



September 21, 2022

Town of Southampton Planning Board  
116 Hampton Road  
Southampton, New York 11968

Attention:  
Clare Shea, Assistant Town Planning Director  
Anthony Trezza, Principal Planner

**RE:** Referral: Lewis Road Planned Residential Development  
Site Plan, Final Subdivision and Groundwater Review  
Central Pine Barrens Core Preservation Area,  
Critical Resource Area and Compatible Growth Area

Yvette Aguiar  
*Member*

Steven Bellone  
*Member*

Edward P. Romaine  
*Member*

Jay H. Schneiderman  
*Member*

Dear Ms. Shea and Mr. Trezza:

On August 17, 2022, the Central Pine Barrens Commission office received referral materials for the project known as Lewis Road Planned Residential Development (PRD) Site Plan and Final Subdivision.

The referral indicates it is classified as a Type I Action pursuant to SEQRA. The Planning Board scheduled a public hearing for September 8, 2022.

On January 20, 2021, the Commission decided the Lewis Road PRD Assertion of Jurisdiction application was in conformance with the Comprehensive Land Use Plan.

The project site area, 607.74 acres, covers approximately 175 parcels. It includes road abandonments and Town of Southampton Development Rights in an old filed map. The project site is located east of Lewis Road and north of Old Country Road, north and south of Sunrise Highway, in the hamlet of East Quogue.

624 Old Riverhead Road  
Westhampton Beach, NY  
11978

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

The resort development contains 118 residences, 12 workforce housing units, a private 18 hole golf course with clubhouse and other recreational amenities and related infrastructure including a sewage treatment plant.

The referral included 122 maps and a Groundwater Monitoring Plan. No written narrative to accompany the plans or an application was provided to explain the current plans and any changes that may have occurred since the Commission's decision. A list of the referral material is provided.

<b>Plan or Map Title</b>	<b>Date</b>	<b>Number of sheets</b>
<ul style="list-style-type: none"> <li>Map of Property Location and Key Map including Overall Plan, Drainage plans, road profiles, Grading plans for the golf course, Erosion control plans, Pool area plans, Sport area and athletic fields plans, Sewage Treatment Plant plans</li> </ul>	May 9, 2022	37 sheets
<ul style="list-style-type: none"> <li>Map of Lewis Road Planned Residential Development</li> </ul>	December 2021	38 sheets
<ul style="list-style-type: none"> <li>Architectural Plat Submission Elevations</li> </ul>	December 10, 2021	13 sheets
<ul style="list-style-type: none"> <li>Groundwater Monitoring Plan Rev. 1</li> </ul>	January 2022	
<ul style="list-style-type: none"> <li>Hardscape and Materials Enlargements including lighting and planting plans</li> </ul>	March 29, 2022	20 sheets
<ul style="list-style-type: none"> <li>Proposed Clearing Plan</li> </ul>	May 2, 2022	1 sheet
<ul style="list-style-type: none"> <li>Turf Care and Workforce Housing including floor plans and exterior views</li> </ul>	May 10, 2022	9 sheets
<ul style="list-style-type: none"> <li>Aquifer Protection Overlay District (APOD) Compliance Exhibit</li> </ul>	June 22, 2022	1 sheet
<ul style="list-style-type: none"> <li>Comprehensive Land Use Plan (CLUP) Compliance Exhibit</li> </ul>	June 22, 2022	1 sheet
<ul style="list-style-type: none"> <li>Planned Residential Development (PRD) Compliance Exhibit</li> </ul>	June 22, 2022	1 sheet
<ul style="list-style-type: none"> <li>Survey of Existing Clearing Limits</li> </ul>	July 6, 2022	2 sheets (received only sheet 1 of 2)

### Comments

Please direct the applicant to submit material including:

- A plan with the layout of the approved plan with an overlay of the new project and explain the comparison and the purpose for changes, if any.
- Please identify:
  - the clearing limit based on the Plan standard
  - the amount of existing natural vegetation on the project site
  - the amount of existing cleared area on the project site
  - the amount of proposed clearing
  - the total area to be cleared for the project including existing cleared area and the area of proposed clearing
  - the total amount of area to remain natural when the project is completed
- Clearing for wells
  - The "Proposed Clearing Plan" prepared by PWGC dated May 2, 2022, lists 16 Boring IDs and 16 Well IDs and the total clearing required is approximately 6 acres. Please clarify if the 6 acres of clearing will occur in areas that will be cleared for the project or if 6 additional acres will be cleared for this purpose.
  - The tables refer to "areas previously cleared (fully or partially)." If an area is identified as only "partially cleared," then clearing is proposed. Sites such as

BW-1 and SB-16 appear to be located close to or in natural areas. Please have the applicant explain if it is possible to work in areas that will be cleared for the project rather than in areas that require excess clearing.

- New York State listed Threatened species, Northern Long-eared Bat Proposed Clearing Plan key map and summary table of Bat Habitat Areas 1 through 5 identifies:
  - Areas to be Cleared Year Round, 47 acres
  - Areas to be Cleared December through February, 107 acres
  - Please explain the information that is presented in the table including:
    - Bat Habitat Area #1 where 20 acres will be cleared appears to be in the southerly portion where “outparcels” exist in lots not owned by the Applicant.
    - Bat Habitat Area #4 is in the northern portion that is to remain natural open space and the table lists 8 acres to be cleared in that area.
- Please identify if the current proposal and layout continues to conform with the Plan Standards and Guidelines and changes to the plan, if any, that have occurred and the purpose of the changes.
- An amendment to the Commission decision is expected to be necessary for the record to reflect the current plan and project.
- The Commission reserves its right to fully review the project in accordance with the Act and the Plan once it has received all of the relevant information on the current project and its comparison to the Lewis Road Master Plan that was determined to conform with the Central Pine Barrens Comprehensive Land Use Plan.
- Timeline to satisfy Commission requirements in the decision dated January 20, 2021
  - Please submit a timeline to satisfy the requirements and conditions of the Commission’s decision.
  - Please indicate and submit information including:
    - the status of the project including staking clearing limits for inspection,
    - a phased development plan
    - a schedule that is consistent with avoiding clearing during windows established by the NYSDEC to protect individuals and habitat of Northern Long-eared Bat
    - filing covenants to protect open space
    - fulfilling the conditions of approval

The proposal must conform to all other involved agency jurisdictions and permit requirements in effect on the project site. Thank you for your attention, and if you have any questions, please do not hesitate to contact this office.

Sincerely,

  
Julie Hargrave  
Policy and Planning Manager

cc: Judith Jakobsen, Executive Director  
John C. Milazzo, Counsel to the Commission