

CENTRAL PINE BARRENS

JOINT PLANNING AND POLICY COMMISSION

---

In the Matter of the  
Public Hearing on the  
HAMPTON HILLS GOLF and COUNTRY CLUB

Brookhaven Town Offices  
Building 4  
Medford, New York

June 24, 1997  
5:15 p.m.

PUBLIC HEARING

1        A P P E A R A N C E S :

2                    GEORGE PROIOS  
3                            Chairman  
3                            County of Suffolk

4                    RAY COWEN  
5                            State of New York  
5                            Representing the Governor's Office

6                    DORIS ROTH, ESQ.  
7                            General Counsel for the Commission

7                    ANDREW P. FRELENG, Chief Planner, Department of  
8                            Land Management, Planning Division

9                    BARBARA WIPLUSH, Representing Supervisor Felix  
9                            Grucci, Town of Brookhaven.

10                    BRENDA FILMANSKI, Representing Riverhead  
11                            Supervisor, James R. Stark

12        A L S O        P R E S E N T :

13                    DONNA PLUNKETT  
14                            Staff to Commission

15                    LORRAINE TREZZA

16

17

18

19

20

21

22

23

24

25

1 CHAIRMAN: I'd like to call the public  
2 meeting to order.

3 My name is George Proios. I'm acting  
4 chairman on behalf of the County Executive, Robert  
5 Gaffney, chairman of the commission. I will ask  
6 each of the members to introduce themselves.

7 MS. WIPLUSH: I am Barbara Wiplush  
8 representing Supervisor Felix Grucci, Town of  
9 Brookhaven.

10 MS. FILMANSKI: I'm Brenda Filmanski,  
11 representing Riverhead Town Supervisor James R.  
12 Stark.

13 MR. FRELENG: Andy Freleng, Chief  
14 Planner for the Town of Southampton,  
15 Representing Supervisor Cannuscio.

16 MR. COWEN: I'm Raymond Cowen. I am  
17 here representing Governor Pataki.

18 MS. ROTH: Doris Roth, McMillan,  
19 Rather, Bennett and Rigano, P.C., General  
20 Counsel for the Commission.

21 CHAIRMAN: For the record, I will read  
22 the public notice that appeared in the local  
23 papers:

24 "Notice of Public Hearing  
25 "Pursuant to Environmental

1 Conservation Law Article 57-0121(10), notice  
2 is hereby given that a public hearing will  
3 be held by the Central Pine Barrens Joint  
4 Planning and Policy Commission on June 24,  
5 1997, on the matter of an application for  
6 core preservation area hardship exemption.

7 The subject of the hearing is:

8 "Hampton Hills Golf and Country  
9 Club.

10 "Project Description: Addition of  
11 5,000 square feet to an existing club house,  
12 two new accessory buildings totaling 1,500  
13 square feet and additional parking for a  
14 total of 206 cars on property zoned CR200.

15 "Project Location: Entrance to club is  
16 via private access road south of CR51 just  
17 west of its intersection with  
18 Riverhead-Moriches Road, Northampton, Town of  
19 Southampton."

20 Is the applicant or a representative  
21 here wishing to make a presentation to the  
22 commission?

23 MR. RICHARTZ: Yes, my name is Chris  
24 Richartz. R-i-c-h-a-r-t-z.

25 CHAIRMAN: Will you state your name.

1 MR. VAN DE KIEFT: Richard Van De  
2 Kieft, V-a-n-d-e-k-i-e-f-t, from John  
3 Raynor's office the surveyor.

4 MR. RICHARTZ: So the proposal is to  
5 take this existing clubhouse and make an  
6 addition to the first floor and I don't know  
7 whether everybody has seen the plan, but an  
8 addition to the first floor and an accessory  
9 building at the side. I have taken some pictures  
10 that show the areas where the new building is going  
11 to go and doesn't affect the natural area of the  
12 Pine Barrens. The one area that is affected is an  
13 area -- area A and area B -- this circle and the  
14 circle here (indicating) -- is the outline of the  
15 existing parking lot and what is thrown in in this  
16 area is being a proposed configuration of the  
17 parking lot. The existing parking lot is  
18 dilapidated and in disrepair.

19 MR. COWEN: Can you calculate some  
20 of the areas for us as far as how many acres or  
21 square feet are going to be cleared?

22 MR. RICHARTZ: We haven't calculated  
23 that exactly.

24 CHAIRMAN: Part of the information we  
25 need is the actual footprint of what is allowed to

1                   be developed and where the survey line starts.

2                   MR. RICHARTZ: What we have, I  
3                   believe, as part of this is a covenant letter.  
4                   There's a core area that was deeded as an area that  
5                   the owner would be allowed to develop. I believe  
6                   that is on the first page. That's within the line  
7                   here.

8                   MR. COWEN: Does that correspond with  
9                   the property line?

10                  MR. RICHARTZ: No, the property line  
11                  is outside of that because the property line  
12                  encloses the golf course itself and within the  
13                  center of that area is the core area which is  
14                  stipulated in that covenant letter that they would  
15                  be able to develop within that, so it's an area  
16                  designated within the total boundary of the golf  
17                  course.

18                  MR. COWEN: For the record, I want to  
19                  make clear that the core area being referred to by  
20                  the applicant is not the same as the core area for  
21                  the Suffolk Pine Barrens Commission.

22                  CHAIRMAN: How large is your core area?  
23                  MR. RICHARTZ: I believe it's 7.9  
24                  acres.

25                  MS. PLUNKETT: I think it's a total of

1 12. Twelve acres.

2 MR. FRELENG: Is there a plan of  
3 vegetation shown on this exhibit here?

4 MR. RICHARTZ: This is the boundary  
5 of the core area within the golf course itself.  
6 The golf course is out in this area here  
7 (indicating).

8 MS. PLUNKETT: Twelve point seven  
9 acres.

10 MR. FRELENG: The question that I'm  
11 leading up to -- is there a line of vegetation  
12 here?

13 MR. RICHARTZ: Yes.

14 MR. FRELENG: It goes around what  
15 appears to be the existing parking area?

16 MR. RICHARTZ: Yes.

17 MR. FRELENG: Is there a survey line  
18 for vegetation or is it in some way placed on here?

19 MS. FILMANSKI: What line are you  
20 looking at?

21 MR. FRELENG: What kind of vegetation  
22 line --

23 MR. RICHARTZ: It's on the official  
24 survey.

25 MS. PLUNKETT: Is that the --

1 MR. VAN DE KIEFT: That's the aerial  
2 topography that was done some ways back when we  
3 were doing the existing golf course plans and  
4 subdivision plans. This is a dated survey  
5 completed May of 1990.

6 MR. FRELENG: To issue that we need to  
7 know.

8 MS. FILMANSKI: The present parking  
9 lot configuration, does that still contain a big  
10 mound of dirt?

11 MR. RICHARTZ: No.

12 MS. FILMANSKI: So this is all asphalt  
13 within the circular kind of thing right now.

14 MR. RICHARTZ: Yes, this dotted  
15 line --

16 MR. FRELENG: What I was saying was at  
17 some point we need to determine the exact area of  
18 vegetation that is going to be disturbed in here.

19 MR. RICHARTZ: It would be a matter of  
20 the plans -- you know the parking lot

21 MS. BLINKETT: That would be helpful

22 CHAIRMAN: Any additions that fall  
23 within the existing cleared areas or areas to be  
24 cleared. You referred to the building expansion  
25 that all of them are going into the existing

1 cleared areas?

2 MR. RICHARTZ: Yes, in terms of a  
3 building and you could see them photographed where  
4 they are expanding out this side (indicating).

5 This side expands --

6 CHAIRMAN: Like this (indicating).

7 MR. RICHARTZ: This faces -- this  
8 existing face here (indicating) -- we are expanding  
9 out into this parking lot here and this is all an  
10 area that was like a manmade planted area. This  
11 side -- this face -- and the new building is going  
12 to sit on this paved area here with access  
13 underneath to a lower connecting bridge that goes  
14 from the new building over to the existing  
15 building.

16 MS. FILMANSKI: So there's no  
17 additional clearing proposed --

18 MR. RICHARTZ: For this extension --  
19 this extension, no. We are bringing out like a  
20 portico covered entrance which is going to come out  
21 right to this area (indicating) so that you have a  
22 covered area as you drive up.

23 So in terms of the building itself,  
24 there is no impact on any of the Pine Barrens. The  
25 only thing that we had proposed was to clean up

1 that parking lot.

2 MR. COWEN: Is the Town making you  
3 expand the parking spaces?

4 MR. RICHARTZ: It is. I mean the  
5 new -- the proposed parking is based on the  
6 occupant load of the building and the golf course.  
7 We're having to meet the parking lot requirements  
8 of zoning now because the existing parking lot  
9 doesn't do it. But it's not an efficient layout.

10 MR. COWEN: How many acres comprise  
11 the entire property, golf course included?

12 MR. RICHARTZ: I have to look it up. I  
13 don't know it.

14 MR. COWEN: I'm just giving you a  
15 little home work assignment. We need that number.  
16 We are going to need how many of those acres are  
17 presently cleared -- at least a good approximation  
18 of that, and then, you know, what additional  
19 clearing is proposed.

20 MR. RICHARTZ: I have it in terms of  
21 what percentage.

22 MR. COWEN: You were talking about  
23 some mitigation here. It's not clarified in any  
24 way; how many square feet or how many acres, what  
25 has to be replanted, that sort of thing.

1 CHAIRMAN: Are you looking at total  
2 clearing in terms of the whole site plan?

3 MR. RICHARTZ: In terms of like --

4 MR. FRELENG: The entire site?

5 MR. COWEN: Yes, the entire property.

6 MS. PLUNKETT: The golf course in the  
7 core area comprises approximately 313 acres. The  
8 surrounding land is owned by the County of Suffolk  
9 comprised of an additional 292 acres. They've got  
10 two areas they want you to look at.

11 MR. COWEN: Well, normally we look  
12 at -- the property owner here owns how many acres  
13 of the golf course?

14 MS. PLUNKETT: The golf course and the  
15 clubhouse is comprised of 213 acres.

16 MR. COWEN: At the site; isn't it?

17 MS. PLUNKETT: I'm just saying you  
18 don't want to include the additional surrounding  
19 county property.

20 MS. FILMANSKI: No.

21 MR. COWEN: No.

22 MR. RICHARTZ: Since no other part of  
23 the golf course would be touched, we are really  
24 only dealing with what we call the core area which  
25 is not your core area. Why is it we have to go

1 into the whole calculation, the whole two hundred  
2 something acres when we could really concentrate on  
3 the 12 acres?

4 MR. COWEN: Because first of all your  
5 core area, be it as it may, has no standing in  
6 front of this Board whatsoever. It's not an  
7 agreement that we are a party to. It may be  
8 something that you arrived at with the County of  
9 Suffolk when the transfer took place. There's no  
10 standing whatsoever in front of this commission.  
11 So it's irrelevant and that line doesn't mean  
12 anything to this Commission. What means something  
13 to us is the property boundary of this ownership  
14 and I believe that's been represented as the golf  
15 course and two hundred and something acres. We are  
16 going to take a look at how much of that property  
17 is now cleared -- the percentage -- because then we  
18 have to apply the clearing standard for the entire  
19 property to see whether or not you are going to be  
20 within that clearing standard with the proposed  
21 clearance and perhaps mitigation as well.

22 CHAIRMAN: Any further questions?

23 MR. FRELENG: This is a core hardship  
24 permit; right?

25 MR. COWEN: Yes.

1 MR. FRELENG: The applicant has looked  
2 at the criteria. This is what he had made his  
3 findings on with regard to hardship permits, and  
4 are you prepared, at this time, to address those  
5 criteria?

6 MR. RICHARTZ: As well as we can try  
7 to satisfy those.

17 MS. PLUNKETT: I think I sent you  
18 those; ECL 57.

19 MR. RICHARTZ: Right. I mean I had  
20 put together something that was on a very generic  
21 level that was basically that, you know, that this  
22 club existed before the whole Pine Barrens came  
23 up -- a preserve -- and, you know, this owner  
24 decided to upgrade the facility so it kind of put  
25 us in a place where it has to come before the

1 Board.

2 MR. COWEN: Well, that's true of any  
3 existing property owner. You need to take those  
4 requirements that are in the statute and just give  
5 us the -- if you are not prepared to do it tonight,  
6 you can submit to us in writing your analysis of  
7 how this proposal would conform to those  
8 requirements for hardship.

9 CHAIRMAN: Just briefly go through the  
10 sections that are --

11 MS. PLUNKETT: I don't have my sections  
12 with me.

13 MR. RICHARTZ: I read it over.

14 CHAIRMAN: The term hardship, as it's  
15 defined in this law, is not normally what  
16 people commonly believe the term hardship means.  
17 We consistently have people here using the word  
18 hardship in a way different than the statute  
19 defines it.

20 MR. COWEN: Just for the record, the  
21 citation is 57-012110.

22 MS. PLUNKETT: Of the Environmental  
23 Conservation Law.

24 MR. COWEN: Of the Environmental  
25 Conservation Law.

1 MR. RICHARTZ: And at the same time I  
2 will submit all those calculations and all  
3 those --

4 MR. COWEN: Yes. Quite frankly, we are  
5 interested to know whether this represents another  
6 half a percent of clearing or whether another 50  
7 percent. You need to tell us what it is.

8 CHAIRMAN: Any other questions?

9 MS. FILMANSKI: I just wanted to note  
10 you have here a portion of the existing parking lot  
11 to be removed. I think it would be important for  
12 us to know how those two calculations balance out  
13 and how you plan to treat the area where that would  
14 be removed.

15 MR. RICHARTZ: The area where we are  
16 going to put back and kind of balance out what we  
17 are taking away by putting it there. It's a pretty  
18 substantial -- if you look at it in terms of  
19 proportion to that, it's about equal.

20 MR. COWEN: You need to be specific.  
21 Perhaps talk with Donna about the type of species  
22 we would like to see planted in there and you  
23 should be very specific about that.

24 CHAIRMAN: All right. Is there anyone  
25 else who wishes to address this commission.

1                   regarding this project?

2                   Is there anyone in the audience who  
3                   wishes to address the Commission?

4                   (WHEREUPON, there was no response.)

5                   CHAIRMAN: If not, I will leave the  
6                   hearing open throughout the date of our next  
7                   meeting which is July 16th. If you want to have  
8                   further discussions at that time you can have them.

9                   MR. FRELENG: Do you mean a hearing or  
10                  leave the record open?

11                  CHAIRMAN: I will leave the record  
12                  open.

13                  We will close the hearing portion  
14                  today and leave the record open until July 16th.

15                  MS. PLUNKETT: Will that give you  
16                  enough time to get the information?

17                  MR. RICHARTZ: Yes.

18                  (WHEREUPON, this hearing was concluded  
19                  at 5:28 p.m.)

20                  \*       \*       \*       \*

21

22

23

24

25

1

CERTIFICATION

2

3                   I, LORRAINE D. BERARDI, Court Reporter,  
4                   do hereby certify that the foregoing is a true and  
5                   correct transcript of the proceedings held  
6                   June 24, 1997, at Port Jefferson, New York, in  
7                   this matter.

8

9

Dated: July 14, 1997

10

11



LORRAINE D. BERARDI

12

13

14

15

16

17

18

19

20

21

22

23

24

25