



April 16, 2025

Merri Rose Reilly  
Iannone Renaissance Associates, Inc.  
732 Smithtown Bypass, Suite A53  
Smithtown, NY 11787

**RE: Request for Determination of Jurisdiction  
318 Middle Island Yaphank Road, Yaphank, Town of Brookhaven  
SCTM # 200-529-1-28.4  
Core Preservation Area of the Central Pine Barrens**

Dear Ms. Reilly:

Timothy C. Hubbard  
*Member*

Maria Z. Moore  
*Member*

Daniel J. Panico  
*Member*

Edward P. Romaine  
*Member*

On March 10, 2025, the Central Pine Barrens Commission office received a request for determination of jurisdiction regarding the above referenced property in the Core Preservation Area of the Central Pine Barrens.

#### **Existing Conditions and the Proposed Project**

The 3.86 acre project site is in the A5 Zoning District on the west side of Middle Island Yaphank Road. The property is developed with a single-family residence and barn. The project includes the construction of an estimated 4,000 square foot prefabricated detached garage for the storage of the owner's automobile collection. Submitted materials state the final size of the garage will be determined by the Town of Brookhaven. Removal of a portion of the asphalt driveway west of the existing residence is proposed, as well as revegetation to bring the parcel into compliance with Town clearing limits, as depicted in the Site Plan prepared by Maria Mesimeris, RA and date stamped March 10, 2025.

More information on the project is needed in order for the Commission to make a determination pursuant to the definitions in Section 57-0107(13) of New York State Environmental Conservation Law Article 57. Based on the information submitted, the Commission seeks input from the Town of Brookhaven on the definitions of structures and uses and potential permits required for them. Specifically, additional information is needed including:

1. Please submit a notarized affidavit from the owner for this request.
2. Are the proposed uses and structures defined in the Town Code as customarily incidental?
3. Is any relief from the code or special permit(s) needed for the proposed structures and uses?
4. Does the project conform with the subdivision covenants and other limitations on clearing as per the Town code and the subdivision or is clearing relief necessary?
5. Does the proposal require a NYSDEC and/or Town freshwater wetlands permit?
6. Is a bathroom included in the proposed storage building?
7. Please submit any additional details on the areas shown as "proposed revegetation" including total area to be revegetated, species, quantity and sizes of plantings. Revegetation should consist of native species common in the pine barrens including trees and shrubs.
8. Please confirm the storage building will not be within revegetated areas.

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

9. Please confirm the purpose of the proposed revegetation. Is it required to settle a past incident?

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 me at (631) 563-0307.

Sincerely,

  
Tara Murphy  
Environmental Planner

cc: Judy Jakobsen, Executive Director, CPBJPPC  
Julie Hargrave, Policy and Planning Manager, CPBJPPC  
John C. Milazzo, Counsel, CPBJPPC  
Chris Wrede, Town of Brookhaven