching out to you for guidance as to whether you would agree that this situation meets the necessary criteria and whether the HOA Board may proceed with having the tree removed in order to eliminate the potential safety hazard.

Thank you on behalf of the Board of Directors of Country Pointe Meadows Homeowners Association Inc. for your assistance in this matter. Please contact the undersigned if you have any questions.

Sincerely,

Danny Recine
Property Manager
Country Pointe Meadows Homeowners Association Inc.
1 Country Pointe Drive
Yaphank, NY 11980
631-775-6700





CONSERVATION EASEMENT

THIS INDENTURE, made this 31st day of July, 2014,

Witnesseth:

WHEREAS, Rose-Breslin Associates LLC ("**Rose-Breslin**"), having its principal address at One Executive Boulevard, Yonkers, New York 10701, owns 333.46 acres of real property located in the Hamlet of Yaphank, Town of Brookhaven, County of Suffolk and State of New York as more particularly described on Exhibit "A" annexed hereto and made a part hereof (the "**Overall Property**"); and

WHEREAS, the Central Pine Barrens Joint Planning and Policy Commission (the "**Commission**"), having offices at 624 Old Riverhead Road, Westhampton Beach, New York 11978, was created pursuant to the Long Island Pine Barrens Protection Act of 1993 codified in New York State Environmental Conservation Law Article 57 ("**Article 57**"); and

WHEREAS, the Overall Property is located within the Central Pine Barrens area, as bounded and described in Article 57 (the "**Central Pine Barrens**"); and

WHEREAS, the Commission adopted the Central Pine Barrens Comprehensive Land Use Plan (the "**Plan**") pursuant to Article 57 and has jurisdiction over certain activities within the Central Pine Barrens; and

WHEREAS, Rose-Breslin, pursuant to Article 57 and the Plan, applied to the Commission for a review of its proposal to develop the Overall Property with approximately 850 residences of various types and 1,032,500 square feet of non-residential spaces under the Town of Brookhaven's Planned Development District zoning ordinance (the "**Proposed Action**"), as the Proposed Action is considered a development of regional significance; and

WHEREAS, the Commission, on December 21, 2011 , adopted an Amended Statement of Findings and a final Resolution (the "Findings and Resolution") annexed hereto as Exhibit "B", which approved the Proposed Action and required Rose-Breslin to undertake certain activities on the Overall Property, and

WHEREAS, the Findings and Resolution contained certain terms and conditions which required Rose-Breslin grant to the Commission a Conservation Easement to protect as natural space no less than 118.04 acres of the Overall Property; and

WHEREAS, Rose-Breslin has offered to protect as natural space the 112.83 acres identified in Exhibit "C" the Final GEIS Conceptual Master Plan as "Wooded Areas (to remain)" attached hereto and made a part hereof and 5.21 acres on the Dorade Whispering Pines Waste Water Treatment Plant property also a part of the Overall Property; and

WHEREAS, Rose-Breslin and the Commission agree that Rose-Breslin may convey onto the Commission more than one Conservation Easement to satisfy Rose-Breslin's obligation to protect no less than 118.04 acres of the Overall Property as natural space; and

WHEREAS, Rose-Breslin wishes to grant to the Commission this Conservation Easement for the 4.85 acre portion of the Existing Natural Area identified and described in Exhibit "D" attached hereto (the "**Protected Property**") pursuant to Article 49, Title 3 of the Environmental Conservation Law (the "**ECL**"), or its similar successor statute. This Conservation Easement is intended to comply with the ECL, as may be amended from time to time.

NOW, THEREFORE, Rose-Breslin, for and in consideration of the facts above and hereinafter recited including, but not limited to, the Findings and Resolution and the mutual covenants, terms, conditions and restrictions hereinafter contained, does hereby grant, transfer, bargain, sell and convey unto the Commission, its successors and assigns forever this Conservation Easement in gross in perpetuity over the Protected Property consisting of:

1. The right of visual access to and view of the Protected Property in its natural, scenic and open condition.

2. Rose-Breslin's forbearance from taking any of those actions constituting development pursuant to Article 57, and Rose-Breslin's forbearance from operations or uses pursuant to Article 57 unless such operations or uses are otherwise expressly reserved herein.

3. (a) The right of the Commission, its respective agents, employees or other representatives, to enforce this Conservation Easement in an action at law or in equity or both

(b) The right of the State of New York, the County of Suffolk, The Town of Brookhaven in or their respective, agents, employees or other representatives, exercising a third party enforcement right, to enforce this Conservation Easement in an action at law or in equity or both.

Enforcement pursuant to (a) and (b) herein above shall not be defeated because of any subsequent adverse possession, laches, estoppels or waiver. The Commission or any party with a third party enforcement right or their respective agents, employees or other representatives shall be permitted access, and if necessary, to cross other lands retained by Rose-Breslin, and to enter upon the Protected Property for the purpose of inspection in order to enforce and assure compliance with the terms and conditions herein contained. The Commission, its agents, employees or other representatives, agree to give Rose-Breslin reasonable advance notice of its intention to enter and inspect the Protected Property and such entrance and inspections shall be in a reasonable manner and at reasonable times unless an emergency condition exists on the Protected Property requiring immediate inspection.

Covenants

Rose-Breslin makes the following covenants on the Protected Property subject to this Conservation Easement on behalf of itself, its successors, heirs and assigns, lessees, personal representatives and other successors-in-interest, which covenants shall run with and bind the Protected Property in perpetuity:

(a) No structures of any kind or description shall be constructed, erected, maintained or moved onto or within the Protected Property;

(b) No topsoil shall be removed from the Protected Property, nor shall sand, gravel, peat or other minerals be placed thereon or removed therefrom for any purpose, and the natural contours and subsurface conditions of the Protected Property shall remain generally undisturbed;

(c) The Protected Property shall remain in its natural state;

(d) There shall be no construction activity, alteration of vegetation or changes in topography, no development as defined by Article 57 and no operations or uses not constituting development pursuant to Article 57 nor in the Protected Property;

(e) There shall be no storing, dumping, discharging or placing of any substance in or on the Protected Property in contravention of any applicable federal, state or local law or ordinance; and

(f) No clearing of vegetation and vegetation currently existing on or in the Protected Property shall be removed from the Protected Property unless such vegetation poses an immediate threat to public health and safety.

1. Rose-Breslin grants the Commission, the Council, the State of New York, the County of Suffolk, the Town of Brookhaven or their respective agents, employees or other representatives a right to enforce each and every term of this Conservation Easement in an action at law or in equity or both. Enforcement pursuant to this Paragraph shall not be defeated because of any subsequent adverse possession, laches, estoppel or waiver.

2. The Commission shall have the independent right to inspect the Protected Property for the purpose of assuring that Rose-Breslin or any successor thereof is not in violation of any of the terms or conditions of this Conservation Easement, such inspection to be by prior arrangement with and at the reasonable convenience of Rose-Breslin. The Commission may inspect the Protected Property at other times if it has reasonable cause to believe a substantial violation of this Conservation Easement is being undertaken or has occurred.

Reserved Rights

Notwithstanding any of the foregoing provisions to the contrary and as expressly limited herein, Rose-Breslin reserves the following rights:

1. The right of exclusive possession of the Protected Property;

2. The right to use the Protected Property consistent with the terms of the Findings, the Resolution and this Conservation Easement;

3. The right to sell, bargain, gift or otherwise convey the Protected Property, or any portion or portions thereof, subject to the terms of this Conservation Easement. Rose-Breslin, upon the sale, gift or other conveyance of its fee interest in the Protected Property, shall have no further obligations or liabilities under this Conservation Easement. Rose-Breslin shall promptly notify the Commission of a conveyance of interest in the Protected Property, including the full names and mailing addresses of all grantees, and the individual principals thereof, under any such conveyance. The instrument of such conveyance shall specifically set forth that the interest thereby conveyed is subject to this Conservation Easement, without modification or amendment thereof, and shall incorporate this Conservation Easement by reference. The failure of any such instrument to comply with the provisions hereof shall not affect the Commission's rights hereunder.

Rights of the Public

1. Nothing contained in this Conservation Easement shall give or grant to the public a right to enter upon or use the Protected Property or any portion thereof. The Protected Property shall not be open or available to the public for general or park use by reason of this Conservation Easement, but instead shall remain at all times in Rose-Breslin's exclusive possession and subject to Rose-Breslin's unqualified right to exclude all others therefrom by any and all lawful means, except as specifically set forth herein.

2. All rights, interest and privileges of Rose-Breslin in the Protected Property not specifically granted to the Commission herein shall remain and reside in Rose-Breslin.

Miscellaneous

1. The parties hereto understand and agree that all terms and provisions of ECL Article 49, Title 3, as may be amended from time to time, shall govern this Conservation Easement.

2. This Conservation Easement embodies and constitutes the entire understanding between the parties with respect to the transaction contemplated herein, and all prior agreements, understandings, representations and statements, oral or written, are merged into this Conservation Easement. Neither this Conservation Easement nor any provisions hereof may be waived, modified, amended, discharged or terminated except by an instrument signed by the parties hereto and then only to the extent set forth in such instrument.

3. In the event any portion of this Conservation Easement shall be declared by any court of competent jurisdiction to be invalid, illegal or unenforceable, such portion shall be deemed severed from this Conservation Easement and the remaining parts hereof shall remain in full force and effect, as fully as though such invalid, illegal or unenforceable portion had never been part of this Conservation Easement.

4. The parties acknowledge that each party and its counsel has participated in the drafting of this Conservation Easement and the parties hereby agree that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Conservation Easement.

5. This Conservation Easement may be modified only in writing signed by both Rose-Breslin and the Commission, or their successors, heirs, representatives or assigns. Rose-Breslin and the Commission acknowledge and agree that circumstances could arise which would justify the modification of certain terms and conditions contained herein. Therefore, the Commission and Rose-Breslin shall mutually have the right, in their sole discretion, to agree to amendments to this Conservation Easement, which amendments shall not be inconsistent with the basic purpose of this Conservation Easement, provided, however, that the Commission shall have no right or power to agree to any amendment hereto that would result in this Conservation Easement failing to qualify as a valid conservation easement under ECL Article 49 Title 3 as the same may be hereafter amended.

6. This Conservation Easement can be terminated only in accordance with the law of the State of New York applicable to the termination of easements and covenants running with the land.

7. The terms, conditions, restrictions and purpose of this Conservation Easement shall continue as a servitude running in perpetuity with the Protected Property and shall be incorporated by reference in any subsequent deed or other legal instrument by which Rose-Breslin divests

itself of any interest in the Protected Property or any portion thereof. All references herein to Rose-Breslin shall also refer to any and all successors-in-interest.

8. This Conservation Easement shall be deemed notice to all future owners of their obligation to comply with the terms and conditions of the Approval with respect to their activities in or around the Protected Property.

9. Any notices required under this Conservation Easement shall be in writing. Notices shall be given either by personal delivery or by a nationally recognized overnight delivery service (i.e. Federal Express) at the addresses first set forth above. Notices shall be deemed given upon receipt or first refusal of delivery.

10. Rose-Breslin shall not be liable for any changes to the Protected Property resulting from any natural disaster or act of God.

11. Rose-Breslin represents as follows: (a) Rose-Breslin is seized of the Protected Property in fee simple and has good right to grant this Conservation Easement; (b) the Protected Property is free and clear of any and all encumbrances other than those of record; and (c) the Commission shall have the use of, and enjoy all the benefits derived from and arising out of, this Conservation Easement.

12. The benefits of this Conservation Easement are in gross and assignable. The Commission hereby acknowledges and agrees that any transferee or assignee will be an organization or public body qualified to hold a Conservation Easement pursuant to ECL Article 49 Title 3 as the same may be amended from time to time and the regulations promulgated thereunder.

13. All references to Article 57 shall be as such provisions were in effect on the date hereof.

14. Failure of the Commission to insist upon the strict performance of any provision of this Conservation Easement shall not abrogate, or be deemed to waive, any rights under this Conservation Easement.

IN WITNESS WHEREOF, Rose-Breslin has executed and delivered and Commission has accepted and received this Grant of Conservation Easement on the day and year set forth above.

ROSE-BRESLIN ASSOCIATES LLC

By: _____
Name:
Title:

CENTRAL PINE BARRENS JOINT PLANNING AND POLICY COMMISSION

By: _____
Name: Peter A. Scully
Title: Chair

STATE OF NEW YORK)
)ss.:
COUNTY OF Westchester)

On the 23rd day of July, in the year 2014, before me, the undersigned, personally appeared Allan V. Rose, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Alicia N. Simmons
Notary Public

ALICIA N SIMMONS
Notary Public State of New York
No. 01SI6192713
Qualified in Westchester County
Commission Expires September 02, 2016

STATE OF NEW YORK)
)ss.:
COUNTY OF)

On the 31st day of July, in the year 20__, before me, the undersigned, personally appeared Peter A. Scully, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Carole A. Gajewski
Notary Public

CAROLE A. GAJEWSKI
NOTARY PUBLIC - STATE OF NEW YORK
NO. 01-GA6192649
QUALIFIED IN SUFFOLK COUNTY
COMMISSION EXPIRES SEPT 02, 2016

BARTLETT TREE EXPERTS
39 Allen Blvd., Suite A, Farmingdale, New York 11735 · (631)423-0090 · www.bartlett.com

To whom it may concern,

On Wednesday 10/7/2026 I was contacted by Country Pointe Meadows requesting an opinion regarding a Black Pine tree on the property. In the past we have worked with the community for the removal of trees that were affected by Southern Pine Beetle. Judging from the symptoms displayed and current appearance of the tree I am under the impression that Southern Pine Beetle has begun to damage the tree, and it is experiencing decline that I personally have not seen a tree of similar size and standing recover from. Since the recommendation is to remove any possibly infested trees at detection in an attempt to contain the outbreaks, I am recommending the removal of the tree in question.

Christopher Molina
Arborist Representative, Bartlett Tree Experts
39 Allen Blvd, Suite A
Farmingdale NY, 11735