



February 21, 2023

Charles J. Voorhis, CEP, AICP  
Principal  
Nelson Pope & Voorhis  
70 Maxess Road  
Melville, NY 11747

**RE:** Lewis Road clearing limit inspection for portions of development Phases 1 and 2

Dear Mr. Voorhis:

The snow fencing limits installed and inspected today on the Lewis Road PRD project site are acceptable. The Central Pine Barrens Commission decisions required snow fencing and inspections pursuant to condition #5 in the decision dated January 20, 2021 and condition #6 in the decision dated December 7, 2022.

Today, the area inspected included portions of Phase 1 and Phase 2 depicted and highlighted in 'yellow' in the survey dated February 16, 2023, prepared by Municipal Land Survey, P.C. and received via email to the Commission office on February 20, 2023. The applicant is prioritizing the development of road and drainage areas in the area inspected today. According to the applicant, the total area covered today was approximately 22 acres.

Please keep the snow fencing maintained and in place for the duration of construction to protect the adjacent open space conservation easement areas.

It is important that all boundaries of easement areas are protected with snow fencing during construction, and as per the decision, permanent split rail fencing may be installed after construction to ensure the areas remain protected, to avoid encroachment and allow free wildlife passage.

Areas in Phases 1 and 2 that were not inspected today since their limits were not delineated include areas highlighted in 'pink' on the attached copy of the survey. The entry road limits need to be defined and snow fenced from the ingress point on Lewis Road to the point of stakes 942 and 2096. Additionally, the areas in Phases 1 and 2 that were not inspected today that should be snow fenced include the outer limits of protected conservation easement areas that generally follow the property boundaries. They include:

- The westerly boundary from stakes 993 to 2004, 2006 and 2005 to the corner of the property, opposite the 10<sup>th</sup> Hole, then east to stake 768
- The east side from stake 942 east to the corner of the property where it aligns the boundary of Oakwood Cemetery, then northward along the property boundary to the northwest corner of the Suffolk County Water Authority Property
- The outer limits of the area from stakes 1255 to 1248, outside of the staked clearing limits

Please stake, install fencing and identify these points in the survey and submit a copy of the survey. Please notify this office when complete and submit at least two photographs of each area that is staked.

Robert Calarco  
*Chair*

Yvette Aguiar  
*Member*

Steven Bellone  
*Member*

Edward P. Romaine  
*Member*

Jay H. Schneiderman  
*Member*

624 Old Riverhead Road  
Westhampton Beach, NY  
11978

Phone (631) 288-1079  
Fax (631) 288-1367  
<https://pb.state.ny.us/>

Although the decision required snow fencing on the clearing limits, and the outer limits of open space conservation easements in Phases 1 and 2 were not staked or inspected today, it is in the best interest of the protection of conservation easement areas to define all limits of easement areas with snow fencing and to avoid encroachment and disturbance during and after construction.

The Commission's approval of the snow fencing is not a determination that Discovery Land Ventures has satisfied all of the elements of the Commission's approval. Please provide documentation of the same before commencing felling or ground disturbance operations on the site.

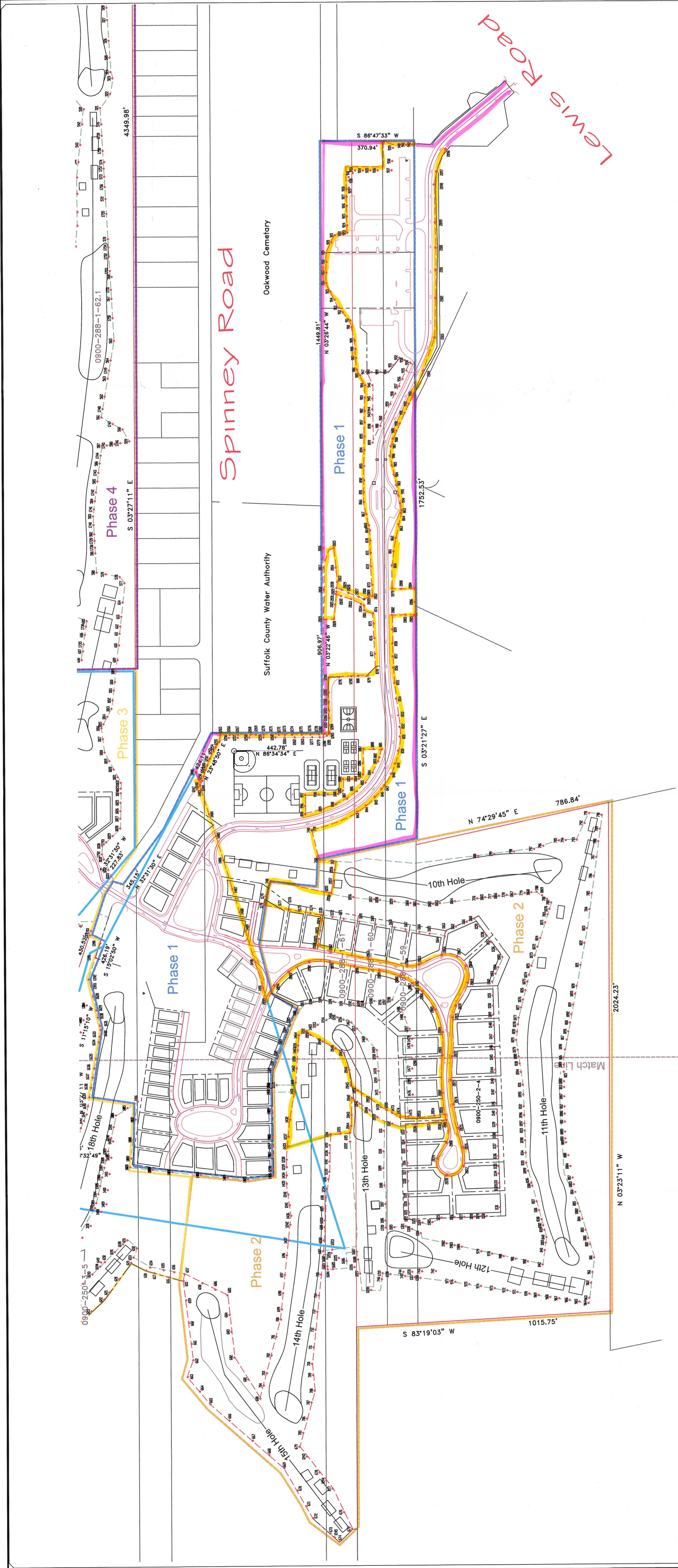
Activities on the site must conform with the other involved agency decisions and permit requirements. Thank you for your attention, and if you have any questions, please do not hesitate to contact me at (631) 218-1192.

Sincerely



Julie Hargrave  
Policy and Planning Manager

cc: Judy Jakobsen, Executive Director  
John Milazzo, Counsel



**General Notes**

Clearing lines verified using field survey methods on multiple days in December 2022.



**LEGEND**

- Boundary Right of Ways
- Proposed Curbs
- Verified Clearing Limits as defined by Nelson & Pope 11/21/22
- Construction Fence Installed
- Proposed Lots
- Allowable Year-Round DEC Clearing Area
- Phase 1
- Phase 2
- Phase 3
- Phase 4

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 2006 OF THE SURVEY MAP ACT AND THE LAND SURVEYORS' BOARD OF PROFESSIONAL CONDUCT. ANY SUCH ALTERATION OR ADDITION SHALL BE CONSIDERED TO BE A VOIDABLE COPY.

ALL OTHER REVISIONS, NOTES, AND COMMENTS TO THIS DOCUMENT MUST BE REPRODUCED OR TRANSMITTED IN ANY MANNER, AND ANY SUCH REVISIONS, NOTES, AND COMMENTS SHALL BE SUBJECT TO THE SAME COPYRIGHT LAWS AS THIS DOCUMENT.

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEW YORK AND THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THAT I AM AWARE OF THE REQUIREMENTS OF THE SURVEY MAP ACT AND THE LAND SURVEYORS' BOARD OF PROFESSIONAL CONDUCT. I AM AWARE OF THE REQUIREMENTS OF THE SURVEY MAP ACT AND THE LAND SURVEYORS' BOARD OF PROFESSIONAL CONDUCT AND I AM AWARE OF THE REQUIREMENTS OF THE SURVEY MAP ACT AND THE LAND SURVEYORS' BOARD OF PROFESSIONAL CONDUCT.

No.	Date	Revisions
1	2/16/23	Show areas where construction fence has been installed to date.
1	2/20/23	Show additional construction fencing has to date.

**MUNICIPAL LAND SURVEY, P.C.**  
 10 SYLVIA LANE  
 MIDDLE ISLAND NEW YORK, 11953  
 (631) 345-2858

Clearing Limit Verification Survey – Phases 1 & 2  
 The Hills  
 East Quogue, NY

Proj. No. 21074  
 Dwg. No. 1/X  
 Scale : 1"=200'  
 Date : 2/16/23

Robert W. Ott L.S.