



1601 Veterans Memorial Highway, Suite 420
Islandia, New York 11749
(631)761-6886 Direct Dial
Fax (631)232-2438
lrosner@soundcapllc.com

April 29, 2021

Judy Jakobsen, Interim Executive Director
Central Pine Barrens Joint Planning & Policy Commission
624 Old Riverhead Road
Westhampton Beach, NY 11978

Dear Ms. Jakobsen:

I am a Principal in a mixed-use development project, commonly known as Mt. Sinai Meadows, located within a Town of Brookhaven Planned Development District (PDD). In order to proceed with our project, we are required to purchase 9.65 Pine Barren Credits ("PBC") located in the Town of Brookhaven part of Central Pine Barrens Core Preservation Area. Our requirement is immediate, and we would look to redeem the PBC's shortly after purchase.

We have undertaken extensive efforts to acquire the 9.65 PBC's from private owners found on the on the Clearinghouse Registry List. Currently, the open marketplace for Town of Brookhaven Core PBC's is limiting us to one source for the number of credits we have to acquire. That source is asking for a price that is far in excess of the cost of recently traded credits. We are more than willing to pay the fair market value price for the credits, but to pay the asking price by the one and only private source of available PBC's is not economically feasible for us. We need these credits to move ahead with our project and to the best of our knowledge there is no alternative to meet the final site plan requirement stipulated by the Town Planning Board and C & R's that were put into place when the property was rezoned in March 2019.

We understand that the Central Pine Barrens Clearinghouse holds +10 PBC's that could be made available through a public sale process and we respectfully request that the Commission offer these credits for sale to allow us an opportunity to make a bid to purchase same.

Please advise.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Lee A. Rosner", written in a cursive style.

Lee A. Rosner, CCIM SIOR
Managing Member

cc: Jim Tsunis
Kenneth Gaul