



Central Pine Barrens Joint Planning and Policy Commission
Wednesday, January 15, 2025
Riverhead Town Hall, Riverhead, NY

Adopted Sense Resolution
Site Plan Modification Application dated October 30, 2024 for the
Lewis Road Planned Residential Development Assertion of Jurisdiction Application
dated January 20, 2021, as Amended on December 7, 2022

Present:

Jennifer Juengst, for the Suffolk County Executive
Michelle DiBrita, for the Brookhaven Town Supervisor
Timothy C. Hubbard, Riverhead Town Supervisor
Maria Z. Moore, Southampton Town Supervisor

Timothy C. Hubbard
Member

Whereas, on January 20, 2021, the Commission determined that the proposed development known as the Lewis Road Planned Residential Development conformed with the Standards and Guidelines of the Central Pine Barrens Comprehensive Land Use Plan, and

Maria Z. Moore
Member

Whereas, the DLV is the owner and sponsor of the Lewis Road PRD, and

Daniel J. Panico
Member

Whereas, the Lewis Road PRD includes 118 seasonal residences, 12 year round workforce housing residences, an 18-hole private golf course, a sewage treatment plant, a clubhouse, recreational amenities, access road, ponds, drainage and other infrastructure on a 607.87 acre Project Site, in the hamlet of East Quogue, in the Town of Southampton, and

Edward P. Romaine
Member

Whereas, DLV seeks to change elements of the Lewis Road PRD by increasing or decreasing the area of some of its buildings and to construct a new Comfort Station, collectively the 2024 Lewis Road PRD Modifications, and

Whereas, on November 7, 2024, Nelson, Pope and Voorhis (NPV) on behalf of DLV submitted to the Commission a “Compatible Growth Area Application on the Lewis Road Planned Residential Development” last dated October 2024 describing the Lewis Road PRD Modifications, and

Whereas, the Lewis Road PRD Modifications result in a 395 square foot change to the total footprint of the structures in the Lewis Road PRD without modifying the sanitary flow generated by such uses or increasing the amount of clearing on the Lewis Road PRD project site. The modification are as follows:

Building	Approved Footprint (SF)	Proposed Footprint (SF)	Total Change (SF)
Clubhouse	31,660	33,205	+1,545
Pro Shop	3,390	3,755	+365
Pool Bar	1,900	0	-1,900
Gate House	1,075	1,375	+300
Trail House	1,935	985	-950
Farm Stand	1,470	640	-830

624 Old Riverhead Road
Westhampton Beach, NY
11978

Phone (631) 288-1079
Fax (631) 288-1367
www.pb.state.ny.us

Field House	2,150	5,095	+2,945
Tennis House	1,820	2,210	+390
Pond House	2,175	0	-2,175
Windmill Comfort Station	0	705	+705
Total Footprint	47,575	47,970	395

Whereas, DLV has simultaneously submitted the Lewis Road PRD Modifications to the Town of Southampton, and

Whereas, the Commission has reviewed the Lewis Road PRD Modifications material to determine whether it is consistent with the Commission's January 2021 Determination, and

Whereas, the Commission wishes to issue this Sense Resolution to indicate that the Lewis Road PRD as modified by the Lewis Road PRD Modification continues to conform to the Plan's Standards and Guidelines.

Now, therefore, be it:

Resolved, the foregoing recitals are incorporated herein, and be it further

Resolved, that by this Sense Resolution the Commission finds that the Lewis Road PRD as modified by the Lewis Road PRD Modifications conforms with the Commission's Standards and Guidelines, and be it further

Resolved, this Sense Resolution is not a final Commission determination and if the Lewis Road PRD or the Lewis Modifications are changed, DLV is required to submit such changes to the Commission for its further review, and be it further

Resolved, the Commission directs DLV to provide to the Commission a final site plan incorporating the Lewis Road PRD Modifications upon DLV's receipt of all necessary approvals allowing DLV to proceed with the Lewis Road PRD Modification, and be it further

Resolved, no activity associated with the Lewis Road PRD Modifications may commence until the Commission is in receipt of such site plan and any future modifications will be measured against such plan to determine Lewis Road PRD's continued compliance the Plan, and be it further

Resolved, any changes not reviewed as part of the Lewis Road PRD or Lewis Road Modifications must be reviewed by the Commission, and be it further

Resolved, this Sense Resolution does not alter or modify any of the conditions contained in the Commission's January 2021 determination.

Motion by: Mr. Hubbard

Second by: Ms. Moore

Vote:

Yes: 4

No: 0

Abstain: 0