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FEB 26 2025

Central Pine Barrens Joint
Planning & Policy Commission

SAMUEL L. BIFULCO
Associate
sbifulco@sahnward.com

February 21, 2025

VIA FIRST CLASS MAIL

Tara Murphy, Environmental Planner
Central Pine Barrens Joint Planning & Policy Commission
624 Old Riverhead Road
Westhampton Beach, New York 11978

**Re: Central Pine Barrens Core Preservation Area Hardship Exemption
2158 William Floyd Parkway, Ridge, New York 11961
Suffolk County Tax Map: 0200-294.00-04.00-011.000**

Dear Ms. Murphy,

I hope this correspondence finds you well. This office represents the interests of Mr. Raymond E. Garafola in connection with 2158 William Floyd Parkway, Ridge, New York 11961 (the "Subject Premises"). In support of the application for a Central Pine Barrens Core Preservation Area Hardship Exemption to permit a proposed two-lot subdivision at the Subject Premises, enclosed herewith, please find the following:

1. One (1) Hardship Petition.
2. One (1) Owner's Affidavit.
3. One (1) Town of Brookhaven Zoning Table.
4. One (1) Proposed Site Plan and Survey.
5. One (1) Full Environmental Assessment Form.
6. One (1) New York State Conversation Law Section 57-0121(10).
7. One (1) New York State Housing Compact.

Should you have any questions, please feel free to contact the undersigned at 631-203-4900 or sbifulco@sahnward.com. Thank you for your attention to this matter.

Very truly yours,



Samuel L. Bifulco

Enclosures

**CENTRAL PINE BARRENS
JOINT PLANNING & POLICY COMMISSION
COUNTY OF SUFFOLK
STATE OF NEW YORK**

In the Matter of the Application of

RAYMOND E. GARAFOLA,

**For a Core Preservation Area Hardship Exemption from
the New York State Environmental Conservation Law in
accordance with Section 57-0121(10) to Permit a Proposed
Two-Lot Subdivision at the Subject Premises situated at
2158 William Floyd Parkway, Ridge, New York 11961,
located in the Town of Brookhaven, County of Suffolk,
State of New York, known and identified on the Suffolk
County Tax Map as District 0200, Section 294.00, Block
04.00, and Lot 011.000.**

NOTIFY:

**Samuel L. Bifulco, Esq.
Sahn Ward Braff Coschignano, PLLC
1300 Veterans Memorial Highway
Suite 100, Hauppauge, New York
11788 | (631) 203-4900**

**PROJECT DESCRIPTION AND PINE BARRENS COMMISSION MEMORANDUM IN
SUPPORT OF A HARSHIP UNDER THE ENVIRONMENTAL CONSERVATION LAW**

SAHN WARD BRAFF COSCHIGNANO PLLC
Attorneys at Law
**1300 Veterans Memorial Highway, Suite 100
Hauppauge, New York 11788
631-203-4900 | 516-228-0038 (Fax)**

Counsel:

**Samuel L. Bifulco, Esq.
Dated: February 21, 2025**

I. INTRODUCTION

The applicant, Mr. Raymond E. Garafola (the “Applicant”), submits this memorandum in support of this petition for a Central Pine Barrens Core Preservation Area Hardship Exemption to permit a proposed two-lot subdivision (the “Application”).

The Applicants’ property is located at 2158 William Floyd Parkway, Ridge, New York 11961, and is known and identified on the Suffolk County Tax Map as District 0200, Section 294.00, Block 04.00, and Lot 011.000 (the “Subject Premises”). The Subject Premises is 4.464 acres or 194,464 square feet. According to the survey updated on January 15, 2025, the parcel is 121.39’ wide at the road, 1,344.43’ to the north, 160.00’ to the east, and 1,454.81 to the south.

The Subject Premises has street access on William Floyd Parkway to the west and is bordered by a residential property owned by 2162 William Floyd Parkway, Inc., to the north. The Town of Brookhaven owns the adjacent property to the east which is improved with a Town Park and other facilities. The County of Suffolk owns the property to the south, which appears to be held as a nature preserve.

Located in the Town of Brookhaven’s A2 residential zoning district, the Subject Premises is an oversized parcel located in a single-family zoning district. Pursuant to the Brookhaven Town Zoning Code, Chapter 85-204, the permitted uses in an A2 residence zoning district include: *all principal uses, accessory uses and uses authorized by special permit which are permitted in the A residence district.* Pursuant to the Brookhaven Town Zoning Code, Chapter 85-190, which speaks to the A residence zoning district, in-part, allows for *one-family dwellings and garages.* As such, the current residential use at the Subject Premises is a permitted use under the relevant code.

The A2 residential zoning district has several area requirements set forth in the Brookhaven Town Zoning Code, which is set forth below and attached hereto as **Exhibit A**.

- Minimum area (square feet): 80,000.
- Maximum total building area: 15% of the lot area.
- Minimum road frontage: 200’ at a point 60’ from the street line.
- Minimum front yard (depth in feet): 60.
- Minimum side yard (width in feet): 30.
- Minimum total side yard (feet): 80.
- Minimum rear yard (feet): 75.

Accordingly, the minimum area for parcels located in the subject zone is 80,000 square feet, whereas the Subject Premises is 194,464 square feet.

II. SURROUNDING COMMUNITY

There are three residential properties situated to the north of the Subject Premises. To the south and east of the Subject Premises, land is owned by the State of New York, the County of Suffolk, and the Town of Brookhaven, all of which appear to be preserved as open space and parkland.

While the three properties to the north are residential uses, the property configurations vary from the Subject Premises. The Subject Premises is significantly larger than the three residential properties to the north. The premises at 2162 William Floyd Parkway is 4.15 acres, the premises at 2164 William Floyd Parkway is 3.86 acres, and the premises at 2168 William Floyd Parkway is 3.78 acres. As such, the only other property in the immediate vicinity that is similarly situated is 2162 William Floyd Parkway as another oversized property of over 4 acres. Otherwise, this application would set a narrow precedent, if any, for properties in the immediate area.

Patrick Lane, otherwise known as the Elliott Estates, located to the south of the Subject Premises is a development of residential homes in an A2 residential zoning district, and is also located within the Central Pine Barrens Core Preservation area. It appears these parcels do not conform with the area requirements of the A2 residential zoning district, may have obtained relief for a lack of road frontage, and likely required relief from the Central Pine Barrens Commission and/or Suffolk County Department of Health given its location.

Further, the community consisting of Farmhouse Drive, Crabtree Lane, Randall Road, and Redbrook Lane, situated on the west side of William Floyd Parkway is a residential development zoned A2 residential as well.

III. PROPOSED PROJECT DESCRIPTION

The proposal seeks an approval of a two-lot subdivision of the Subject Premises currently consisting of 4.464 acres, or 194,464 square feet. The proposed subdivision aims to divide the existing parcel into two distinct parcels, each approximately 2.23 acres in size, or 97,232 square feet.

The proposal fully honors the Town's minimum lot area of 80,000 square feet in the A2 residential zoning district. Both newly created parcels, designated as Parcel A and Parcel B on the site plan attached herewith as **Exhibit B**, will exceed the minimum lot size threshold. Further, the proposed new lot, designated as Parcel B, complies with most other bulk zoning requirements, including building area and setbacks. However, it is important to note that the proposal does not fully meet the road frontage requirement. The proposal includes the development of a 20' wide driveway along the southerly boundary of the property, providing access to Parcel B from William Floyd Parkway.

Additionally, as part of this subdivision proposal, the garage structure currently located to the southwest of the Subject Premises will be demolished and removed accordingly. This demolition is contingent upon the hardship approval of the subdivision by the Central Pine Barrens Commission and the subdivision approval by the Town of Brookhaven Board of Zoning Appeals.

As shown in the Full Environmental Assessment Form, attached hereto as **Exhibit C** prepared by Key Civil Engineering, only .75 acres, or approximately 17% of the Subject Premises will be physically disturbed as a result of this proposal. A substantive portion of the Subject Premises is already cleared which will allow for the execution of this proposal. However, a significant portion of the property remains in its naturally vegetated state. The proposal seeks to preserve natural buffers and to maintain the existing vegetation along the northern, eastern, and southern boundary

lines. The Applicant is willing to revegetate certain portions of the property, if necessary, to balance the need for any necessary site grading and clearing to allow for the construction of the proposed residential structure on Parcel B.

IV. NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW SECTION 57-0121(10) HARDSHIP REQUIREMENTS

According to the New York State Environmental Conservation Law Section 57-0121(10), attached hereto as **Exhibit D**, any person, upon a showing of hardship, may apply to the Central Pine Barrens Commission for a permit exempting such person from the provisions of the law in question.

The proposed two-lot subdivision will aid in addressing a compelling public need for more housing. Across New York State, including in Suffolk County, the demand for housing has reached critical levels. This demand is driven by a combination of factors including population growth, migration patterns, and an increasing shortage in available housing stock. According to public officials, the public need is exacerbated by limited land availability across the Long Island region, high construction costs, and zoning regulations.

According to the New York State Housing Compact prepared and put forth by the administration of New York State Governor Kathy Hochul, attached herewith as **Exhibit E**, New York's suburbs lag other suburbs across the nation with respect to housing stock. The report explains that, "Nassau, Suffolk, Westchester, and Putnam counties each granted fewer building permits per capita than all but a single suburban county across Massachusetts, Connecticut, Southern California, New Jersey, Pennsylvania, or Northern Virginia between 2010 and 2018."

The proposal will serve this essential public need by contributing to the housing stock, while fully honoring the intent of the New York State Environmental Conservation Law. The proposal will not increase the danger of fire, or endanger public safety, or result in a substantial impairment of the resources of the Core Preservation Area. All construction will comply with all state, county, and local ordinances, to ensure the safety of those executing work on the property, as well as the safety of the local community.

As displayed through the Full Environmental Assessment Form provided, the proposal will not result in a substantial impairment of the resources of the Core Preservation Area. The proposed residential home on Parcel B will require a new Innovative and Alternative Onsite Wastewater Treatment System (I/A OWTS) which will combat nitrogen pollution and protect the water quality in the area.

V. THE RELIEF SOUGHT AND CONCLUSION

The Applicant respectfully seeks a hardship approval as it relates to this Application based on the compelling public need for additional housing across the Long Island. While this proposal seeks a hardship approval, it also honors the intent of both the New York State Environmental Law, insomuch as that the preservation of existing vegetation as well as the understanding that a new Innovative and Alternative Onsite Wastewater Treatment System (I/A OWTS) will be required in

accordance with Suffolk County Department of Health rules and regulations to protect water quality in the area. Further, the proposal conforms to the lot area requirements as set forth in the Town of Brookhaven Zoning code.

Further testimony and evidence relating to this proposal is available upon request, and at the hearing before the Commission.

As such, the Applicant respectfully requests the Central Pine Barrens Joint Planning & Policy Commission grant this hardship application accordingly.

Dated: February 21, 2025
Hauppauge, New York

SAHN WARD BRAFF COSCHIGNANO PLLC
Attorneys for the Applicant

By:



SAMUEL L. BIFULCO, ESQ.

1300 Veterans Memorial Highway, Suite 100
Hauppauge, New York 11788
631-203-4900
sbifulco@sahnward.com

OWNER'S AFFIDAVIT

(Use this form if property is owned by an individual or a partnership)

STATE OF New York

)ss:

COUNTY OF Suffolk

----- being duly sworn, deposes **Raymond E. Garafola**

(Owner's Name(s))

and says that I/we reside at 96 Forest Road, Centereach, New York 11720
(Owner's Address)

in the County of Suffolk State of New York, and that

I/we am/are the owner in fee of the property located at 2158 William Floyd Parkway, Ridge, New York 11961
(Property Address)

which is also designated as Suffolk County Tax Map Number(s) _____

District 0200, Section 294.00, Block 04.00, Lot 011.000 and that I/we have been the

owner(s) of this property continuously since December 31, 2015, and that I/we
(Date)

have authorized Samuel L. Bifulco, Esq. to make a permit application to the
(Applicant's Name)

Central Pine Barrens Joint Planning and Policy Commission for this property. I/we make this Statement knowing that the Central Pine Barrens Joint Planning and Policy Commission will rely upon the truth of the information contained herein.

Barry Root
(Owner's
Signature)

(2nd Owner's Signature)

Raymond E. Garafola

(Owner's Name - Please Print)

(2nd Owner's Name - Please Print)

January 8, 2025

(Date)

(Date)

Sworn to before me this 8 day
of, 2025

Sworn to before me this ____ day
of, 20____

of, 2025
Sam Bishko
Notary

Notary

SAMUEL L. BIFULCO
NOTARY PUBLIC - STATE OF NEW YORK
Registration No. 02B10027731
Qualified in Suffolk County
My Commission Expires 08-08-20 28

EXHIBIT A

ZONING

85 Attachment 1

Town of Brookhaven
Residential Districts: Table of Dimensional Regulations
§ 85-177
[Amended 9-12-2024 by L.L. No. 16-2024, effective 9-23-2024]

Use	A Residence One-Family	A Residence 1 One-Family	A Residence 2 One-Family	B Residence One-Family	B Residence 1 One-Family	C Residence One-Family	D Residence One-and Two-Family	D-1 Residence One-Family	Residence 5 One-Family	A Residence 10 One-Family
Maximum height (feet/stories)	35/2 1/2	35/2 1/2	35/2 1/2	35/2 1/2	35/2 1/2	35/2 1/2	35/2 1/2	35/2 1/2	35/2 1/2	35/2 1/2
Minimum area (square feet)	30,000	40,000	80,000	15,000	22,500	9,000	15,000	15,000	200,000	400,000
Maximum total building area (percentage of lot area)	15%	15%	20%	20%	35%	35%	30%	30%	6%	3%
Minimum road frontage (feet/at a point in feet back from street line)	150/40	175/50	200/60	100/40	125/40	75/30	150/40	150/40	300/70	400/80
Minimum front yard (depth in feet)	40	50	60	40	40	30	40	40	70	80
Minimum side yard (width in feet)	20	25	30	18	20	12	12	12	35	40
Minimum total side yards (feet)	60	75	80	40	45	30	30	30	85	90
Minimum rear yard (feet)	60	60	75	50	60	30	30	30	80	85
Accessory Structures										
Maximum height (feet)	18	18	18	18	18	18	18	18	18	18
Minimum setback from any lot line (feet)	10	10	20	7 1/2	7 1/2	5	10	10	20	20
Minimum setback from street (feet)	60	70	80	60	60	50	50	50	90	95
Maximum lot coverage (percentage of required rear yard area)	25	25	25	25	25	25	25	25	12 1/2	10

The dimensions of this table are intended to supplement the regulations of the underlying zoning district(s) and all setback requirements for accessory structures specifically delineated in Chapter 85. When there is a conflict, the standards in the language of Chapter 85 shall apply.

NOTES:

- See § 85-232E.

EXHIBIT B

Aerial Land Surveying, D.P.C.

53 Probst Drive, Shirley NY 11967

Tel. 833-787-8393 / surveys@aerialandsurveying.com

DIST: 0200

SEC: 294.00

BLOCK: 04.00

Lot: 011.000

METES & BOUNDS DESCRIPTION:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF BROOKHAVEN, AT RIDGE, COUNTY OF SUFFOLK AND STATE OF NEW YORK, AND BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF HAY ROAD (WILLIAM FLOYD PARKWAY C.R.46) 2,203.87 FEET SOUTHWESTERLY FROM A POINT WHERE THE EASTERLY LINE OF HAY ROAD INTERSECTS WITH THE LAND NOW OR FORMERLY OF THE UNITED STATES GOVERNMENT;

RUNNING THENCE ALONG THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 69 DEGREES 00 MINUTES 10 SECONDS EAST 142.00 FEET;
2. SOUTH 77 DEGREES 55 MINUTES 30 SECONDS EAST 693.85 FEET;

THENCE NORTH 22 DEGREES 04 MINUTES 30 SECONDS EAST 119.94 FEET;

THENCE SOUTH 77 DEGREES 55 MINUTES 30 SECONDS EAST 536.20 FEET TO THE NORTHEASTERN CORNER OF THE PREMISES HEREIN DESCRIBED AND THE LAND NOW OR FORMERLY OF THE UNITED STATES GOVERNMENT;

THENCE SOUTH 16 DEGREES 55 MINUTES 30 SECONDS EAST 160.00 FEET TO THE SOUTHEAST CORNER OF THE PREMISES HEREIN DESCRIBED;

THENCE ALONG THE FOLLOWING TWO(2) COURSES AND DISTANCES:

1. NORTH 77 DEGREES 55 MINUTES 30 SECONDS WEST 1,309.18 FEET;
2. NORTH 69 DEGREES 00 MINUTES 10 SECONDS WEST 145.63 FEET TO THE EASTERLY SIDE OF HAY ROAD(WILLIAM FLOYD PARKWAY C.R.46);

THENCE ALONG THE EASTERLY SIDE OF HAY ROAD(WILLIAM FLOYD PARKWAY C.R.46) NORTH 26 DEGREES 53 MINUTES 40 SECONDS EAST 20.11 FEET TO THE POINT OR PLACE OF BEGINNING.

PREMISES KNOWN AS 2158 WILLIAM FLOYD PKWY, RIDGE, NY 11961.



Aerial Land Surveying, D.P.C.

53 Probst Drive, Shirley NY 11967

Tel. 833-787-8393 / surveys@aeriallandsurveying.com

DIST: 0200 SEC: 294.00 BLOCK: 04.00 Lot: 011.000

METES & BOUNDS DESCRIPTION:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF BROOKHAVEN, AT RIDGE, COUNTY OF SUFFOLK AND STATE OF NEW YORK, AND BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF HAY ROAD (WILLIAM FLOYD PARKWAY C.R.46) 2,102.59 FEET SOUTHWESTERLY FROM A POINT WHERE THE EASTERLY LINE OF HAY ROAD INTERSECTS WITH THE LAND NOW OR FORMERLY OF THE UNITED STATES GOVERNMENT;

RUNNING THENCE SOUTH 77 DEGREES 55 MINUTES 30 SECONDS EAST 808.23 FEET;

THENCE SOUTH 22 DEGREES 04 MINUTES 30 SECONDS WEST 124.94 FEET;

THENCE ALONG THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 77 DEGREES 55 MINUTES 30 SECONDS WEST 693.85 FEET;
2. NORTH 69 DEGREES 00 MINUTES 10 SECONDS WEST 142.00 FEET TO THE EASTERLY SIDE OF HAY ROAD (WILLIAM FLOYD PARKWAY C.R.46);

THENCE ALONG THE EASTERLY SIDE OF HAY ROAD (WILLIAM FLOYD PARKWAY C.R.46) NORTH 26 DEGREES 53 MINUTES 40 SECONDS EAST 101.28 FEET TO THE POINT OR PLACE OF BEGINNING.

PREMISES KNOWN AS 2158 WILLIAM FLOYD PKWY, RIDGE, NY 11961.



EXHIBIT C

**Full Environmental Assessment Form
Part 1 - Project and Setting**

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Central Pine Barrens Joint
Planning & Policy Commission

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed Two Lot Subdivision - 2158 William Floyd Parkway		
Project Location (describe, and attach a general location map): 2158 William Floyd Parkway, Ridge, NY 11961		
Brief Description of Proposed Action (include purpose or need): Proposed two lot subdivision. The existing home and associated patio are to remain on the westerly lot and a new single family residence is to be constructed on the new easterly lot.		
Name of Applicant/Sponsor: Key Civil Engineering c/o Daniel Peveraro, PE		Telephone: 631-961-0506 E-Mail: dp@keycivilengineering.com
Address: 664 Blue Point Road		
City/PO: Holstville		State: NY Zip Code: 11472
Project Contact (if not same as sponsor; give name and title/role):		Telephone: E-Mail:
Address:		
City/PO:		State: Zip Code:
Property Owner (if not same as sponsor): Ray Garafola		Telephone: 631-219-5040 E-Mail: RGarafol@aol.com
Address: 96 Forest Road		
City/PO: Centereach		State: NY Zip Code: 11720

B. Government Approvals

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board Subdivision	
b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission		
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SCWA: Water Service; Town: Building Department	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SCDHS: Subdivision and Wastewater; SCDPW: Road Opening Permit, SCPC	
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Central Pine Barrens Commission	
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
iii. Is the project site within a Coastal Erosion Hazard Area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the Yes No only approval(s) which must be granted to enable the proposed action to proceed?

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site Yes No where the proposed action would be located?

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action Yes No would be located?

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)

If Yes, identify the plan(s):

NYS Heritage Areas: LI North Shore Heritage Area

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, Yes No or an adopted municipal farmland protection plan?

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No

If Yes, what is the zoning classification(s) including any applicable overlay district?

A2 Residential

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Longwood CSD

b. What police or other public protection forces serve the project site?

SCPD 7th Precinct

c. Which fire protection and emergency medical services serve the project site?

Ridge FD

d. What parks serve the project site?

Brookhaven State Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential

b. a. Total acreage of the site of the proposed action? 4.464 acres

+-0.75 acres

b. Total acreage to be physically disturbed? 4.464 acres

c. Total acreage (project site and any contiguous properties) owned

or controlled by the applicant or project sponsor? 4.464 acres

c. Is the proposed action an expansion of an existing project or use? Yes No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) Single Family Residential

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? 2

iv. Minimum and maximum proposed lot sizes? Minimum 2.232 Maximum 2.232

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: 4 months

ii. If Yes:

- Total number of phases anticipated
- Anticipated commencement date of phase 1 (including demolition) month year
- Anticipated completion date of final phase month year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses?

Yes No

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	1			
At completion of all phases	1			

g. Does the proposed action include new non-residential construction (including expansions)?

Yes No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?

Yes No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

• Volume (specify tons or cubic yards): _____

• Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? Yes No

If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: 300 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: SCWA
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: 300 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
- Will a line extension within an existing district be necessary to serve the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)
_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, Yes No or Federal Clean Air Act Title IV or Title V Permit?

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocabons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend

Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within $\frac{1}{2}$ mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7 am - 6pm
- Saturday: N/A
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: 24 hours/day (residence)
- Saturday: 24 hours/day (residence)
- Sunday: 24 hours/day (residence)
- Holidays: 24 hours/day (residence)

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration:

Typical handheld tool operations, deliveries, and light excavation equipment (sanitary and drywell installation) during hours permitted for construction by the Town of Brookhaven code.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No

Describe: The site is currently wooded and tree removal is proposed as part of the construction of the proposed single family residence.

n. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time (e.g., month, year)

iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No

If Yes:

i. Describe proposed treatment(s):

Pesticide use as may be required for typical residential lawn and planting maintenance.

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

• Construction: _____ tons per _____ (unit of time)

• Operation: _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

• Construction: _____

• Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

• Construction: _____

• Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility?

Yes No

If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
- ii. Anticipated rate of disposal/processing:
 - _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 - _____ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
- ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
- iii. Specify amount to be handled or generated _____ tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____
- v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

- i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
- ii. If mix of uses, generally describe:
Residential to the north; vacant/parkland to the south and east; residential to west (across William Floyd Parkway)

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.114	0.71	+.596
• Forested	4.104	3.754	-.35
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)	0.246	0	-.246
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes,	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Identify Facilities:	_____
e. Does the project site contain an existing dam? If Yes:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Dimensions of the dam and impoundment:	<ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification:	_____
iii. Provide date and summarize results of last inspection:	_____
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Has the facility been formally closed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
• If yes, cite sources/documentation: _____	_____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:	_____
iii. Describe any development constraints due to the prior solid waste activities:	_____
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:	_____
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:	<input type="checkbox"/> Yes – Spills Incidents database Provide DEC ID number(s): _____ <input type="checkbox"/> Yes – Environmental Site Remediation database Provide DEC ID number(s): _____ <input type="checkbox"/> Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures:	_____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):	_____

v. Is the project site subject to an institutional control limiting property uses?

Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >1,000 feet

b. Are there bedrock outcroppings on the project site? Yes No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Haven Loam	19.1 %
Plymouth Loamy course sand	21.3 %
Riverhead Sandy Loam	50.7 %

d. What is the average depth to the water table on the project site? Average: 34 feet

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	100 % of site
<input type="checkbox"/> Moderately Well Drained:	_____ % of site
<input type="checkbox"/> Poorly Drained	_____ % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	100 % of site
<input type="checkbox"/> 10-15%:	_____ % of site
<input type="checkbox"/> 15% or greater:	_____ % of site

g. Are there any unique geologic features on the project site? Yes No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
If Yes:

i. Name of aquifer: Sole Source Aquifer Names:Nassau-Suffolk SSA

m. Identify the predominant wildlife species that occupy or use the project site:

Songbirds

Squirrels

n. Does the project site contain a designated significant natural community?

Yes No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation):
Pitch Pine-Oak Forest

ii. Source(s) of description or evaluation: NYS Environmental Resource Mapper

iii. Extent of community/habitat:

- Currently: 2727.0, 1176.28 acres
- Following completion of project as proposed: 2726.64, 1175.93 acres
- Gain or loss (indicate + or -): -0.35 acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?

If Yes:

i. Species and listing (endangered or threatened):

Northern Long-eared Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?

Yes No

If Yes:

i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?

Yes No

If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?

Yes No

If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present?

Yes No

i. If Yes: acreage(s) on project site?

ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?

Yes No

If Yes:

i. Nature of the natural landmark: Biological Community Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?

Yes No

If Yes:

i. CEA name: SGPA, Central Suffolk Pine Barrens

ii. Basis for designation: Protect groundwater, Benefit to human health & protect drinking water

iii. Designating agency and date: Agency:Long Island Regional Planning, Agency:Suffolk County, Date:3-19-93, Date:2-10-88

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site

Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name DAN PEVERATO

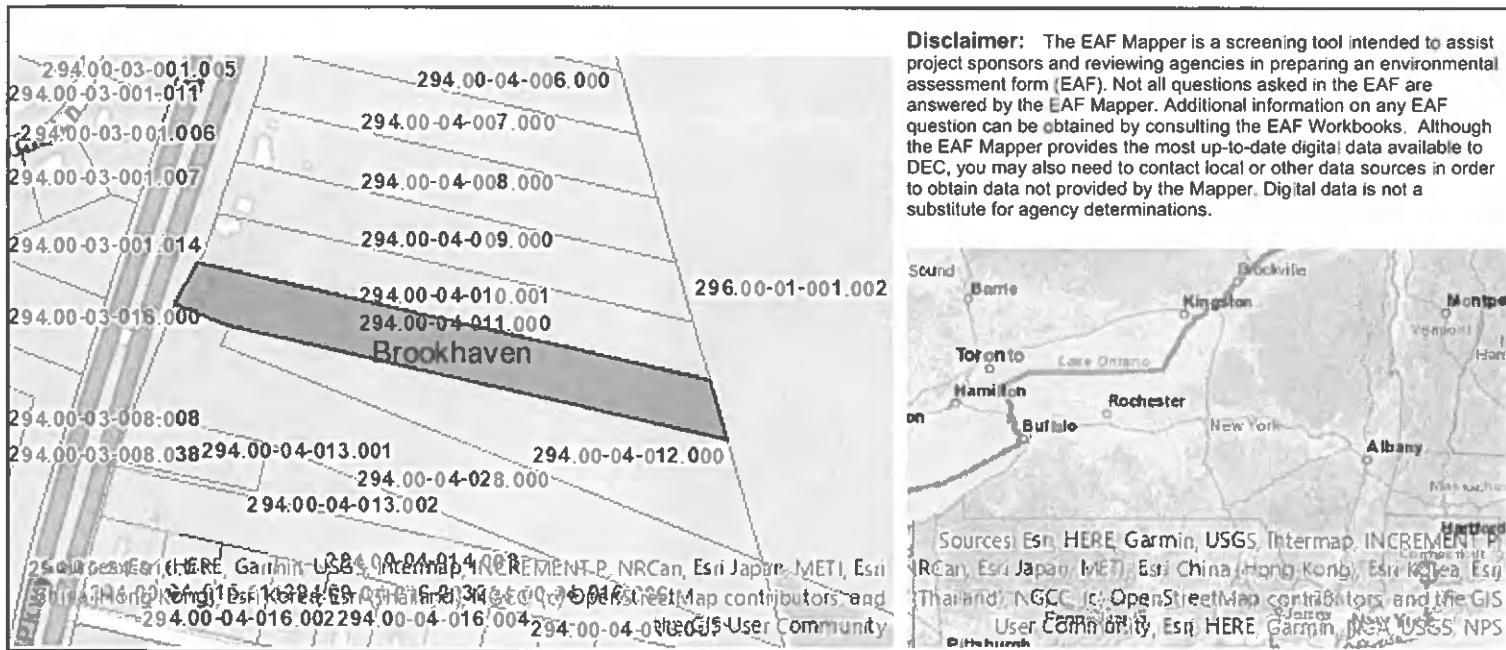
Date 2/7/25

Signature D. Peverato

Title Dir. of Engineering

EAF Mapper Summary Report

Thursday, January 23, 2025 1:28 PM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: LI North Shore Heritage Area
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Sole Source Aquifer Names: Nassau-Suffolk SSA
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Pitch Pine-Oak Forest

LAND USE/ENVIRONMENTAL COMMUNITIES - ANSWERS		4/27/0, 11/10/20
E.2.o. [Endangered or Threatened Species]	Yes	
E.2.o. [Endangered or Threatened Species - Name]		Northern Long-eared Bat
E.2.p. [Rare Plants or Animals]	No	
E.3.a. [Agricultural District]	No	
E.3.c. [National Natural Landmark]	No	
E.3.d [Critical Environmental Area]	Yes	
E.3.d [Critical Environmental Area - Name]		SGPA, Central Suffolk Pine Barrens
E.3.d.ii [Critical Environmental Area - Reason]		Protect groundwater, Benefit to human health & protect drinking water
E.3.d.iii [Critical Environmental Area – Date and Agency]		Agency:Long Island Regional Planning, Agency:Suffolk County, Date:3-19-93, Date:2-10-88
E.3.e. [National or State Register of Historic Places or State Eligible Sites]		Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No	
E.3.i. [Designated River Corridor]	No	

EXHIBIT D

RECEIVED

08/05/2015

Central Pine Barrens Joint
Planning & Policy Committee

CORE AREA HARDSHIP ECL ARTICLE 57 - 0121 (10)

10. Any person, upon a showing of hardship caused by the provisions of subdivision eight of this section on development in the core preservation area, may apply to the commission for a permit exempting such person from such subdivision eight in connection with any proposed development in the core preservation area. Such application for an exemption pursuant to the demonstration of hardship within the core preservation area shall be approved only if the applicant satisfies the following conditions and extraordinary hardship or compelling public need is determined to have been established under the following standards:

(a) The particular physical surroundings, shape or topographical conditions of the specific property involved would result in an extraordinary hardship, as distinguished from a mere inconvenience, if the provisions of this act are literally enforced. An applicant shall be deemed to have established the existence of extraordinary hardship only if he demonstrates, based on specific facts, that the subject property does not have any beneficial use if used for its present use or developed as authorized by the provisions of this article, and that this inability to have a beneficial use results from unique circumstances peculiar to the subject property which:

(i) Do not apply to or affect other property in the immediate vicinity;
(ii) Relate to or arise out of the characteristics of the subject property rather than the personal situation of the applicant; or
(iii) Are not the result of any action or inaction by the applicant or the owner or his predecessors in title including any transfer of contiguous lands which were in common ownership on or after June 1, 1993.

(b) An applicant shall be deemed to have established compelling public need if the applicant demonstrates, based on specific facts, one of the following:

(i) The proposed development will serve an essential health or safety need of the municipality or, in the case of an application serving more than one of the municipalities that the public health and safety require the requested waiver, that the public benefits from the proposed use are of a character that override the importance of the protection of the core preservation area as established in this article, that the proposed use is required to serve existing needs of the residents, and that no feasible alternatives exist outside the core preservation area to meet the established public need and that no better alternatives exist within the county; or
(ii) The proposed development constitutes an adaptive reuse of an historic resource designated by the commission and said reuse is the minimum relief necessary to ensure the integrity and continued protection of the designated historic resource and further that the designated historic resource's integrity and continued protection cannot be maintained without the granting of a permit.

(c) An application for a permit in the core preservation area shall be approved only if it is determined that the following additional standards also are met:

(i) The granting of the permit will not be materially detrimental or injurious to other property or improvements in the area in which the subject property is located, increase the danger of fire, endanger public safety or result in substantial impairment of the resources of the core preservation area;
(ii) The waiver will not be inconsistent with the purposes, objectives or the general spirit and intent of this article; or
(iii) The waiver is the minimum relief necessary to relieve the extraordinary hardship, which may include the granting of a residential development right to other lands in the compatible growth area that may be transferred or clustered to those lands to satisfy the compelling public need.

Any waiver or exemption granted under the provisions of this part shall only be considered an exemption or waiver of the particular standard of this article which the commission waived. It shall not constitute an approval of the entire development proposal. Nor shall it constitute a waiver from any requirements contained within any local, county or state law or ordinance.

Within thirty days of the application being received, the commission shall provide the applicant and any other person an opportunity to be heard. Notice of any public hearing conducted in connection with an application for such a permit shall be published in a newspaper of general circulation in the Central Pine Barrens area. If the proposed development is not contrary to the policy or any provision of this article and meets the standards of extraordinary hardship or public need herein, and the commission so finds, it may issue a permit allowing the development or such development subject to appropriate conditions or modifications to occur, provided that permission may be revoked by the commission if its terms are violated, and provided further that any such hardship permit issued by the commission shall be in addition to, and not in lieu of, such permit or permits as may be required by any state agency or municipality within whose boundary such development is located.

The time within which the commission must decide a core preservation area hardship application for which a negative declaration has been made by the commission pursuant to article eight of this chapter is one hundred twenty days from receipt of such application. The time within which the commission must decide a core preservation area hardship application for which a positive declaration has been made by the commission pursuant to article eight of this chapter is sixty days from issuance of a findings statement by the commission pursuant to article eight of this chapter. If the commission fails to make a decision within the aforesaid time periods, the development shall be deemed to be approved by the commission, unless extended by mutual agreement of the applicant and commission.

EXHIBIT E

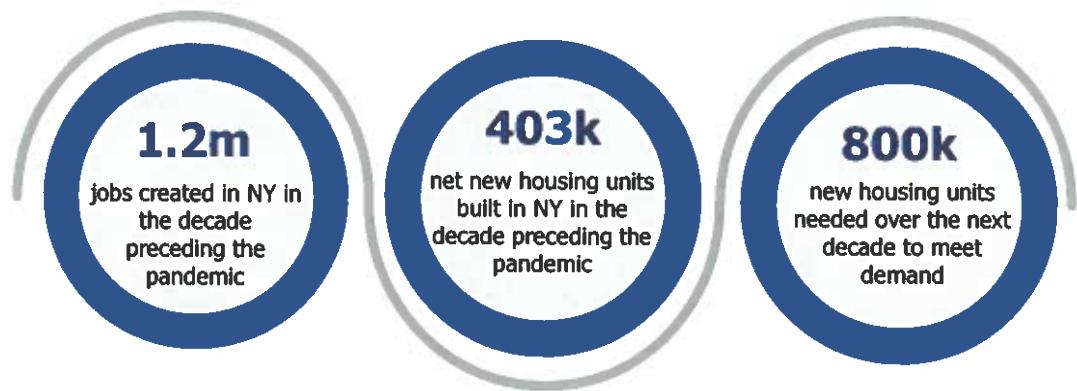


The New York Housing Compact

MARCH 2023

Impact of New York's Housing Shortage

Our housing crisis is years in the making

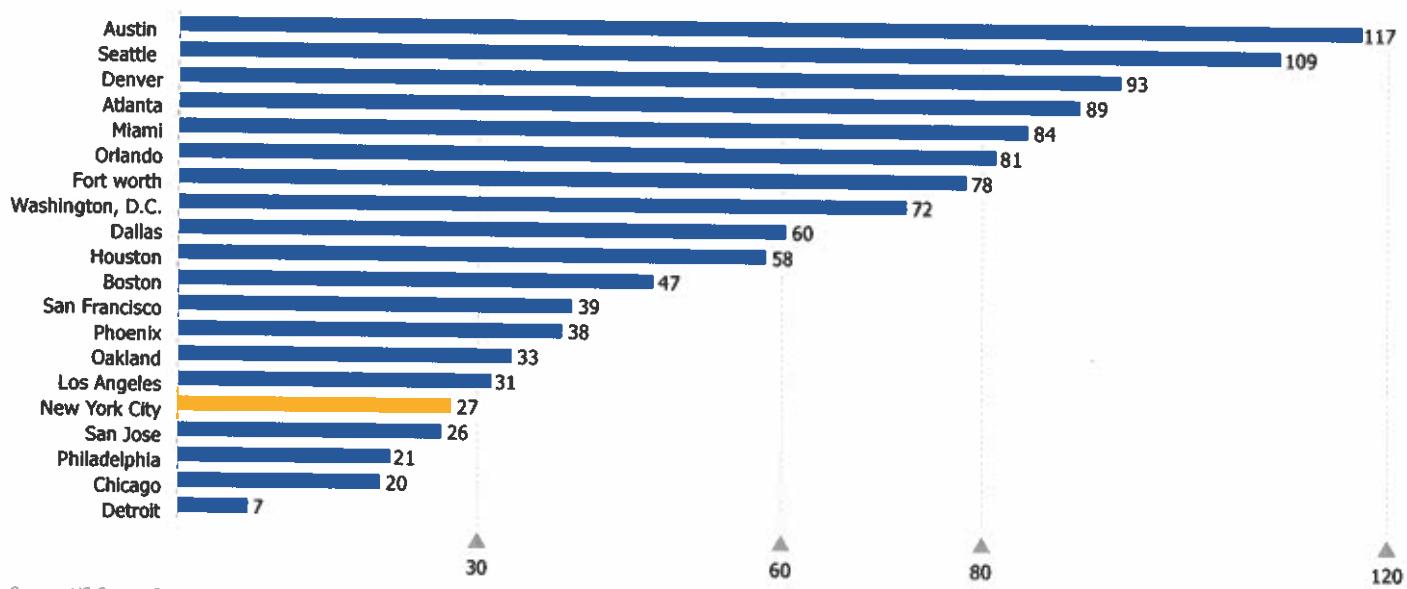


The mismatch between our high level of job creation and low production of housing for New Yorkers is both a threat to New York's future and something that we can proactively address through the Housing Compact.

Source: NYS DOL, Up for Growth; US Census Bureau

New York City housing production lags most major cities

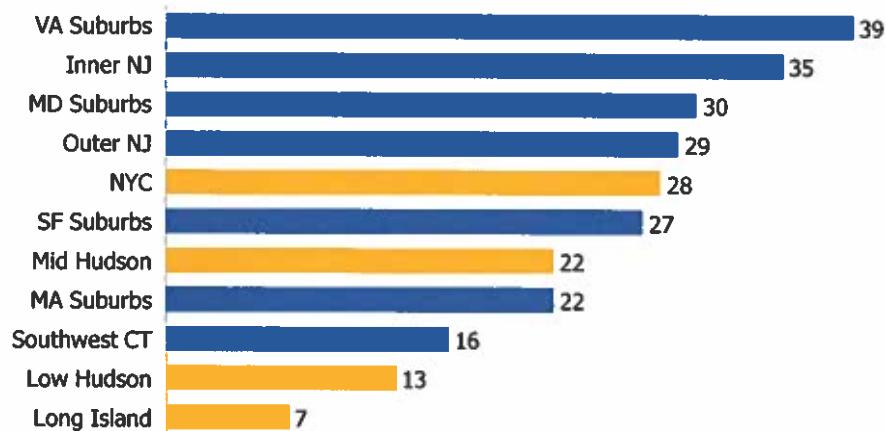
New housing units developed per 1,000 residents in major U.S. cities (2011-2020)



Source: US Census Bureau

New York's suburbs lag suburbs across the nation

New housing units permitted per 1,000 residents, 2012-2021

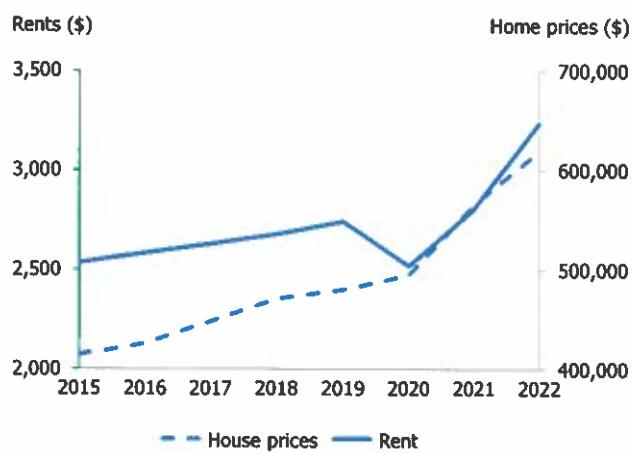


Nassau, Suffolk, Westchester and Putnam counties each granted fewer building permits per capita than all but a single suburban county across Massachusetts, Connecticut, Southern California, New Jersey, Pennsylvania, or Northern Virginia between 2010 and 2018

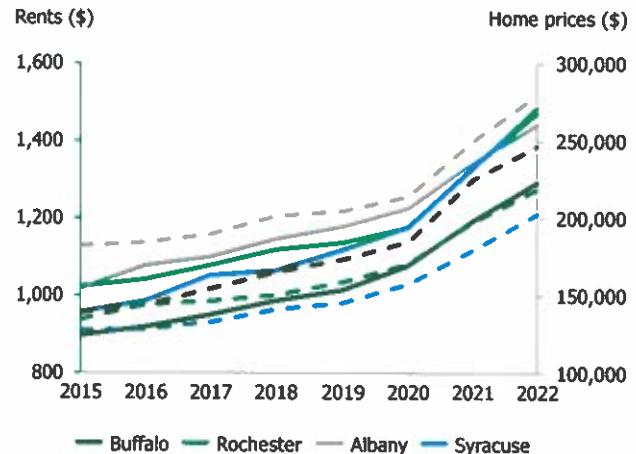
Source: NYC Department of City Planning; US Census Housing Starts; Furman Center

Without new housing, both rent and home prices have risen dramatically across the state

In NY metro, home prices up 50%, rents 30%



Rest of state, home prices up 50-80%, rents 40-60%



Source: Zillow Home Value Index: smooth, seasonally adjusted measure of the typical home value, reflecting typical value for homes in the 35th to 65th percentile range. Zillow Observed Rent Index: smooth measure of typical observed market rate rent; mean of listed rents that fall into 40th to 60th percentile range for all homes and apartments in a given region.

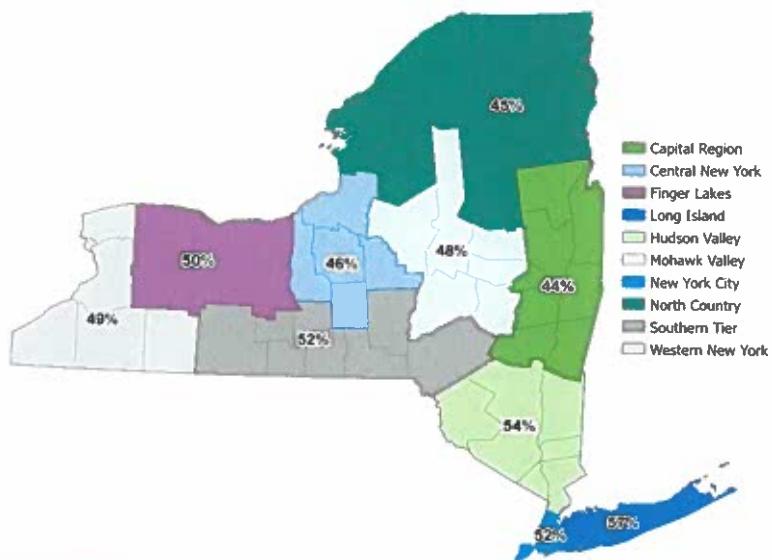
Residents leaving New York save significantly on their housing costs

In a Fiscal Policy Institute analysis, the researchers found that nearly 1/3 of all net out-migration from New York was to the neighboring states of New Jersey, Connecticut and Pennsylvania, followed by California and Florida.

From a financial perspective, they found that these movers found significant savings in their housing costs, including:

- The typical family that moves out of New York State saves **15 times** more from lower housing costs than they do from lower taxes
- The average mover would save 34% on their mortgage outside of New York, an average of \$18,300
- The average mover would save 19% on rental costs outside of New York, an average of \$5,300

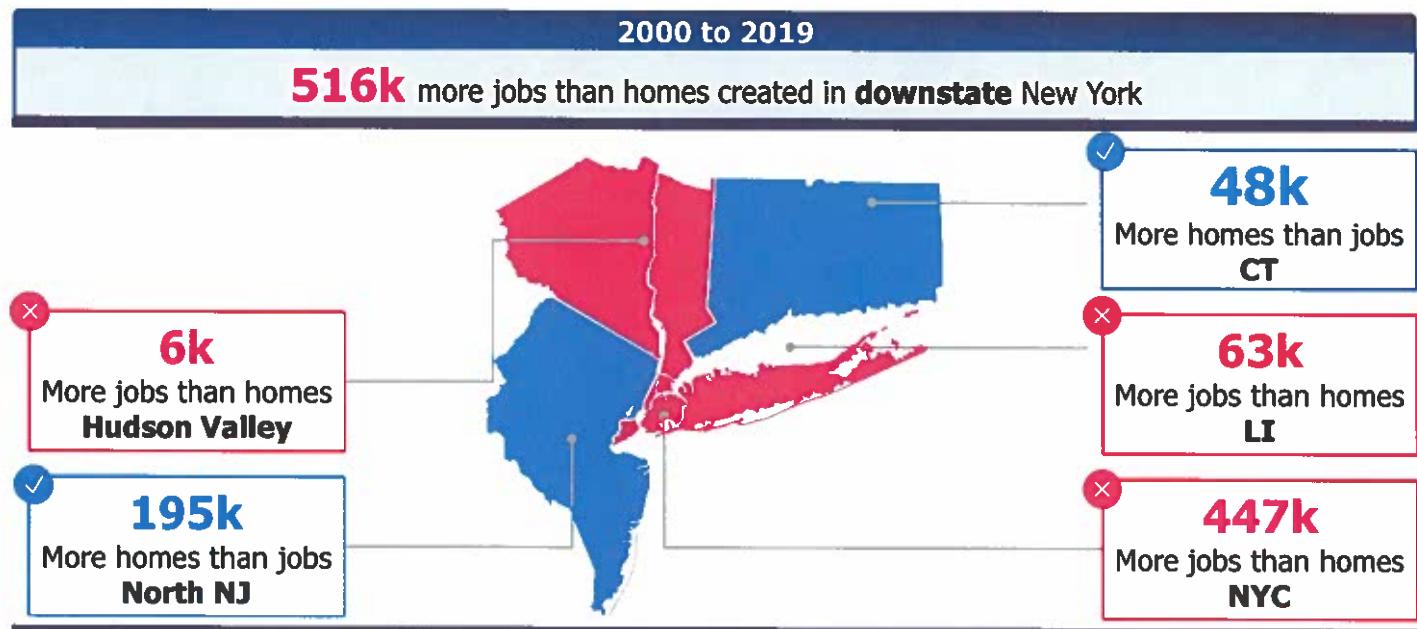
More than half of all New York renters pay more than 30% of their income in rent



In every region, **40-60%** of renter households are paying more than 30% income

Source: American Community Survey

This shortage threatens New York's economic future



Drivers of New York's Housing Shortage

NYS leads the nation in affordable housing funds and regulation

The State of New York funds more affordable housing per capita than any other state



2017-2022 Housing Plan investment 2022-2027 Housing Plan investment

\$20B

\$25B

New York leads the nation in regulated housing



44%

of all rental units in the State are rent-regulated or public housing units

Source: Rent Guidelines Board, City of New York; US Census Bureau, 2021 New York City Housing and Vacancy survey
Note: Does not include additional investments made by NYC and other localities

But New York
is also a
national
leader in
limiting
new housing

Source: Wharton Residential Land Use Regulatory Index

According to Wharton Residential Land Use Regulatory Index, the only city with more restrictive zoning than the NYC Metro Area is San Francisco (also facing a housing crisis)



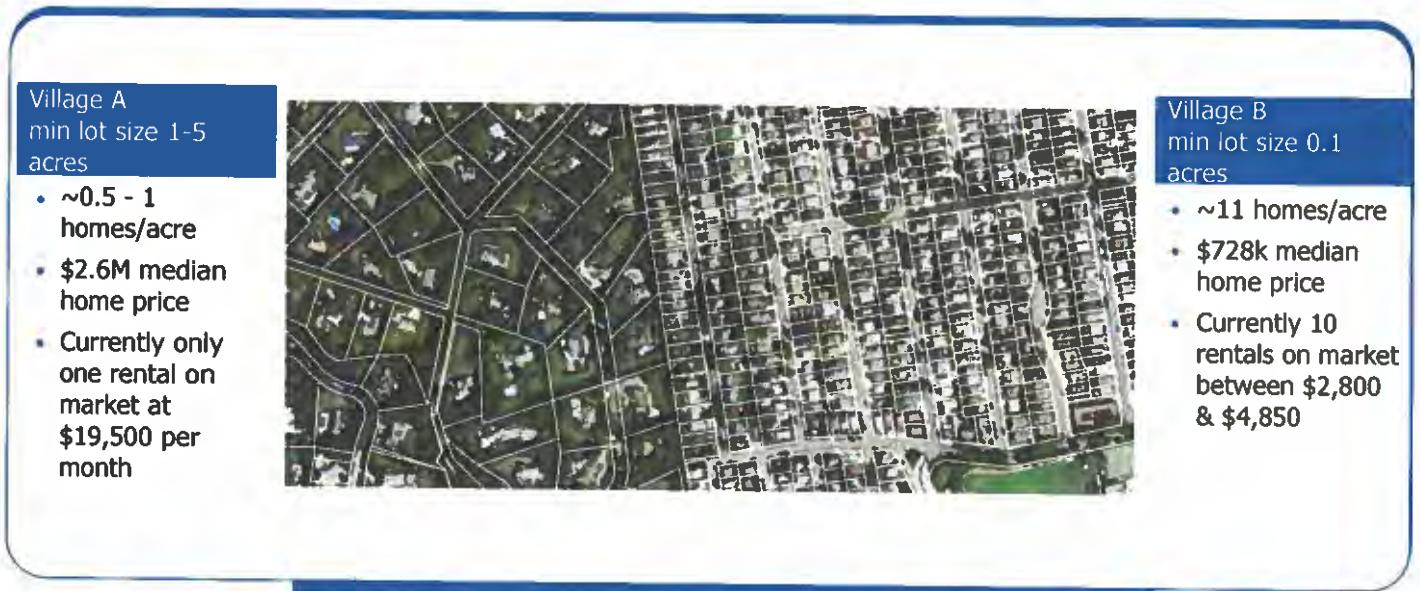
Over 2/3 of the localities in the NYC Metro are classified as "highly regulated" in the Index, meaning they have 3+ entities to approve projects, with average review times from 9 months to 24 months



"The suburban counties around NYC may have the worst exclusionary zoning in the nation."

BROOKINGS

And we know this restrictive zoning drives up housing costs



Source: Realtor.com, Zillow, Village Codes

Limits on supply have economic and social costs



Stymies economic growth

- Studies show restrictive zoning reduced aggregate US GDP by up to 8.9% between 1964 and 2009 than it otherwise would have been – translating to average wages almost \$9k lower than they would otherwise have been



Reduces housing options

- Fewer than 4% of housing units nationwide are suitable for people with moderate mobility difficulties (including seniors)
- Only 7% of new homes constructed nationwide are starter homes, down from 40% in 1980



Impedes climate goals

- Low-density housing produces nearly four times the greenhouse gas emissions of high-density homes
- Walkable, transit friendly neighborhoods concentrate development in climate friendly ways and relieve pressure on rural conservation areas

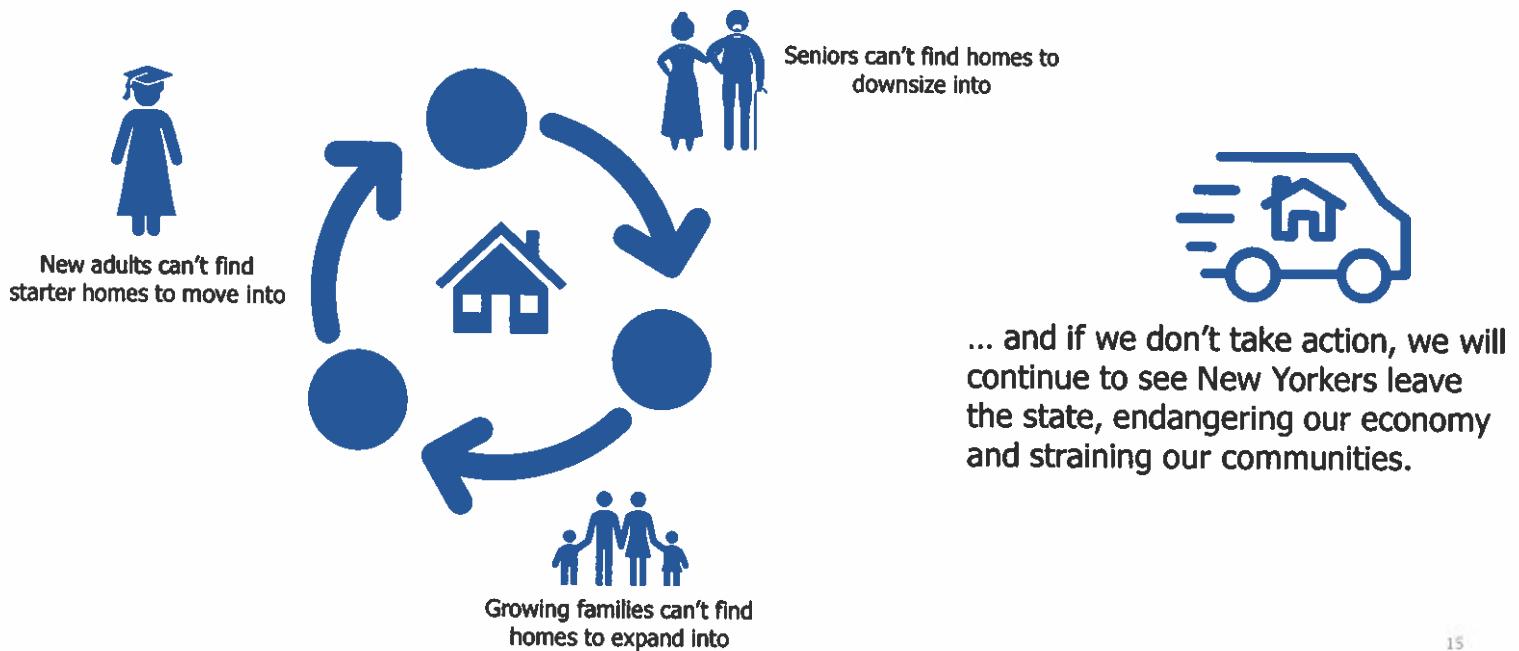


Perpetuates racial discrimination

- Reducing the housing cost gap through looser zoning regulations could narrow the school test-score gap by 4-7 percentile points
- Low density zoning is strongly correlated with racial segregation, a result of historic red-lining

Source: Brookings, American Economic Journal, American Progress, Joint Center for Housing Studies at Harvard University, Freddie Mac, University of Texas, Environmental Science & Technology Letters

New York's housing cycle is broken ...



A Plan to Solve New York's Housing Shortage

Expanding housing supply lifts up entire communities



New supply does not increase rents or drive displacement



Decreased rents filter down the income spectrum



New supply does not depress property values

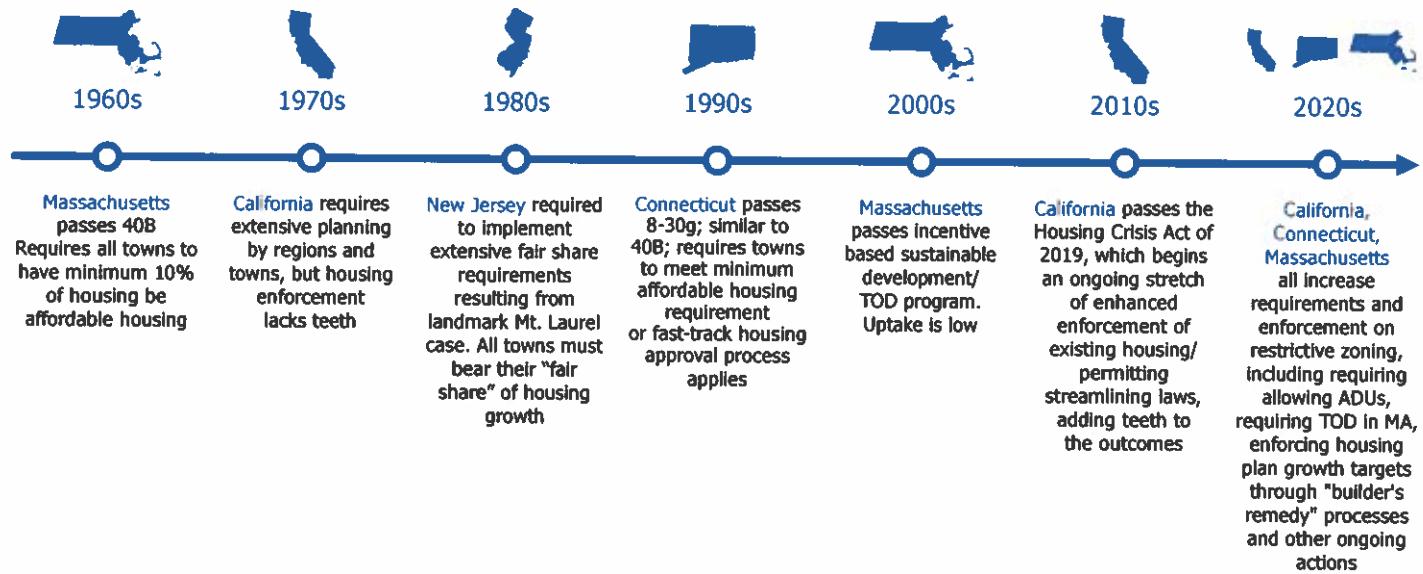
- For every **10%** increase in new construction housing stock, rents decrease by **1%** within 500 ft (NYC)
- In a study of the San Francisco housing market, researchers found that building market rate housing was associated with a **lower** probability that low and moderate-income residents **in the neighborhood** would experience displacement

- **23%** of units available to very low-income renters in **2013** had filtered down from higher rent categories in **1985**
- Among the 2013 affordable units, **19%** had higher rents as recently as **2005**
- Filtering takes time; it's not an immediate solution

- In a study of Chicago home values after TOD zoning reforms, property values rose 15% to 23% as a result of increasing development opportunities

Sources: Xiaodi Li (Furman Center, 2019); Vicki Been, Ingrid Gould Ellen, Katherine O'Brien (Furman Center 2018), Urban Affairs Review

Plan formed after thorough review of other state experiences



Relying solely on incentives has failed in other states; enforcement consistently increased to achieve housing goals



Massachusetts

In 2005, MA passed 40R, providing incentives to towns that rezoned for TOD

While lower-income communities further out participated, no suburbs near Boston, the targeted communities, participated or made any changes

In 2021, MA passed 40A, changing the incentive to a requirement that all towns with a transit stop rezone for TOD



California

CA has had city/county planning requirements for many years

Enforcement for growth was non-existent and housing prices continued their steep rise

Since roughly 2018, CA has mandated many statewide changes to ensure cooperation in housing production: now as many as 124 CA towns are soon to be subject to "builder's remedy," which will result in tens of thousands of new units



Connecticut

CT implemented a planning support fund for all localities to encourage planning for equitable distribution of growth

While nearly all of CT's towns took advantage of the planning funding to review their zoning, only 2 towns (both lower-income) zoned for density (TOD)

CT's 8-30g, which allows denser projects as-of-right if towns have not hit affordability targets, has been more effective in producing new housing

To get there, our plan relies on three key strategies

Based on the last decade, we anticipate that baseline growth would be roughly **400,000 new homes** without any new actions.

To meet the projected need for an additional 400,000 new homes, the Compact relies on three main strategies:

Everyone Does Their Part

Statewide New Home Targets

New Homes Near Transit

Transit Oriented Development throughout MTA region

Supporting localities to grow or stabilize

Tax incentives, office conversions, basement apt legalization, and other funds



Unlock ~149K homes



Unlock ~190K homes



Unlock ~56K homes

Funding available for municipalities

- \$20M in planning and technical assistance grants to municipalities
- \$250M in initial infrastructure funding to support new development, in addition to existing resources for infrastructure
- This funding complements existing State infrastructure funding (Environmental Bond Act, Water Infrastructure Improvement funding, Clean Water State Revolving Fund, Consolidated Local Street and Highway Improvement Program, etc)



Sewer/water infrastructure



Parking structures

Detailed Solutions

for New York's Housing Shortage

Everyone Does Their Part

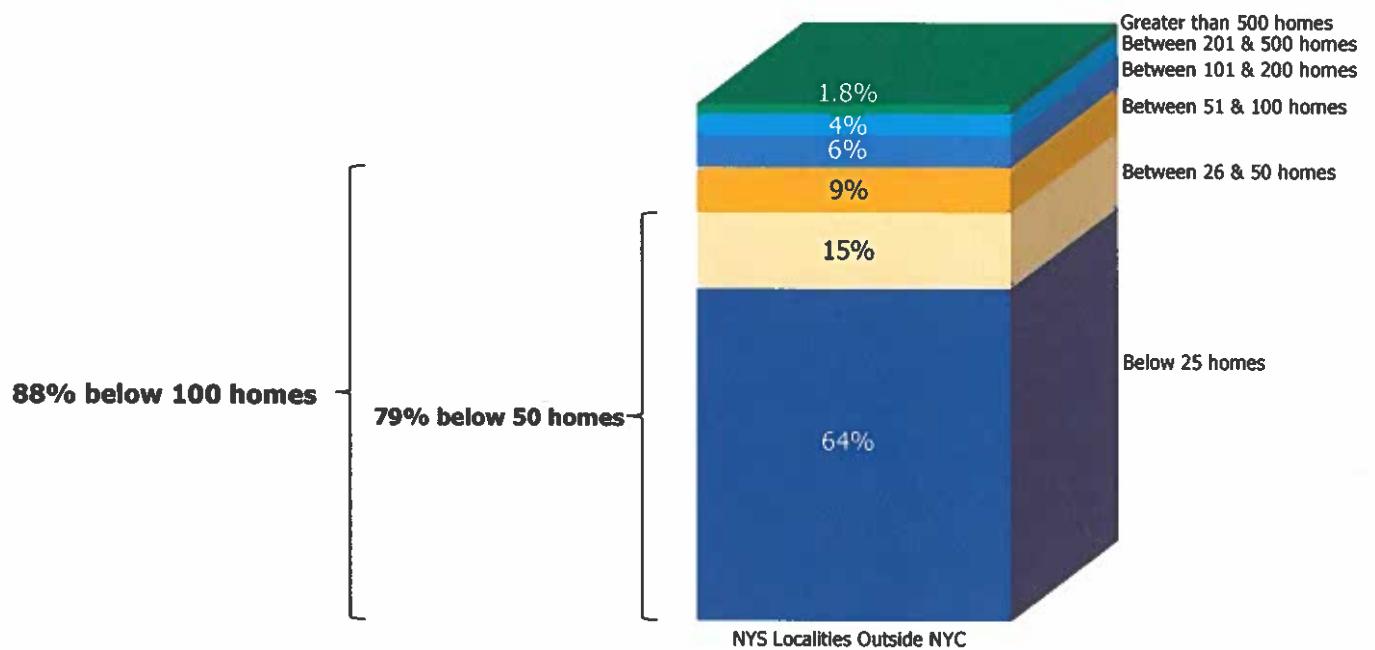
New Home Targets

Targets for new housing for all municipalities



- Targets balance need, regional variation, and simplicity
- In order for our communities (urban, suburban and rural) to thrive in the future, we need to create the opportunities for households in all stages of life

In most of NYS, the targets will be below 100 homes over 3 years



Every municipality can choose to flexibly increase housing capacity through rezonings



- HCR Planning office established to assist localities
- Localities chose how and where to increase housing options
- If at least two zoning actions are taken, municipalities get an additional 3 years before they need to start meeting growth targets

Cities, towns and villages will design the rezoning rules for housing capacity in the way that best suits their community

A locality may choose to rezone commercial areas like a strip mall or an office parks for mixed residential and commercial use



Image credit: AARP

A locality may choose to rezone so that ADUs can be allowed on any property



Image credit: Brookfield Properties

A locality may choose to rezone for duplexes and triplexes



Image credit: Sightlines

Affordability is built into the framework

Our plan relies on growth targets *and* drives affordability



We need *both* market *and* below-market housing

For example:

If an Upstate town has ~10,000 homes,
their target would be ~100 homes permitted over three years

The town could permit 100 homes to achieve the target **OR**

The town could permit 50 affordable, regulated homes to achieve the target

If a municipality or community district has not undertaken rezonings within the 3-year cycle, fast tracked approval process kicks in



Projects including a minimum number of homes (10 Upstate or 20 Downstate) and a minimum affordability requirement (20% of units at or below 50% AMI or 25% of units at or below 80% AMI) or includes supportive housing can be fast tracked.



If denied, the developer can initiate a fast-track appeal either to a state-level Housing Review Board (HRB) or through the courts.



Project must be approved unless locality demonstrates either (1) a valid health/safety reason for denial, (2) that the locality implemented two Preferred Actions or hit growth targets in the previous three-year cycle, (3) the locality has since constructed sufficient units to meet the growth target, or (4) the project was not eligible for fast track

Options for “safe harbor” that avoid fast track approval

Prep Cycle (2024-2026)

- All localities will have safe harbor (fast track approval would not apply) for the first three years after bill passage (2024 – 2026).
- Localities are encouraged to enact two or more preferred action rezonings during the prep cycle to increase their housing capacity and/or permit enough homes to meet their growth targets.

Initial Cycle (2027 – 2029)

- If a locality met its growth targets EITHER in the prep cycle OR in the three years prior (i.e., from 2021 through 2023) OR enacted at least two preferred zoning actions, fast track approval would not apply.
- During the initial cycle, localities must either enact two or more preferred action rezonings or meet their growth targets to achieve safe harbor for the next cycle.

Health and Safety Exceptions

- No locality will be required to approve projects, and the HRB/courts will not have authority to approve projects, that do not meet key health and safety standards. Localities can request infrastructure funding for a range of items, including sewers, parking, water treatment, etc.

New Homes Near Transit

Transit Oriented Development

New York has made unprecedented investments in commuter rail infrastructure serving communities with little housing growth and substantial capacity



Source: RPA via Rauch Foundation, 2019

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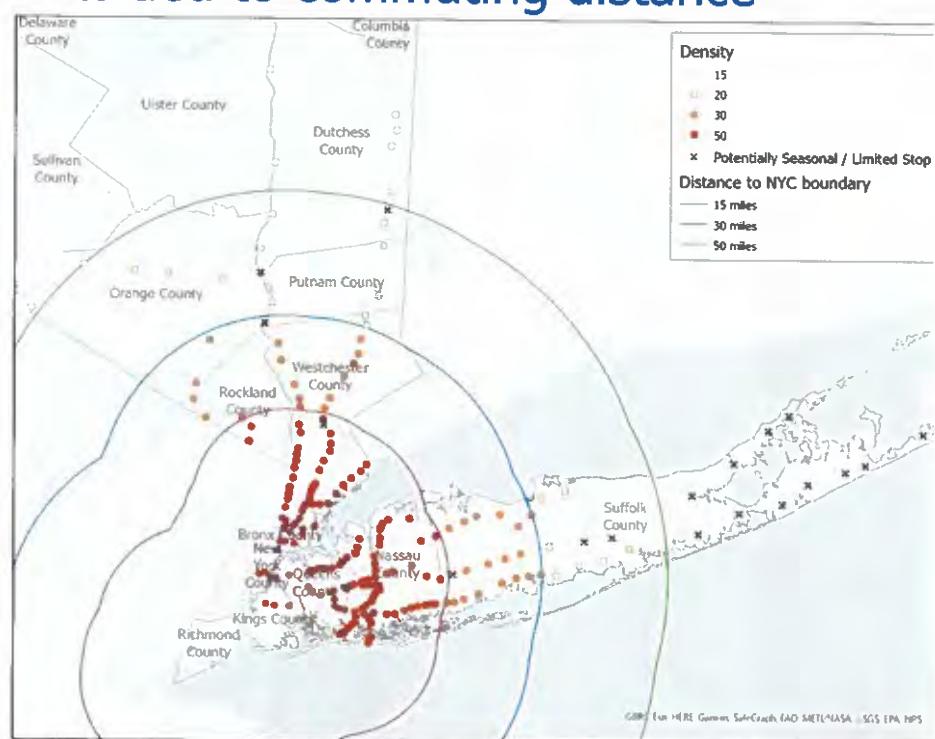
Municipalities with rail transit must rezone near stop

- Within 3 years, any municipality with an MTA rail transit stop (including NYC but not seasonal stops) that does not already meet the density must **rezone** within ½ mile of the stop
- If municipalities do not rezone within 3 years, developments within the transit area will be allowed as of right up to the density of the tier where it is located
- Funding will be available for municipalities to undertake the rezonings



Tiered density requirements tied to commuting distance

Distance from NYC border	Aggregate density within 1/2 mile
Within 15 miles	50 homes/acre
Between 15 and 30 miles	30 homes/acre
Between 30 and 50 miles	20 homes/acre
Beyond 50 miles	15 homes/acre



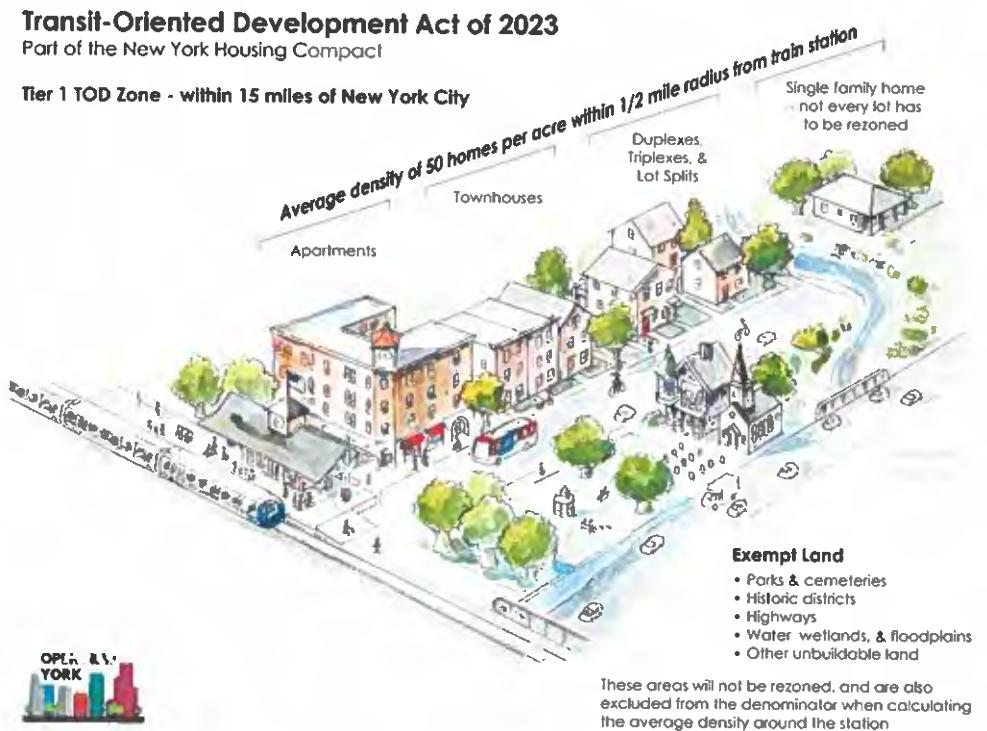
Illustrating how to achieve graduated density

Built density: Advocates have illustrated the tiered nature of the density options, even within the same TOD zone

Advocates argue that many historic downtowns already approach these densities but because of subsequent downzonings, these areas would be illegal to build now (would be non-conforming)

Transit-Oriented Development Act of 2023 Part of the New York Housing Compact

Tier 1 TOD Zone - within 15 miles of New York City



What does 50 homes on an acre look like?



Tier 1: 50 homes / acre within 15 miles of NYC

*Illustrations via New York Housing Conference/ARUP

Illustrative TOD examples in NYS context

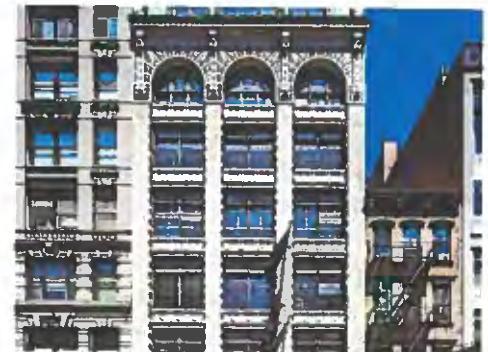


Regulation and Tax Relief

Slashing Red Tape

NYC will have flexibility to allow more office conversions

- "New" New York Panel is focused on the revitalization of central business districts
- City Taskforce re Adaptive Reuse of Office is focused on necessary regulatory changes for conversions
- Office to residential conversions are already permitted for a subset of commercial buildings that meet certain age and geography requirements under Article 1 Chapter 5 of the Zoning Resolution.
- Within NYC, owners of office buildings built before 1990 will be able to use existing rule to convert office spaces into housing
- The changes are anticipated to unlock the potential for 120 million new square feet of residential space



NYC will have flexibility to legalize more basement units

- Following the devastation wrought by Hurricane Ida, it was clear to all that there was an urgent need to create a pathway to legalize basement dwellings currently barred by law, bringing these homes out of the shadows.
- The proposal provides the City of New York with the authority to provide amnesty by local law for existing basement units that meet health and safety standards to be determined by the City.
- This change builds on the Fiscal Year 2023 \$85 million capital program in the Governor's housing plan to assist with these conversions in New York State



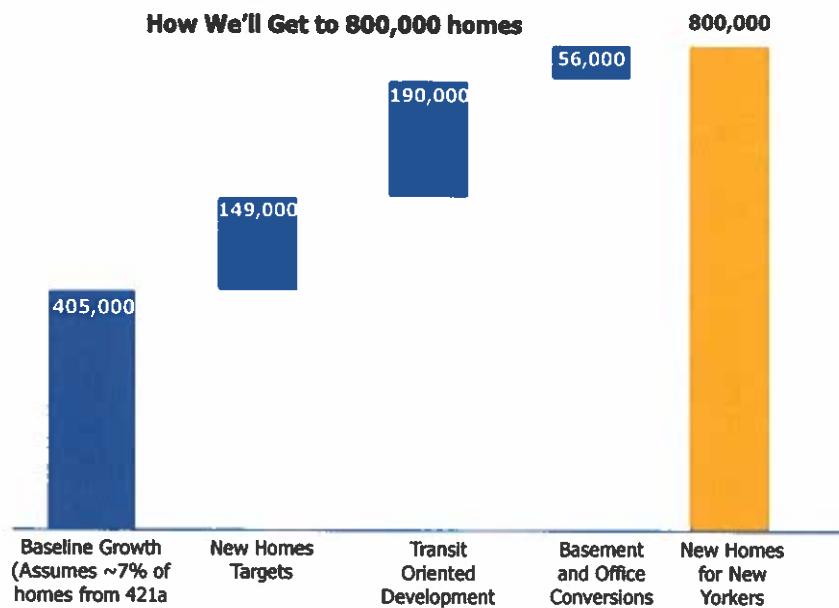
Image: NYC HPD Basement Apartment Conversion Program

Create incentives for housing production throughout the state

The proposed tax incentive programs include:

- Modify PILOT rules through regulations so that residential PILOTS do not count negatively towards the tax cap
- Authorize property tax exemptions outside NYC to incentivize affordable housing
- Authorize property tax exemptions specifically for ADUs (similar to existing home improvement exemption)
- Incentivizing affordable units in commercial conversions in NYC
- Authorize exemption for capital investments to existing affordable residential buildings in NYC

New Yorkers agree that implementing the strategies in the Compact is the right thing for New York and our families



Recent polling found that 74% of likely voters support reforming housing approvals, 67% of likely voters support transit oriented development, and 65% of likely voters support implementing new homes targets.

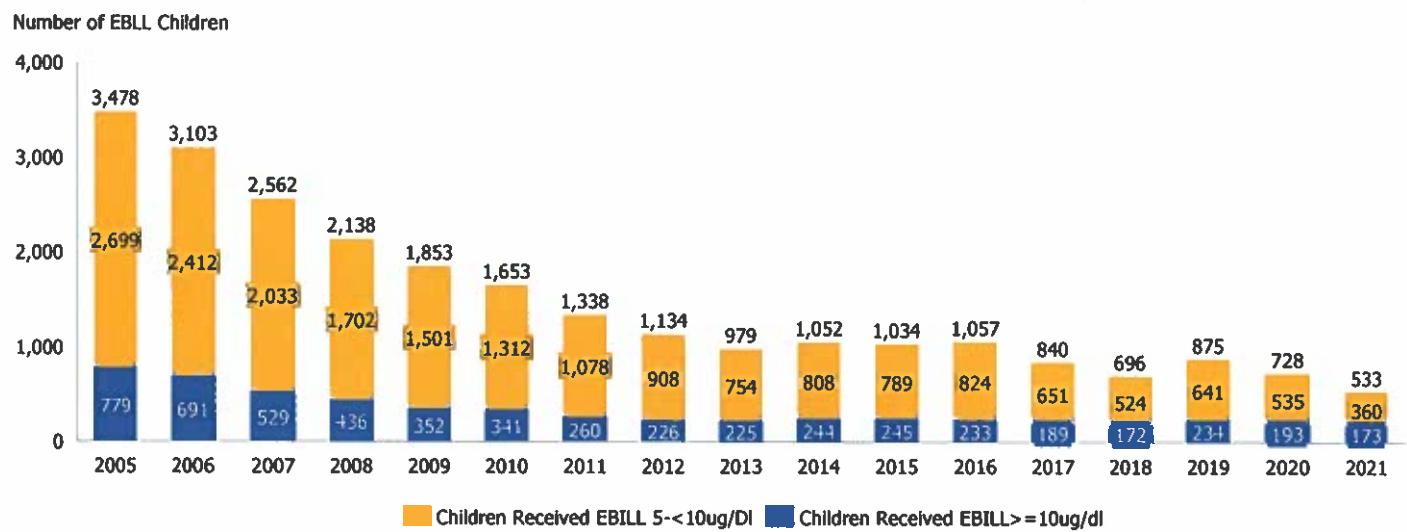
Sources: Data for Progress, Slingshot Strategies

Stabilizing Communities

Comprehensive Lead Poisoning Prevention Initiative

- Building on a successful model that reduced the number of children with elevated blood lead levels in Rochester, the new program to eliminate lead paint poisoning will expand to the 24 highest risk municipalities across the state
- Require two-family and multi-family rental units built before 1980 in high-risk areas to verify lead safety through a lead risk assessment every three years, tracked in a comprehensive rental registry maintained by local health departments
- Landlord assistance for required risk assessments and remediation of lead hazards will be made available via grants

The Rochester Lead Prevention Program has delivered 6.5-fold drop in the number of children with elevated blood lead levels



Source: NYS DOH Leadweb database, City of Rochester

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The initiative will focus on the 24 municipalities identified as highest risk from age of housing and socioeconomic factors



*Not including NYC

High-risk municipalities

Albany	New Rochelle
Amsterdam	Niagara Falls
Auburn	Poughkeepsie
Binghamton	Rochester
Buffalo	Rome
Cheektowaga	Schenectady
Elmira	Spring Valley
Jamestown	Syracuse
Kingston	Troy
Middletown	Utica
Mount Vernon	Watertown
Newburgh	Yonkers

Empower local governments to stabilize communities by addressing vacant properties

- As part of HCR's 5-year housing plan, we allocated **\$50M** to support **land banks** throughout the state, providing additional opportunities for local organizations to actively support neighborhood revitalization efforts
- As raised by local leaders, particularly in rural areas, the budget includes a proposal to add flexibility to local governments' ability to **reclaim abandoned residential properties** (19A update)
- The updated tools help localities take ownership of dangerous properties by clarifying and streamlining key processes to certify that vacant residences have been abandoned



Albany County Land Bank Before and After

Provide home repair funds in areas with high concentrations of low-income homeowners of color

- Modeled on the Buffalo East Homeownership Improvement Program
- The Homeowner Stabilization Fund will target 10 communities with high levels of low-income homeowners of color and high levels of homeowner distress
- The initiative's goal is to stabilize both homeowners and neighborhoods, increasing property values, preserving equity and promoting generational wealth building
- Localities would partner with local non-profits to provide grant assistance to individual homeowners to undertake repairs on their homes
- The fund would provide improvements and stabilization of up to 200 homes per community

Expand HCR's Tenant Protection Unit

- The Housing Stability and Tenant Protection Act (HSTPA) of 2019 enacted tenant protections for nearly 85,000 households in nearly 1,800 manufactured home parks, including via authorization of municipalities to opt into the Emergency Tenant Protection Act and implement rent stabilization for additional tenants
- Expanding the TPU unit to have on the ground capacity upstate will help the tenants in manufactured housing parks advocate for their rights, as well as improve access to grants available for farmworker housing
- Staff would be available for towns seeking to opt into the HSTPA, and publicize and advise on the farmworker housing programs

Now is the time for action for a better future for NY



New Rochelle, NY



Patchogue, NY

400,000
families
housed
1.2M
new jobs

Last decade



800,000
families
(seniors,
children,
young
adults)
housed
Millions
more
new jobs

NY's next decade



Farmingdale, NY



Buffalo, NY