



Commission Meeting of June 19, 2019
Riverhead Town Hall

**Lewis Road Subdivision Planned Residential Development
East Quogue, Town of Southampton**

Present: Ms. Gallagher, for the Governor of the State of New York
Mr. Dale, for the Suffolk County Executive
Ms. Rate, for the Brookhaven Town Supervisor
Ms. Jens-Smith, Riverhead Town Supervisor
Mr. Collins, for the Southampton Town Supervisor

Carrie Meek Gallagher
Chairwoman

Steven Bellone
Member

Laura Jens-Smith
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

Whereas, by resolution dated May 15, 2019, the Commission re-affirmed its October 21, 2015 assertion of jurisdiction over the project known as The Hills at Southampton Mixed Use Planned Development District a precursor of the Lewis Road PRD, and any substantially similar project for the same project site, including the Lewis Road PRD because of the potential that such project(s) may have a significant adverse impact on the goals of the Central Pine Barrens Comprehensive Land Use Plan (the Plan), and

Whereas, the Commission's resolution required the identification of the Standards and Guidelines that are to be reviewed under the assertion of jurisdiction, and

Whereas, on May 17, 2019, the Commission office received a referral from Town of Southampton of the Lewis Road Subdivision Preliminary application, now therefore be it

Resolved, the Standards and Guidelines of the Plan that are to be reviewed under the assertion are the following:

- Standard 5.3.3.1.1 Suffolk County Sanitary Code Article 6 compliance
- Standard 5.3.3.1.2 Sewage treatment plant discharge
- Guideline 5.3.3.1.3 Nitrate-nitrogen goal
- Standard 5.3.3.2.1 Suffolk County Sanitary Code Articles 7 and 12 compliance
- Standard 5.3.3.3.1 Significant discharges and public supply well locations
- Guideline 5.3.3.3.2 Private well protection
- Standard 5.3.3.4.1 Nondisturbance buffers
- Standard 5.3.3.4.2 Buffer delineations, covenants and conservation easements
- Standard 5.3.3.5.1 Stormwater recharge
- Guideline 5.3.3.5.2 Natural recharge and drainage
- Guideline 5.3.3.5.3 Ponds
- Guideline 5.3.3.5.4 Natural topography in lieu of recharge basins

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- Guideline 5.3.3.5.5 Soil erosion and stormwater runoff control during construction
- Standard 5.3.3.6.1 Vegetation Clearance Limits
- Standard 5.3.3.6.2 Unfragmented open space
- Standard 5.3.3.6.3 Fertilizer-dependent vegetation limit
- Standard 5.3.3.6.4 Native Plantings
- Standard 5.3.3.7.1 Special species and ecological communities
- Guideline 5.3.3.8.1 Clearing envelopes
- Guideline 5.3.3.8.2 Stabilization and erosion control
- Guideline 5.3.3.8.3 Slope analyses
- Guideline 5.3.3.8.4 Erosion and sediment control plans
- Guideline 5.3.3.8.5 Placement of roadways
- Guideline 5.3.3.8.6 Retaining walls and control structures
- Standard 5.3.3.9.1 Receiving entity for open space dedications
- Guideline 5.3.3.9.2 Clustering
- Guideline 5.3.3.9.3 Protection of dedicated open space
- Guideline 5.3.3.11.1 Cultural resource consideration
- Guideline 5.3.3.11.2 Inclusion of cultural resources in applications
- Guideline 5.3.3.11.3 Protection of scenic and recreational resources
- Guideline 5.3.3.11.4 Roadside design and management

and be it further

Resolved, the Commission reserves the right to identify additional Standards and Guidelines to incorporate into its formal review if the Lewis Road project is materially modified.

Motion by: Mr. Collins

Second by: Ms. Rate

Ayes: Ms. Gallagher, Mr. McCormick, Mr. Collins, Mr. Dale, and Ms. Rate

Nays: None

Abstentions: None