



Commission Meeting of September 16, 2020
Adopted Resolution
Nassau County Boy Scouts, Schiff Scout Reservation (Camp Wauwepex),
Wading River, Town of Riverhead, SCTM # 600-75-3-10.3
Core Preservation Area

Present:

Ms. Gallagher, for the Governor of the State of New York
Mr. Dale, for the Suffolk County Executive
Mr. Romaine, Brookhaven Town Supervisor
Ms. Aguiar, Riverhead Town Supervisor
Mr. Schneiderman, Southampton Town Supervisor

Carrie Meek Gallagher
Chairwoman

Steven Bellone
Member

Yvette Aguiar
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

Whereas, on July 13, 2020, the Nassau County Boy Scouts of America (the "Applicant"), submitted a request to the Central Pine Barrens Commission (the "Commission") seeking permission to construct a 1,000 square foot addition on an existing cabin structure called "Oceanside" (the "Project") on the site of Schiff Scout Reservation (the "Project Site"), and

Whereas, on December 18, 2008, the Applicant granted the Commission a Conservation Easement on the Project Site and received 99 Pine Barrens Credits through the Applicant's participation in the Pine Barrens Credit Program; and

Whereas, 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 an inventory of structures (the "Survey"); and

Whereas, the Applicant, with the consent of the Commission, reserved the right in the Conservation Easement to construct additional structures identified as "Future" structures as shown on the Survey, and

Whereas, the Project was not identified on the Survey as a "Future" structure, and

Whereas, the Survey does identify a 2,400 square foot "Future" structure in the northeastern section of the Project Site, and

Whereas, the Applicant requests to use 1,000 square feet from the 2,400 square foot "Future" structure, as shown on the Survey for the Project, and

Whereas, the Project is shown in building elevations, a floor plan, a key plan, and a site plan prepared by The Design Alliance dated March 28, 2019, and

Whereas, the Project's location is a more actively used and more easily accessible area of the Project Site than the "Future" structure's location, and

Whereas, at the August 19, 2020 Commission meeting, the Commission reviewed the proposal and recommended approval with conditions, now therefore be it

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Resolved, the Commission finds the Project is consistent with the Conservation Easement, and is non-development as defined by the Long Island Pine Barrens Maritime Reserve Act because it is a scouting activity consistent with the “non-development” definition in Article 57 of the Environmental Conservation Law § 57-0107(13)(vii), and be it further

Resolved, the Project will not result in a significant adverse environmental impact and will cause the same or less disturbance than the originally reserved “Future” structure, and be it further

Resolved, the Project is approved with the following conditions including:

1. No increase in sanitary flow shall occur on the Project Site
2. There shall be no net increase of structural square footage above that indicated on the Survey.
3. The Applicant shall:
 - A. Within 30 days of completion of the Project, notify the Commission so that it can perform a site inspection and take photographs for the Commission’s file record
 - B. Within 120 days of completion of the Project, submit to the Commission:
 - i. a revised Survey reflecting:
 - a. the addition to Oceanside and its final dimensions
 - b. the reduced size of the “Future” structure
 - ii. an As Built Survey for the Oceanside cabin
 - iii. an amended Conservation Easement that:
 - a. incorporates by reference the As Built Survey for Oceanside
 - b. explains the reason for the amendment and references the revised Survey date
4. File the amended Conservation Easement with the Suffolk County Clerk, after the Commission has first reviewed the amended Conservation Easement and issued a written approval to the Applicant which determines the Conservation Easement is in an acceptable form,
5. 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.
6. Obtain additional permits and approvals, as required by law.

Record of Motion

Motion by: Ms. Aguiar

Seconded by: Mr. Romaine

In Favor: 5

Opposed: 0