# **Original**

### PINE BARRENS COMMISSION

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In the Matter of the hearing of:

RINGHOFF FAMILY

LLC #1 SCTM# (200-512-1-15, 17, 18, 21; 200-562-4-21)

Quogue Wildlife Refuge 3 Old Country Road East Quogue, New York 11942

Wednesday, July 15, 2009

The above entitled matter came on for hearing at 3:05 p.m.

PANEL:

Peter Scully
Brenda Prusinowski
Martin Shea
Tom Isles
John Turner







Telephone: 516.741.5235 Facsimile: 516.741.1460



On Behalf of the Pine Barrens: JOHN MILAZZO, ESQ. P.O. Box 587 3525 Sunrise Highway - 2nd Floor Great River, New York 11739-0587 



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### PROCEEDINGS

(3:05 p.m.)

MR. SCULLY: I would like to call the public hearing to order. I will read from the public notice:

The Central Pine Barrens Joint Planning and Policy Commission will hold a public hearing on July 15, 2009 at 3:00 p.m., at the Quogue Wildlife Refuge, 3 Old Country Road, Quogue, New York, to determine whether Suffolk County Tax Map parcel Number 200-512-1-15, owned by Ringhoff Family LLC #1, has frontage on an existing improved road, and to determine whether the parcel is entitled to receive an additional allocation of Pine Barrens' Credits for any reason. The 5.11 acre parcel is zoned A5 Residential and located on the west side of Toppings Path, south of Hot Water Street, Manorville, in the town of Brookhaven.

I would like the representatives to provide their names on the record.

MR. SHEA: Marty Shea, representing the Southampton Town, Supervisor, Linda Kabot.

MS. PRUSINOWSKI: Brenda Prusinowski, representing Brookhaven Town Supervisor Mark Lesko.



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MR. ISLES: Tom Isles, representing Suffolk County Executive Steve Levy.

MR. SCULLY: Peter Scully, representing Governor Patterson.

You will hear now from Mr. Milazzo.

MR. MILAZZO: Good afternoon. Thank
you. I'm John Milazzo, staff counsel.

We are here today to have a hearing on whether what we call lot 15, which is Suffolk County Tax Lot Number 200-512-1-15 is on an existing improved road. Just as a way of background, Ringhoff's family LLC Number 1 owns five parcels in the Central Pine Barrens. They have received letters of interpretation, allocated on the order of 24.22 credits. They appealed those allocations contained in the letter of interpretation from this body. This body denied the appeal.

The Ringhoffs then commenced an Article
78 proceeding which was heard by Justice Rebolini
in Suffolk County Supreme Court. Justice Rebolini
upheld the allocations and the denial of the appeal
for four of the parcels, and the Judge directed the
Commission to hold a hearing to determine whether



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Hearing

lot 15 is on an existing improved road.

As you may recall, the Ringhoffs were represented by Twomey, Latham & Shea, that was their attorneys, and the attorney in particular was Lauren Stiles. Ms. Stiles was given notice by telephone. I have spoken with her about today's hearing. We also mailed to her office a notice of today's hearing. She indicated she would not attend, and I have not seen her yet, so I assume she is not going to be here today.

The issue in the hearing is whether that is an existing improved road. The Commission's resolution denying the appeal specifically stated that three of the parcels were not -- excuse me, specifically stated that two of the three parcels were not on existing improved roads. Lot 15 is located on the intersection of Toppings Path and Hot Water Street. The Commission's resolutions said Hot Water Street, is not an existing improved road in front of lot 15. It left out that Toppings Path also wasn't an existing improved road.

Justice Rebolini correctly noted that the Commission did not make a finding that Toppings Path, in the immediate vicinity of Lot 15, was or



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was not an existing improved road. That's why we are here today. With this hearing we will be able to make the resolution and at the next meeting, hopefully, conclude this matter.

I have asked staff to go out and inspect the parcels, lot 15, and staff was out there. I will turn this over to Judy just to give you a staff report and, also, what you did with respect to the inspection, the date, and I think you have some exhibits as well.

MR. SCULLY: If I may clarify, the sole matter before this Commission today is the determination as to whether or not this particular stretch of road is an improved road. That is the only matter before the commission, which is whether lot 15 on an existing improved road, specifically Toppings Path. The Commission has already found Hot Water Street is not an existing improved road. It's a very narrow charge

MS. JAKOBSEN: I provided copies of my site specific report to each of you. Attached to the beginning part of the report, which I will highlight briefly in a moment, just so you understand, attached are some 2007 aerials with the



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subject parcel outlined in orange, and this is followed by photos that were taken by our compliance and enforcement person, Larry Heinz.

The first one is a view westward on Hot Water Street. Then a second one is a view westward on Hot Water Street also, further down a little bit.

Then the photo 3 shows the intersection of Hot Water Street and Toppings Path. The subject parcel is on the southwest corner of Hot Water Street and Toppings Path.

Then, the last photo is a view as we travel down on foot on Toppings Path.

Larry Heinz, our compliance enforcement coordinator, went out to the field to visit the subject parcel. We drove using a four-wheel drive vehicle. We entered from County Route 51, and traveled along Hot Water Street. We headed west on Hot Water Street, which is rather a dirt road. They had it rutted in places.

We traveled along there until we reached a series of rather large puddles, which you will see in the attached photo, which we could not drive



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through with the vehicle. From that point, we traveled by foot, continuing west on Hot Water Street, past the Ringhoff parcels that were inactive agriculture, to the intersection of Hot Water Street and Toppings Path. That's the parcel which, again, is depicted in one of the attached photos.

MS. PRUSINOWSKI: I'm sorry for interrupting, but how did you know that was the intersection of Hot Water and Toppings? Was it based on aerials?

MS. JAKOBSEN: We looked at the -- based on aerials and also what we experienced being out on the specific site.

The Ringhoff property, the actual agricultural piece, we passed along Hot Water Street and you could see the agricultural piece as you looked south, and then you come to that intersection of Toppings Path and Hot Water Street.

MR. ISLES: Toppings Path is a street -- and you can see it in the aerial photographs?

MS. JAKOBSEN: Yes.

From that point, we traveled south along Toppings Path. The road is a dirt road, very



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stoney in nature. We walked the distance of Toppings Path South, until with the Ringhoff agriculture -- excuse me, the Ringhoff parcels that were inactive agriculture were to our east, and along Toppings Path.

We walked as far down until we could see in the distance the cars traveling along County Route 111, and then we stopped at that point and returned back up Toppings Path and to our vehicle. The road along Toppings Path, again, was dirt; fairly consistent. In terms of nature, it was very stoney. It was a dirt path.

MS. PRUSINOWSKI: There was no indication that there had ever been any structure placed on that road?

MS. JAKOBSEN: No.

MR. SCULLY: Questions for Ms.

Jakobsen?

MR. MILAZZO: I want to clarify, with respect to Hot Water Street and Toppings Path.

Both of those, we learned in the last go around with the Ringhoffs, both of those were old Town of Brookhaven roads, which the town by resolution had dedicated -- conveyed over to the County, and now



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they are actually in the inventory of the County
Parks Department, so they are actually -- they are
not paper streets, as I.E. on an undeveloped map.
They are all County roads, historical roads that
are now in the custody of the County Parks
Department.

In the first litigation we submitted an affidavit of Ms. Gibbons, attesting to the fact that they are in the possession of the County Parks Department and they are not maintained by the County Parks Department.

Judy, you indicated that you were there, but I think this question is probably better suited to Larry.

Can you state your name.

MR. HEINZ: My name is Lawrence Heinz.

I am the compliance and enforcement coordinator for the Central Pine Barrens Commission.

MR. MILAZZO: You were with Judy on the day of the inspection?

MR. HEINZ: Yes, sir.

MR. MILAZZO: Did you take those

photos?

MR. HEINZ: Yes, I did.



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MR. MILAZZO: And have you seen those?

MR. HEINZ: Yes, I did.

MR. MILAZZO: And do they fairly and

5 | accurately represent what you saw that day?

MR. HEINZ: Yes, they do. That's

correct.

MR. MILAZZO: Judy, was there any difference between the intersection of the two streets, Hot Water and Toppings Path, and the road, as you went further south on Toppings Path?

MS. JAKOBSEN: It basically was consistently a dirt road that was very stoney in nature.

MR. MILAZZO: I think I just have two other things I want to introduce. I will just read one of them into the record.

At issue here is the Commission's plan,
Section 6766, which reads as follows: "Issuance of
the full Pine Barrens' credit for certain road
front parcels: The Pine Barrens' credit
clearinghouse may elect to allocate one full Pine
Barrens' credit for a parcel of land consisting of
at least 4,000 square feet with frontage on an
existing improved road."



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I would just like to mark this as Exhibit Number 3. This is just a copy of the decision from Justice Rebolini.

(Exhibit No. 3 was so marked and received in evidence.)

MR. SCULLY: Are there any questions for Mr. Milazzo?

MR. SHEA: Are there any filed access to Toppings Path that cover these portions up these outlying streets?

MS. JAKOBSEN: I am not aware of that. I am not familiar with that. I would defer to John.

MR. MILAZZO: I haven't seen any, but the distinct issue for the Commission was whether this was an existing improved road.

MR. SHEA: I undestand.

MR. MILAZZO: Judy, in your opinion, given your experience with the Commission's staff was this an existing improved road?

MS. JAKOBSEN: It's not, it's a dirt road.

MR. MILAZZO: Is it any different from any of the other parcels, any of the roads as they



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13 Proceedings 1 2 exist in the other Ringhoff parcels? MS. JAKOBSEN: 3 No. MR. MILAZZO: Thank you. 4 MR. SCULLY: Are there any other 5 6 questions from the staff or anything further for 7 Mr. Milazzo. 8 (No response.) 9 Is not I will close the hearing. We 10 hope to make a determination at the August meeting. Is there any other matter? 11 12 (No response.) If not, a motion to adjourn is in order. 13 14 (Whereupon, the meeting was adjourned at 15 3:21 p.m.) 16 17 18 19



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#### CERTIFICATION

I, MONIQUE CABRERA, a Shorthand
Reporter and Notary Public, within and for the
State of New York, do hereby certify that I
reported the above proceedings in the Ringhoff
Family matter, on July 15, 2009, at the Quogue
Wildlife Refuge, 3 Old Country Road, Quogue, New
York, and that to the best of my ability, the above
proceedings are an accurate transcription of what

IN WITNESS WHEREOF, I have hereunto set my hand this All day of July, 2009.

transpired at that time and place.

Monique Cabrera XO

Shorthand Reporter

Received

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Joint Planning and
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## Condensed

### PINE BARRENS COMMISSION

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In the Matter of the hearing of:

RINGHOFF FAMILY

LLC #1 SCTM# (200-512-1-15, 17, 18, 21; 200-562-4-21)

Quogue Wildlife Refuge 3 Old Country Road East Quogue, New York 11942

Wednesday, July 15, 2009

The above entitled matter came on for hearing at 3:05 p.m.

PANEL:

Peter Scully Brenda Prusinowski Martin Shea Tom Isles John Turner





Telephone: 516.741.5235 Facsimile: 516.741.1460

Page 1 Page 3 1 PINE BARRENS COMMISSION PROCEEDINGS 2 (3:05 p.m.) 3 In the Matter of the hearing of: MR. SCULLY: I would like to call the 4 5 public hearing to order. I will read from the RINGHOFF FAMILY public notice: 7 The Central Pine Barrens Joint Planning LLC #1 SCTM# В and Policy Commission will hold a public hearing on (200-512-1-15, 17, 18, 21; July 15, 2009 at 3:00 p.m., at the Quogue Wildlife 9 200-562-4-21) Refuge, 3 Old Country Road, Quogue, New York, to determine whether Suffolk County Tax Map parcel July 15, 2009 Number 200-512-1-15, owned by Ringhoff Family LLC 3:05 p.m. #1, has frontage on an existing improved road, and PANEL 14 to determine whether the parcel is entitled to Peter Scully 15 receive an additional allocation of Pine Barrens' Brenda Prusinowski 16 Credits for any reason. The 5.11 acre parcel is Martin Shea 17 zoned A5 Residential and located on the west side Tom Isles 18 of Toppings Path, south of Hot Water Street, John Turner 19 Manorville, in the town of Brookhaven. I would like the representatives to 21 provide their names on the record. 22 MR. SHEA: Marty Shea, representing 23 the Southampton Town, Supervisor, Linda Kabot. MS. PRUSINOWSKI: Brenda Prusinowski, 25 representing Brookhaven Town Supervisor Mark Lesko. Page 2 Page 4 On Behalf of the Pine Barrens: 1 **Proceedings** 2 MR. ISLES: Tom Isles, representing 2 Suffolk County Executive Steve Levy. 3 JOHN MILAZZO, ESQ. MR. SCULLY: Peter Scully, representing P.O. Box 587 4 4 5 3525 Sunrise Highway - 2nd Floor 5 Governor Patterson. 6 Great River, New York 11739-0587 6 You will hear now from Mr. Milazzo. 7 7 MR. MILAZZO: Good afternoon. Thank 8 8 you. I'm John Milazzo, staff counsel. 9 9 We are here today to have a hearing on 10 10 whether what we call lot 15, which is Suffolk 11 11 County Tax Lot Number 200-512-1-15 is on an existing improved road. Just as a way of 12 background, Ringhoff's family LLC Number 1 owns 13 five parcels in the Central Pine Barrens. They 14 15 have received letters of interpretation, allocated 16 on the order of 24.22 credits. They appealed those 17 allocations contained in the letter of 18 18 interpretation from this body. This body denied 19 19 the appeal. 20 20 The Ringhoffs then commenced an Article 21 21 78 proceeding which was heard by Justice Rebolini 22 in Suffolk County Supreme Court. Justice Rebolini 23 upheld the allocations and the denial of the appeal 24 for four of the parcels, and the Judge directed the



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Direct Dial: 516.741.5235 Fax: 516.741.1460

Commission to hold a hearing to determine whether

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Proceedings

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**Proceedings** lot 15 is on an existing improved road.

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As you may recall, the Ringhoffs were represented by Twomey, Latham & Shea, that was their attorneys, and the attorney in particular was Lauren Stiles. Ms, Stiles was given notice by telephone. I have spoken with her about today's hearing. We also mailed to her office a notice of today's hearing. She indicated she would not attend, and I have not seen her yet, so I assume she is not going to be here today.

The issue in the hearing is whether that is an existing improved road. The Commission's resolution denying the appeal specifically stated 15 that three of the parcels were not -- excuse me, specifically stated that two of the three parcels 17 were not on existing improved roads. Lot 15 is 18 located on the intersection of Toppings Path and 19 Hot Water Street. The Commission's resolutions 20 said Hot Water Street, is not an existing improved 21 road in front of lot 15. It left out that Toppings Path also wasn't an existing improved road.

Justice Rebolini correctly noted that 23 24 the Commission did not make a finding that Toppings 25 Path, in the immediate vicinity of Lot 15, was or

subject parcel outlined in orange, and this is followed by photos that were taken by our compliance and enforcement person, Larry Heinz.

5 The first one is a view westward on Hot 6 Water Street. Then a second one is a view westward 7 on Hot Water Street also, further down a little А

Then the photo 3 shows the intersection of Hot Water Street and Toppings Path. The subject parcel is on the southwest corner of Hot Water Street and Toppings Path.

Then, the last photo is a view as we travel down on foot on Toppings Path.

So basically, on July 6th, myself and Larry Heinz, our compliance enforcement coordinator, went out to the field to visit the subject parcel. We drove using a four-wheel drive vehicle. We entered from County Route 51, and traveled along Hot Water Street. We headed west on Hot Water Street, which is rather a dirt road. They had it rutted in places.

We traveled along there until we reached a series of rather large puddles, which you will see in the attached photo, which we could not drive

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#### **Proceedings**

was not an existing improved road. That's why we are here today. With this hearing we will be able to make the resolution and at the next meeting, hopefully, conclude this matter.

I have asked staff to go out and inspect the parcels, lot 15, and staff was out there. I will turn this over to Judy just to give you a staff report and, also, what you did with respect to the inspection, the date, and I think you have some exhibits as well.

MR. SCULLY: If I may clarify, the 13 sole matter before this Commission today is the determination as to whether or not this particular stretch of road is an improved road. That is the only matter before the commission, which is whether 16 lot 15 on an existing improved road, specifically Toppings Path. The Commission has already found Hot Water Street is not an existing improved road. 20 It's a very narrow charge MS. JAKOBSEN: I provided copies of my

22 site specific report to each of you. Attached to the beginning part of the report, which I will highlight briefly in a moment, just so you understand, attached are some 2007 aerials with the **Proceedings** 

2 through with the vehicle. From that point, we 3 traveled by foot, continuing west on Hot Water

4 Street, past the Ringhoff parcels that were

inactive agriculture, to the intersection of Hot 5

Water Street and Toppings Path. That's the parcel

which, again, is depicted in one of the attached 7 8 photos.

MS. PRUSINOWSKI: I'm sorry for interrupting, but how did you know that was the intersection of Hot Water and Toppings? Was it based on aerials?

MS. JAKOBSEN: We looked at the -- based on aerials and also what we experienced being out on the specific site.

The Ringhoff property, the actual agricultural piece, we passed along Hot Water Street and you could see the agricultural piece as you looked south, and then you come to that intersection of Toppings Path and Hot Water Street.

MR. ISLES: Toppings Path is a street and you can see it in the aerial photographs?

23 MS. JAKOBSEN: Yes.

> From that point, we traveled south along Toppings Path. The road is a dirt road, very

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Hearing July 15, 2009

Page 9 Page 11 **Proceedings** 1 **Proceedings** 2 stoney in nature. We walked the distance of 2 MR. MILAZZO: And have you seen those? 3 Toppings Path South, until with the Ringhoff 3 MR. HEINZ: Yes, I did. agriculture -- excuse me, the Ringhoff parcels that 4 4 MR. MILAZZO: And do they fairly and 5 5 were inactive agriculture were to our east, and accurately represent what you saw that day? 6 along Toppings Path. 6 MR. HEINZ: Yes, they do. That's 7 We walked as far down until we could see 7 8 in the distance the cars traveling along County 8 MR. MILAZZO: Judy, was there any 9 Route 111, and then we stopped at that point and 9 difference between the intersection of the two 10 returned back up Toppings Path and to our vehicle. 10 streets, Hot Water and Toppings Path, and the road, The road along Toppings Path, again, was dirt; as you went further south on Toppings Path? 11 11 12 fairly consistent. In terms of nature, it was very 12 MS. JAKOBSEN: It basically was 13 stoney. It was a dirt path. 13 consistently a dirt road that was very stoney in 14 MS. PRUSINOWSKI: There was no 14 nature. 15 indication that there had ever been any structure 15 MR. MILAZZO: I think I just have two 16 placed on that road? other things I want to introduce. I will just read 17 MS. JAKOBSEN: No. 17 one of them into the record. 18 MR. SCULLY: Questions for Ms. 18 At issue here is the Commission's plan, 19 Jakobsen? 19 Section 6766, which reads as follows: "Issuance of 20 MR. MILAZZO: I want to clarify, with 20 the full Pine Barrens' credit for certain road 21 respect to Hot Water Street and Toppings Path. front parcels: The Pine Barrens' credit 22 Both of those, we learned in the last go around clearinghouse may elect to allocate one full Pine 23 with the Ringhoffs, both of those were old Town of 23 Barrens' credit for a parcel of land consisting of Brookhaven roads, which the town by resolution had at least 4,000 square feet with frontage on an 25 dedicated -- conveyed over to the County, and now existing improved road." Page 10 Page 12 **Proceedings** 1 **Proceedings** 1 they are actually in the inventory of the County 2 I would just like to mark this as Parks Department, so they are actually -- they are 3 Exhibit Number 3. This is just a copy of the not paper streets, as I.E. on an undeveloped map. 4 decision from Justice Rebolini. They are all County roads, historical roads that 5 (Exhibit No. 3 was so marked are now in the custody of the County Parks 6 6 and received in evidence.) 7 7 Department. MR. SCULLY: Are there any questions for 8 In the first litigation we submitted an 8 Mr. Milazzo? 9 affidavit of Ms. Gibbons, attesting to the fact 9 MR. SHEA: Are there any filed access to that they are in the possession of the County Parks 10 10 Toppings Path that cover these portions up these Department and they are not maintained by the 11 11 12 County Parks Department. 12 MS, JAKOBSEN: I am not aware of that. 13 Judy, you indicated that you were there, 13 I am not familiar with that. I would defer to 14 but I think this question is probably better suited John. 14 15 to Larry. 15 MR. MILAZZO: I haven't seen any, but 16 Can you state your name. the distinct issue for the Commission was whether 17 MR. HEINZ: My name is Lawrence Heinz. 17 this was an existing improved road. I am the compliance and enforcement coordinator for 18 18 MR. SHEA: I undestand. 19 the Central Pine Barrens Commission. 19 MR. MILAZZO: Judy, in your opinion, 20 MR. MILAZZO: You were with Judy on the 20 given your experience with the Commission's staff 21 was this an existing improved road? day of the inspection? 21 22 MR. HEINZ: Yes, sir. MS. JAKOBSEN: It's not, it's a dirt 22 23 MR. MILAZZO: Did you take those 23 road. 24 photos? 24 MR. MILAZZO: Is it any different from 25 MR. HEINZ: Yes, I did. any of the other parcels, any of the roads as they



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	Page 13	
1	Proceedings	
2	exist in the other Ringhoff parcels?	
3	MS. JAKOBSEN: No.	
4	MR. MILAZZO: Thank you.	
5	MR. SCULLY: Are there any other	
6	questions from the staff or anything further for	
7 8	Mr. Milazzo. (No response.)	İ
9	Is not I will close the hearing. We	
10	hope to make a determination at the August meeting.	
11	Is there any other matter?	
12	(No response.)	
13	If not, a motion to adjourn is in order.	
14	(Whereupon, the meeting was adjourned at	
15	3:21 p.m.)	
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1	Page 14	
	Page 14	
1	Page 14 CERTIFICATION	
2	CERTIFICATION	
2	CERTIFICATION  I, MONIQUE CABRERA, a Shorthand	
2	CERTIFICATION  I, MONIQUE CABRERA, a Shorthand Reporter and Notary Public, within and for the	
2 3 4	CERTIFICATION  I, MONIQUE CABRERA, a Shorthand	
2 3 4 5	I, MONIQUE CABRERA, a Shorthand Reporter and Notary Public, within and for the State of New York, do hereby certify that I reported the above proceedings in the Ringhoff Family matter, on July 15, 2009, at the Quogue	
2 3 4 5 6 7 8	I, MONIQUE CABRERA, a Shorthand Reporter and Notary Public, within and for the State of New York, do hereby certify that I reported the above proceedings in the Ringhoff Family matter, on July 15, 2009, at the Quogue Wildlife Refuge, 3 Old Country Road, Quogue, New	
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represented	7:22	9:3 11:11	3:11 4:3,10	8:21,25 9:3	
5:4		Southampton	4:22	9:6,10,11	
representing	S	3:23	suited	9:21 11:10	
3:22,25 4:2	S	southwest	10:14	11:11 12:10	
4:4	3:2	7:11	Sunrise	town	
Residential	saw	specific	2:5	3:19,23,25	
3:17	11:5	6:22 8:15	Supervisor	9:23,24	
resolution	SCTM	specifically	3:23,25	transcrip	
5:14 6:4	1:8	5:14,16 6:17	Supreme	14:10	
9:24	Scully	spoken	4:22	transpired	
resolutions	1:15 3:4 4:4	5:7	1.44	14:11	
5:19	4:4 6:12	square	T	travel	
	9:18 12:7	11:24	T	7:14	
respect	13:5	staff	14:1,1	traveled	
6:9 9:21	second		take	7:20,23 8:3	
response	7:6	4:8 6:6,7,9	10:23	8:24	
13:8,12	Section	12:20 13:6	taken	traveling	
returned	11:19	state		9:8	
9:10	see	10:16 14:5	7:3	turn	
Ringhoff		stated	Таж	Larn	
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> Suite 4715 New York, NY 10119

One Penn Plaza

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6:8	west	4:11	
Turner	3:17 7:20	200-562-4-21	
1:19	8:3	1:10	
two	westward	2007	1
5:16 11:9,15	7:5,6	6:25	1
Twomey	WHEREOF	2009	
5:4	14:12	1:12 3:9	
	Wildlife	14:7,13	
U	3:9 14:8	21	
understand	WITNESS	1:9	
6:25	14:12	24.22	
undestand		4:16	1
12:18	Y	1.10	1
undeveloped	York	3	
10:4	2:6 3:10	3	
upheld	14:5,9	3:10 7:9	
4:23		12:3,5 14:8	1
1.23	Z	3:00	
V	zoned	3:9	
vehicle	3:17	3:05	
7:19 8:2		1:13 3:3	
9:10	#	3:21	
vicinity	#1	13:15	
5:25	1:8 3:13	3525	
view		2:5	
7:5,6,13	1		
visit	1	4	
7:17	4:13	4,000	
	111	11:24	
W	9:9		
walked	11739-0587	5	
9:2,7	2:6	5.11	
want	15	3:16	
9:20 11:16	1:12 3:9	51	
wasn't	4:10 5:2,17	7:19	
5:22	5:21,25 6:7	587	
Water	6:17 14:7	2:4	
3:18 5:19,20	17		
6:19 7:6,7	1:9	6	
7:10,11,20	18	6th	
7:21 8:3,6	1:9	7:15	
8:11,17,20		6766	
9:21 11:10	2	11:19	
way	2nd		
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went	200-512-1-15	78	
7:17 11:11	1:9 3:12	4:21	
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	<u> </u>	·	<u> </u>



Site Visit Report

7/15/09 GHadment# (6pgs) Staff Exhibit 2 7/15/2009

Parcel:

SCTM # 200-512-1-15

Size:

5.11 acres

Credit Allocation: 0.82 PBCs (Letter of Interpretation dated 9/4/07 (renewal))

Location:

Southwest corner of Hot Water Street and Toppings Path, Manorville,

Town of Brookhaven

Owner:

Ringhoff LLC #1

Date of Site Visit:

Monday, July 6, 2009

Weather Conditions:

Sunny

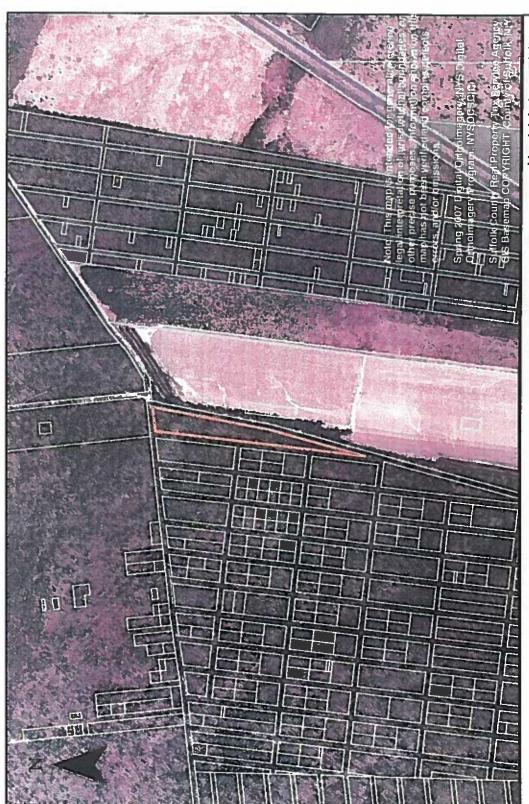
Performed by:

Judy Jakobsen, Policy & Planning Manager &

Larry Hynes, Compliance & Enforcement Coordinator

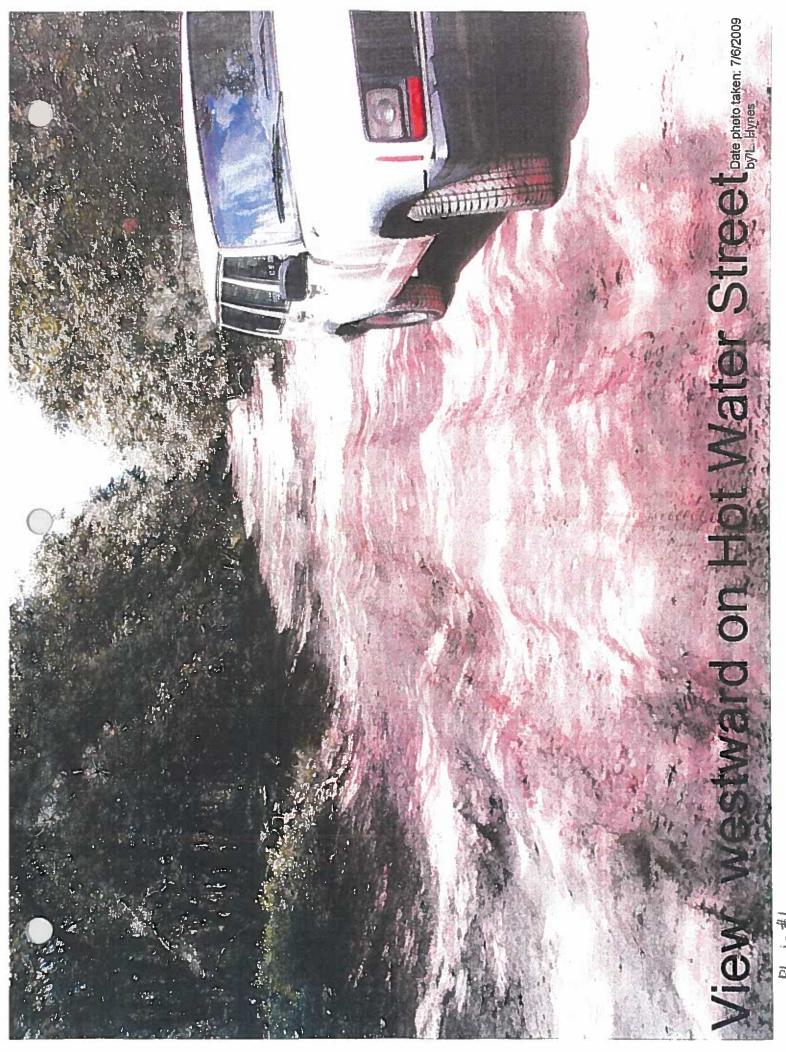
On this day, we drove using a 4 wheel drive vehicle to the parcel located on Toppings Path by entering from CR 51 (East Moriches Riverhead Road). Starting from CR51 we traveled west along Hot Water Street, a dirt road, badly rutted in places until we reached a series of extremely large puddles that were impassible (See Photo #1 & #2). The company vehicle was turned around and parked to face east, (direction we entered from) on Hot Water Street. We walked from this point west along Hot Water Street past the Ringhoff parcels in active agricultural use, to where Hot Water Street and Toppings Path intersect. The subject parcel is located along the southwest corner of Hot Water Street and Toppings Path (Photo #3). We walked south on Toppings Path from this intersection, noting that the dirt road was a fairly narrow and stony dirt path(Photo #4). We walked south on Toppings Path until we could see in the distance vehicles moving on CR 111. The stretch of Toppings Path we walked was fairly uniform in character the entire length, i.e., a narrow dirt road. At this point we turned around and walked back (north) on Toppings Path and then east on Hot Water Street to where our vehicle was parked and exited the area by driving the vehicle east to CR 51.

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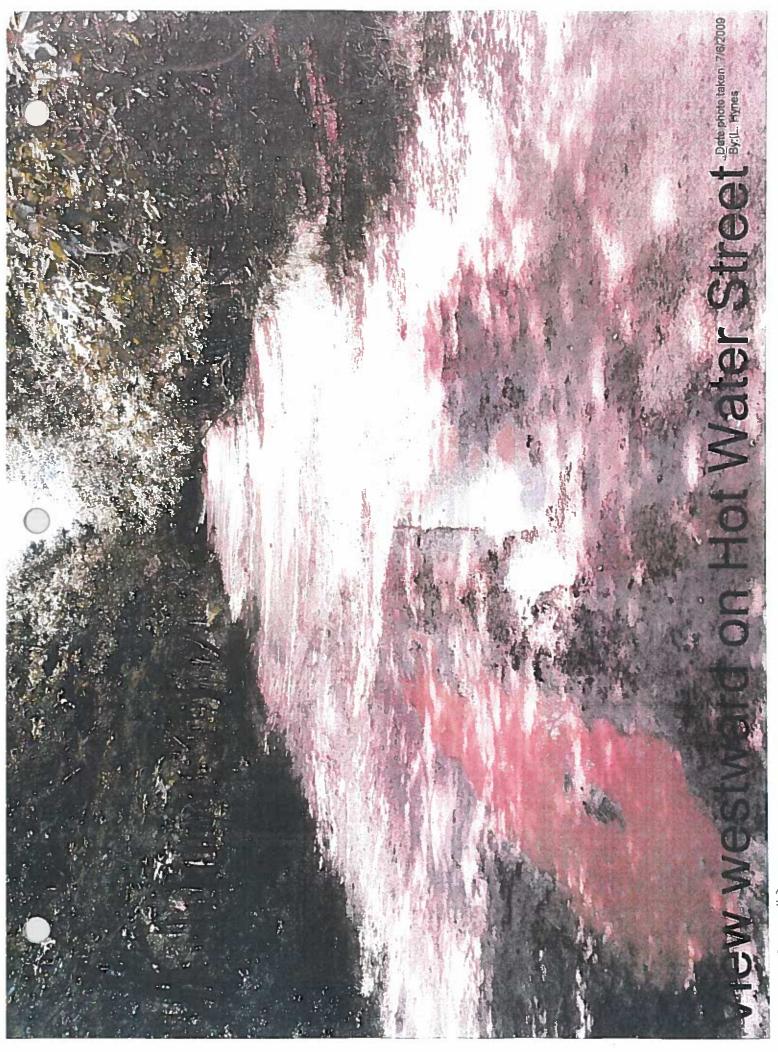


prepared by J Jakobsen 7/1/2009

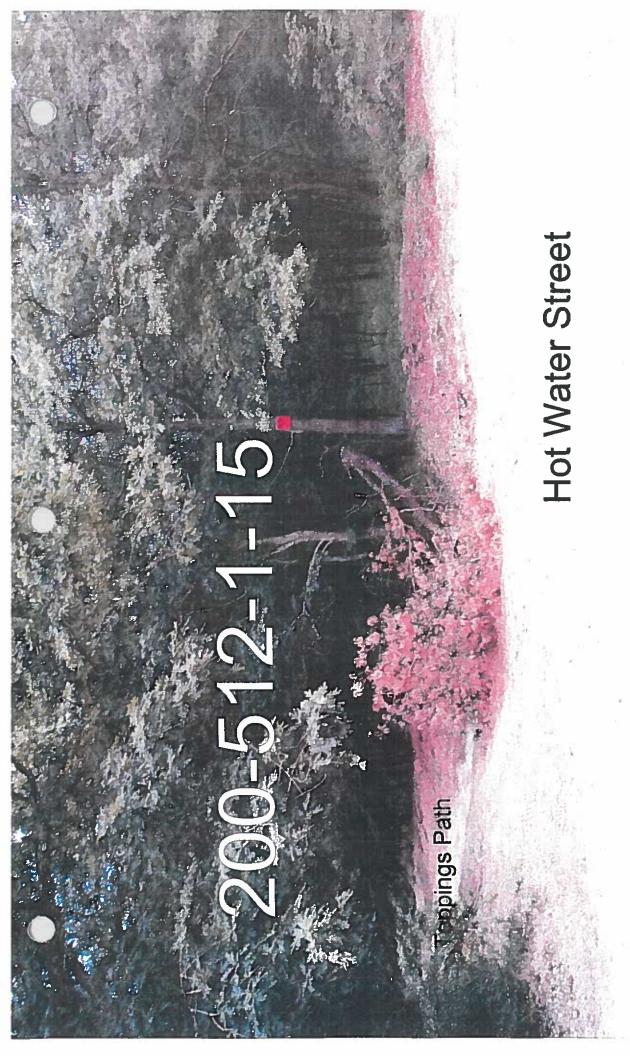
200-512-1-15 Ringhoff LLC#1 2007 Aerial -1



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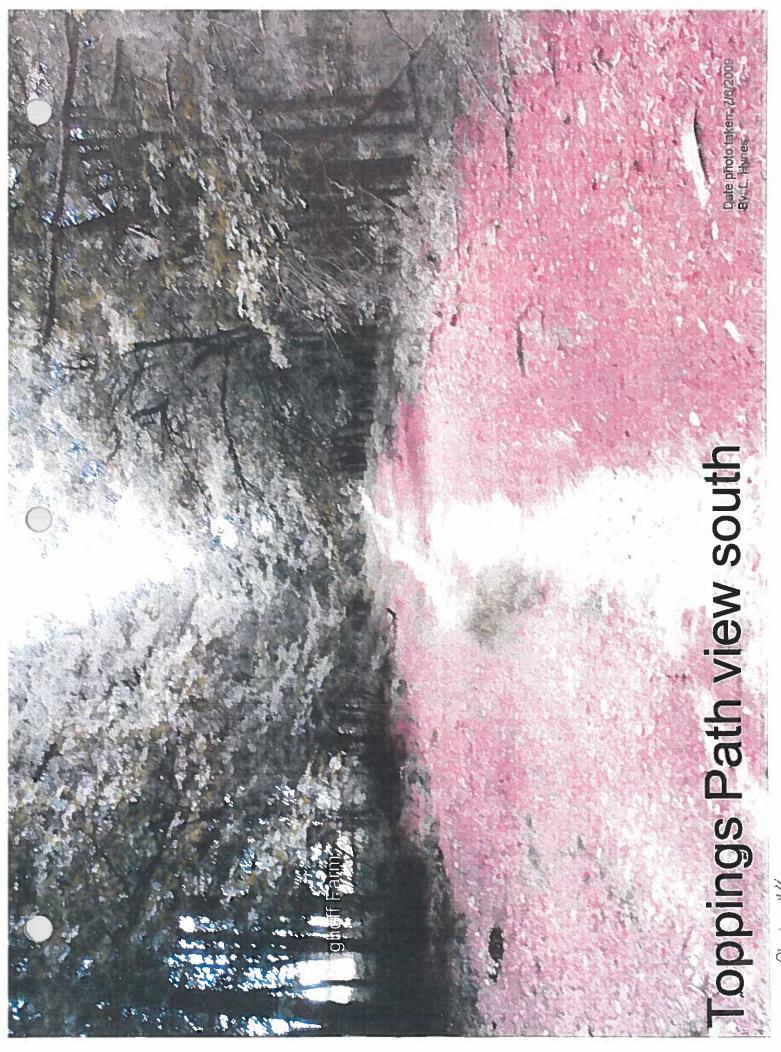
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## Corner of Hot Water Street and Toppings Path (road past tree branch)

Date photo taken: 7/6/2009 By: L. Hynes

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