



Via email and U.S. Mail to: DWortman@VHB.com

June 15, 2022

David M. Wortman
Senior Environmental Manager
VHB
100 Motor Parkway, Suite 350
Hauppauge, New York 11788

RE: Request for Determination of Jurisdiction
2055 Flanders Road, Flanders, Town of Southampton
SCTM #: 900-170-1-41.1
Core Preservation Area of the Central Pine Barrens

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

Dear Mr. Wortman:

On May 31, 2022, the Central Pine Barrens Commission office received your letter for the referenced project. The project site is in the Core Preservation Area of the Central Pine Barrens.

Existing Conditions and the Proposed Project

The 6.7 acre project site is located on the west side of Flanders Road (New York State Route 24) in Flanders, in the Town of Southampton. It is in the Town's Country Residence 60 (CR-60) Zoning District and in the Aquifer Protection Overlay District.

According to the Town GIS portal, the project site benefits from a Certificate of Occupancy dated February 13, 1986 for "one (1) mobile home used as an office and a one-story tin building accessory to all in conjunction with a junk yard."

The Site Plan drawings No. LE-2, 3 and 4 dated March 16, 2018 prepared by William F. Collins AIA identify a 5,000 square foot lease area by Verizon Wireless to develop a 150 foot tall monopole with a 3,000 square foot fenced equipment compound. The facility is approximately 50 feet from Flanders Road.

Central Pine Barrens status

The proposed activity constitutes development pursuant to New York State Environmental Conservation Law (ECL) Article 57 Section 57-0107(13)(b) and (c), which state:

(b) a material increase in the intensity of use of land or environmental impacts as a result thereof;

(c) commencement of mining, excavation or material alteration of grade or vegetation on a parcel of land excluding environmental restoration activities;

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Westhampton Beach, NY
11978

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<https://pb.state.ny.us/>

Chapter 4, Section 4.5.1 of the Central Pine Barrens Comprehensive Land Use Plan (the Plan) states:

“The Act requires the prohibition or redirection of development in the Core Preservation Area and sets forth the jurisdiction of the Commission over, and certain requirements for processing, hardship exemptions. The Act authorizes the Commission, by majority vote, to waive strict compliance with this Plan upon finding that such waiver is necessary to alleviate hardship according to the conditions and finding of extraordinary hardship or compelling public need pursuant to subdivision 10 of Section 57-0121 of the Act.”

Please have the applicant proceed with the preparation and submission of a Core Preservation Area Hardship Waiver application to the Commission, subject to review and discretionary decision. Enclosed is a copy of the application for your use.

Please note, New York State Route 24 is identified as a scenic road in Volume 2 of the Comprehensive Land Use Plan. The environmental review and application should address potential visual impacts of the project on the scenic road and resources of the pine barrens.

State Environmental Quality Review Act

- Pursuant to Chapter 4 Section 4.5.1.1 of the Plan, the Commission shall seek Lead Agency for development in the Core Preservation Area.
- It is recommended that the applicant review the Town of Southampton's Wireless Master Plan and consider alternative sites and co-location opportunities for wireless infrastructure to avoid the proliferation of towers in the region, impacts on the pine barrens resources and other potential adverse environmental impacts.
- The project must also conform with the Town's Site Plan/Special Exception provisions in the Zoning Code.

The project 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 contact me at (631) 218-1192.

Sincerely,



Julie Hargrave
Policy and Planning Manager

Encl.

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