



**Commission Meeting of March 20, 2013**  
**Riverhead Town Hall**

Present: Mr. Scully (for State of New York), Mr. Romaine (for Town of Brookhaven), Ms. Lansdale (for Suffolk County), Mr. Walter (for Town of Riverhead), Ms. Throne-Holst (for Town of Southampton)

**Adopted Resolution**  
**Core Preservation Area**  
**Schiff Scout Reservation (Camp Wauwepex), Wading River**  
**Town of Riverhead, SCTM #: 600-75-3-10.3**

Peter A. Scully  
*Chair*

Steven Bellone  
*Member*

Edward P. Romaine  
*Member*

Anna E. Throne-Holst  
*Member*

Sean M. Walter  
*Member*

**Whereas**, on February 11, 2013, the Nassau County Boy Scouts of America (the “Applicant”), submitted plans to the Central Pine Barrens Commission (the “Commission”) seeking permission to construct a new dining hall after a fire demolished the former facility (the “Project”) on the site of Schiff Scout Reservation (the “project site”), as shown on the Survey prepared by “Proposed Site Plan for Pine Barrens” prepared by BBS dated January 24, 2013; and

**Whereas**, the Project consists of the construction of a new dining hall that is one square foot larger in size compared to the former facility; and

**Whereas**, the Project relocates the footprint, but it is within the same clearing envelope as the former facility; and

**Whereas**, on December 18, 2008, the Applicant granted the Commission a Conservation Easement on the project site as part of the Applicant’s participation in the Pine Barrens Credit Program; and at that time, the Applicant received 99 Pine Barrens Credits and the Conservation Easement incorporated by reference a survey prepared by Young and Young dated October 21, 2008 showing the locations and sizes of all structures and facilities on the project site; and

**Whereas**, the Project conflicts with the Conservation Easement, which contains specific restrictions on modifications to facilities or structures on the project site; and

**Whereas**, item #4 in the Reserved Rights section of the Conservation Easement states, “*The right to maintain, modify or replace the facilities or structures existing on or in the Property as of the date first written above and shown on the survey entitled Survey for Schiff Scout Reservation Camp Wauwepex, Certified Survey with Photo Overlay, prepared by Young and Young, and last dated October 21, 2008 and as also described in Schedule B attached hereto and made a part hereof and associated with or necessary for the scouting activities provided such maintenance, modification or replacement does not increase the size of the facility or structure or relocate the footprint of the facility or structure or materially alter the Property’s vegetation. Grantor may not modify or replace an existing facility or structure in a manner that increases the structure or facility’s design sewage flow rate as defined by the Suffolk County Department of Health Services (hereinafter “Design Sewage*

*Flow") as the same may be modified from time to time. Notwithstanding, anything to the contrary, Grantor shall not modify or replace any existing facility or structure without giving Grantee thirty (30) days advanced written notice;" and*

**Whereas**, the Applicant proposes to amend the Conservation Easement to authorize construction of the facility in the new location; and

**Whereas**, the Project will not disturb existing natural vegetation; and

**Whereas**, the Project will not increase the sanitary flow; and now therefore be it

**Resolved**, the Project is intended to replace the former dining hall that serves boy scouts on the project site; and be it further

**Resolved**, the Commission recognizes the need for a dining facility and has reviewed the Conservation Easement to ensure the Project is consistent with the intent of the Conservation Easement; and be it further

**Resolved**, the Commission approves the Project; and be it further

**Resolved**, once construction is complete, the Applicant shall notify the Commission to perform a site inspection in accordance with the revised survey and amended Conservation Easement, and to take photographs the new facility for the record; and be it further

**Resolved**, within 30 days of completion of the Project, the Applicant shall submit an As-Built survey to reflect the size and location of the new dining hall; and be it further

**Resolved**, there will be no disturbance to existing natural vegetation as a result of the Project; and be it further

**Resolved**, there will be no increase in the sanitary flow as a result of the Project; and be it further

**Resolved**, the Commission finds the dining facility was destroyed by fire and the easement allows construction of the facility in the location proposed by the Boy Scouts as shown on the Site Plan prepared by BBS Architects, Landscape Architects, & Engineers, P.C. "Proposed Site Plan for Pine Barrens" and last dated January 24, 2013; and be it further

**Resolved**, the Commission finds the construction of the new facility would be consistent with paragraph 4 of the Reserved Rights Section of the easement; and be it further

**Resolved**, this approval shall be valid for a period of three years from the date of this resolution. All activity shall be completed within three years from the date of approval, unless the applicant obtains an extension from the Commission; and be it further

**Resolved**, the Applicant shall be required to obtain additional permits and approvals, as required by law; and be it further

**Resolved**, within 60 days of the completion of the Project the Applicant shall submit to the Commission an amendment to the Conservation Easement for the Commission's review and

approval that incorporates by reference the new As Built Survey and explains the reason for the amendment; and be it further

**Resolved**, upon the Commission's acceptance of the amended easement, the easement shall be filed with the Suffolk County Clerk.

**Record of Motion**

Motion by: Mr. Walter

Seconded by: Mr. Romaine

In Favor: 5

Opposed: 0