

# Quogue Wildlife Refuge

## Southampton Township Wildfowl Association

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December 3, 2021

Central Pine Barrens Joint Planning & Policy Commission  
624 Old Riverhead Road  
Westhampton Beach, NY 11978

**Re: Quogue Wildlife Refuge Hardship Permit Application**

Dear Members of the Central Pine Barrens Joint Planning & Policy Commission:

In furtherance of the Quogue Wildlife Refuge's (QWR) mission to serve as a responsible land steward of the Refuge and to promote, implement, and support environmental education, QWR must undertake two projects that are integral to improving its ability to maintain the Refuge property and to serve the general public (Projects). To that end, in accordance with the Long Island Pine Barrens Protection Act (Act)<sup>1</sup> and the Core Preservation Area Hardship Application Checklist, QWR hereby submits to the Central Pine Barrens Joint Planning & Policy Commission (Commission) the following hardship permit application, which includes the following elements:

1. Descriptions of the Projects;
2. Descriptions of how the Projects satisfy the Act's requirements;
3. Part 1 of a Full Environmental Assessment Form (Appendix A); and
4. Notarized Owner's Affidavit Completed by the Village of Quogue (Appendix A).

As described herein, granting a hardship permit for the Projects (1) will not be materially detrimental or injurious to other property or improvements in the area, (2) will not be inconsistent with the purposes, objectives, or the general spirit and intent of the Act, and (3) is the minimum relief necessary to satisfy a compelling public need.<sup>2</sup>

QWR respectfully requests that this hardship application be included on the agenda for the Commission's December 15, 2021 meeting.

<sup>1</sup> NY CLS ECL § 57-0121(10).

<sup>2</sup> NY CLS ECL § 57-0121(10)(c)(i)–(iii).

## **I. PROJECT DESCRIPTIONS**

### **A. The Nature Center Addition Project**

The QWR Nature Center is available for use by the general public for numerous recreational activities and educational programs, including events and presentations for Girl Scout and Boy Scout troops. Given population increases and an uptick in use, QWR has continuously increased its programming and over recent years hired more staff. As a result, it has become necessary to construct a modest expansion to the Nature Center to enable QWR to continue to fulfill its mission and provide an irreplaceable service to the public.

As Exhibit 1 shows, the Nature Center Addition Project involves a small addition to the south end of the Nature Center that would increase the building's footprint by approximately 1,000 square feet. The project was deliberately designed to have the least possible amount of disturbance and environmental impacts. It will involve very little clearing activities and will only require the removal of three small trees.<sup>3</sup> Upon completion, additional native plantings will be made in the Project area.

QWR will utilize the additional square footage for program, exhibit, and meeting space. Currently, the Nature Center does not have a designated meeting area, which is very much needed—especially during times when the Center is open to the public. For example, the additional space would be particularly useful when QWR hosts Scout and Merit Badge programs, which are often on Saturdays during public hours. Having a designated meeting space would allow staff, volunteers, Scouts, other organized groups, and non-profit organizations to gather while not being interrupted by public visitation.

### **B. The Storage Structure Project**

To house equipment necessary to maintain the 300-acre Refuge property, as well as kayaks, canoes, and other recreational and educational equipment QWR uses as part of its programming, QWR needs ample storage space. As its primary storage mechanisms, QWR currently uses a number of temporary, open structures with aluminum roofs and a small barn that has been onsite since the 1940s. Given the expansion in programming, visitation, and increases in staff, these storage areas no longer meet QWR's needs.

Given the current lack of suitable storage space, QWR will construct a new storage structure that will replace and/or supplement the existing storage areas. Exhibit 2 displays the size and type of structure QWR will build. The structure is 1,980 square feet and will be constructed in a manner to minimize environmental impacts. Similar to the Nature Center Addition Project, the Storage Structure Project will require very little clearing activities and will not require the removal of trees. Upon completion, additional native plantings will be made in the Project area.

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<sup>3</sup> Notwithstanding Nature Center Addition Project, consideration has already been given to removing one of these trees since it leans towards the Nature Center and is decaying at its base.

## **II. THE PROJECTS HAVE A COMPELLING PUBLIC NEED.**

Pursuant to the Act, one manner an applicant may obtain a hardship permit is by showing that a project has a “compelling public need,” which requires the applicant to demonstrate the following:

1. The Project “will serve an essential health or safety need of the municipalities in the Central Pine Barrens such that the public health and safety require the requested waiver;”<sup>4</sup>
2. “[T]he public benefits from the proposed use are of a character that overrides the importance of the protection of the core preservation area as established in [the Act];”<sup>5</sup> and
3. “[T]he 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.”<sup>6</sup>

The 300-acre Refuge property is comprised of a number of land parcels owned by the Village of Quogue, the Southampton Town, and STWA. STWA owns the Nature Center building and the Village of Quogue owns the property on which it is located. Both the Nature Center and Refuge are used to provide education, programming, and recreational activities to the general public. The following sections describe why both Projects have a compelling public need.<sup>7</sup>

### **A. The Nature Center Addition Project**

The Nature Center Addition Project will serve an essential health need for the community which necessitates the issuance of a hardship permit. As stated above, the Nature Center is open to the general public and is used for activities which educate citizens about nature and the environment and encourage them to recreate outside. By providing additional space for these activities, the Nature Center Addition Project will allow QWR to reach even more individuals and encourage them to make healthy lifestyle choices involving the outdoors. These activities are central to QWR’s purpose and the Nature Center is integral for QWR to provide the services which make it a vital community attribute. Since January 2019, QWR has hosted nearly 1,200 programs taught by QWR environmental educators and staff. The additional space will allow QWR to provide even more programming and serve a greater number of residents. Based on these factors, the Nature Center Addition Project satisfies the first compelling need element.

In addition, the public benefits of the vital services for which the Nature Center is used undeniably outweigh the *de minimis* impacts the Nature Center Addition Project may have. As

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<sup>4</sup> NY CLS ECL § 57-0121(10)(b)(i).

<sup>5</sup> *Id.* § 57-0121(10)(b)(ii).

<sup>6</sup> *Id.* § 57-0121(10)(b)(iii).

<sup>7</sup> Exhibit 3 includes statements of support from several community leaders which highlight the importance of the Refuge and the Necessity of the Projects.

described above, the Nature Center Addition Project will have a nominal impact on the environment and will involve very little clearing activities and the removal of only a handful of trees. Accordingly, the Nature Center Addition Project satisfies the second compelling need element.

Further, the Nature Center Addition Project is required to serve existing needs of the residents. Additionally, no feasible alternatives exist outside the core preservation area to meet the established public need, and no better alternatives exist within the county. The Refuge is believed to be the oldest sanctuary on Long Island and it is a unique, one-of-a-kind place in the core preservation area. As a result, there is no place better suited—and no alternative place available on the Refuge property—for the public to learn about and experience nature than the Refuge and Nature Center. As a result, the Nature Center Project satisfies the third compelling need requirement.

## **B. The Storage Structure Project**

Maintaining the 300-acre Refuge property as well as providing suitable recreational equipment for visitors and for educational programming are critical for QWR to provide the essential public health benefit of teaching individuals about nature and giving an opportunity to experience it firsthand. Each year, thousands of citizens visit the Refuge and utilize it for recreational and educational purposes. For the Refuge to continue to be accessible and accommodating, QWR must maintain the land and provide recreational equipment for the general public to use. Because the Storage Structure Project will play a vital role in ensuring this equipment stays in good condition, it is intrinsically tied to the public use and benefits QWR provides. Accordingly, the Storage Structure Project satisfies the first compelling need element.

In addition, the public benefits from the Storage Structure will provide undeniably outweigh the *de minimis* impacts the Storage Structure Project may have. The 1,980 square feet Storage Structure will be constructed in a manner to minimize environmental impacts. The Storage Structure Project will not involve the removal any trees, and upon completion, additional native plantings will be made in the Project areas. Further, the Storage Structure will be located in an area already utilized for similar purposes, which further mitigates any potential impacts. In light of these factors, the Storage Structure Project satisfies the second compelling need element.

Lastly, the Storage Structure Project satisfies the third compelling need element given the Refuge's unique characteristics and the importance of having suitable storage in a location that is convenient for maintaining the 7 miles of nature trails and various natural habitats on Refuge property and making recreational equipment easily accessible for visitors during programs.

In summary, given the exponential growth in visitors, staff, and educational programming, QWR is simply out of proper space suitable for offices, staff workspace, meetings, and program and maintenance storage. These Projects will help QWR meets its expansion needs while creating the least amount of disturbance possible to the surrounding area and continuing to protect the

precious resources of the Refuge property. Accordingly, the Projects satisfy all three compelling public need elements.

**III. ENVIRONMENTAL ASSESSMENT FORM AND NOTARIZED OWNER'S AFFIDAVIT**

Pursuant to Item 3 of the Core Preservation Area Hardship Application Checklist, QWR has completed Part 1 of a Full Environmental Assessment Form (EAF). In addition, pursuant to Item 6 of the Core Preservation Area Hardship Application Checklist, the Village of Quogue has completed a Notarized Owner's Affidavit. These documents are included in Appendix A.

QWR appreciates your consideration of this application and respectfully requests the Commission to include it on the agenda for the Commission's December 15, 2021 meeting.

Please do not hesitate to contact me with any questions or concerns.

Sincerely,



Michael J. Nelson  
Executive Director  
Quogue Wildlife Refuge

## **APPENDIX A**

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

## **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:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
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):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

## B. Government Approvals

<b>B. Government Approvals, Funding, or Sponsorship.</b> ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Counsel, Town Board, or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission		
c. City, Town or Village Zoning Board of Appeals		
d. Other local agencies		
e. County agencies		
f. Regional agencies		
g. State agencies		
h. Federal agencies		
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 type="checkbox"/> No	
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
iii. Is the project site within a Coastal Erosion Hazard Area?	<input type="checkbox"/> Yes <input 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 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 where the proposed action would be located?  Yes  No

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

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?)  Yes  No

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

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### 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?

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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? \_\_\_\_\_

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

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

d. What parks serve the project site? \_\_\_\_\_

## 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)? \_\_\_\_\_

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

b. Total acreage to be physically disturbed? \_\_\_\_\_ acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 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) \_\_\_\_\_

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

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

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

i. If No, anticipated period of construction: \_\_\_\_\_ 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: \_\_\_\_\_

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f. Does the project include new residential uses?

Yes  No

If Yes, show numbers of units proposed.

One Family

Two Family

Three Family

Multiple Family (four or more)

Initial Phase

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

At completion

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Initial Phase

Yes  No

At completion

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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:

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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: \_\_\_\_\_

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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: \_\_\_\_\_ 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: \_\_\_\_\_  Yes  No
- 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: \_\_\_\_\_ 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): \_\_\_\_\_

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

If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_  Yes  No
- Name of district: \_\_\_\_\_  Yes  No
- 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

<ul style="list-style-type: none"> <li>Do existing sewer lines serve the project site?</li> <li>Will a line extension within an existing district be necessary to serve the project?</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<ul style="list-style-type: none"> <li>Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul>	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
<ul style="list-style-type: none"> <li>Applicant/sponsor for new district: _____</li> <li>Date application submitted or anticipated: _____</li> <li>What is the receiving water for the wastewater discharge? _____</li> </ul>	
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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
<ol style="list-style-type: none"> <li>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)         </li> </ol>	
<ol style="list-style-type: none"> <li>Describe types of new point sources. _____</li> </ol>	
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)? _____	
<ul style="list-style-type: none"> <li>If to surface waters, identify receiving water bodies or wetlands: _____</li> </ul>	
<ul style="list-style-type: none"> <li>Will stormwater runoff flow to adjacent properties? <input type="checkbox"/> Yes <input type="checkbox"/> No</li> </ul>	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify:	
<ol style="list-style-type: none"> <li>Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</li> </ol>	
<ol style="list-style-type: none"> <li>Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</li> </ol>	
<ol style="list-style-type: none"> <li>Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</li> </ol>	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
<ol style="list-style-type: none"> <li>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) <input type="checkbox"/> Yes <input type="checkbox"/> No</li> </ol>	
<ol style="list-style-type: none"> <li>In addition to emissions as calculated in the application, the project will generate:           <ul style="list-style-type: none"> <li>_____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>_____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>_____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>_____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>_____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>_____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul> </li> </ol>	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?	<input type="checkbox"/> Yes <input type="checkbox"/> 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?	
<input type="checkbox"/> Yes <input type="checkbox"/> 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?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend	
<input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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 ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No	
vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No	
viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No	
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
l. Hours of operation. Answer all items which apply.	
i. During Construction:	
<ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	
ii. During Operations:	
<ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes:	
i. Provide details including sources, time of day and duration:	_____
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Describe: _____	
n. Will the proposed action have outdoor lighting?	<input type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day?	<input type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Describe proposed treatment(s):	_____
ii. Will the proposed action use Integrated Pest Management Practices?	<input type="checkbox"/> Yes <input type="checkbox"/> No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?	<input type="checkbox"/> Yes <input type="checkbox"/> 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:

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			
• Forested			
• 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)			
• 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 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, i. Identify Facilities: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet	<input type="checkbox"/> Yes <input type="checkbox"/> No
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: i. Has the facility been formally closed? <input type="checkbox"/> Yes <input type="checkbox"/> No • If yes, cite sources/documentation: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
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: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
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: 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	<input type="checkbox"/> Yes <input type="checkbox"/> No
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 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?	<input type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Explain: _____ _____ _____	

## **E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? _____ feet	
b. Are there bedrock outcroppings on the project site?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: _____	_____ %
_____	_____ %
_____	_____ %
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % 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 type="checkbox"/> 0-10%: _____ % 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?	<input type="checkbox"/> Yes <input type="checkbox"/> 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)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
ii. Do any wetlands or other waterbodies adjoin the project site?	<input type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____ _____	
i. Is the project site in a designated Floodway?	<input type="checkbox"/> Yes <input type="checkbox"/> No
j. Is the project site in the 100-year Floodplain?	<input type="checkbox"/> Yes <input type="checkbox"/> No
k. Is the project site in the 500-year Floodplain?	<input type="checkbox"/> Yes <input type="checkbox"/> No
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Name of aquifer: _____	

m. Identify the predominant wildlife species that occupy or use the project site:	   
n. Does the project site contain a designated significant natural community?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Describe the habitat/community (composition, function, and basis for designation):	   
ii. Source(s) of description or evaluation:	   
iii. Extent of community/habitat:	
• Currently: _____ acres	
• Following completion of project as proposed: _____ acres	
• Gain or loss (indicate + or -): _____ 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Species and listing (endangered or threatened):	   
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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Species and listing:	   
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, give a brief description of how the proposed action may affect that use:	   
<b>E.3. Designated Public Resources On or Near Project Site</b>	
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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, provide county plus district name/number:	   
b. Are agricultural lands consisting of highly productive soils present?	<input type="checkbox"/> Yes <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. CEA name: _____	   
ii. Basis for designation: _____	   
iii. Designating agency and date: _____	   

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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 Quogue Wildlife Refuge / Michael J Nelson Date 12-2-21  
 Signature m.j.n Title Executive Director

OWNER'S AFFIDAVIT

(Use this form if property is owned by a corporation)

STATE OF New York

COUNTY OF Suffolk )ss:

I, Peter Santarini, being duly sworn, deposes and says that I am  
(Authorized Officer's Name)

Mayor of the Village of Quogue corporation  
(Official Title) (Landowner's Name)

Located at 7 Village Lane, Po Box 926, Quogue, NY 11959  
(Landowner's Address)

in the County of Suffolk State of NEW YORK, and that

this corporation is the owner in fee of the property located at 3+5 Old Country Road-Quogue  
(Property Address)

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

6902-001-01-23.1 and that this corporation has been the

owner of this property continuously since March 28, 1938, and that I have  
(Date)

authorized Southampton Township Wildfowl Assn Inc.  
MICHAEL J NELSON - Executive Director to make a permit application to the  
(Applicant's Name)

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

Peter Santarini

(Authorized Officer's Signature)

Peter Santarini, Mayor  
(Officer's Name - Please Print)

12/31/2021

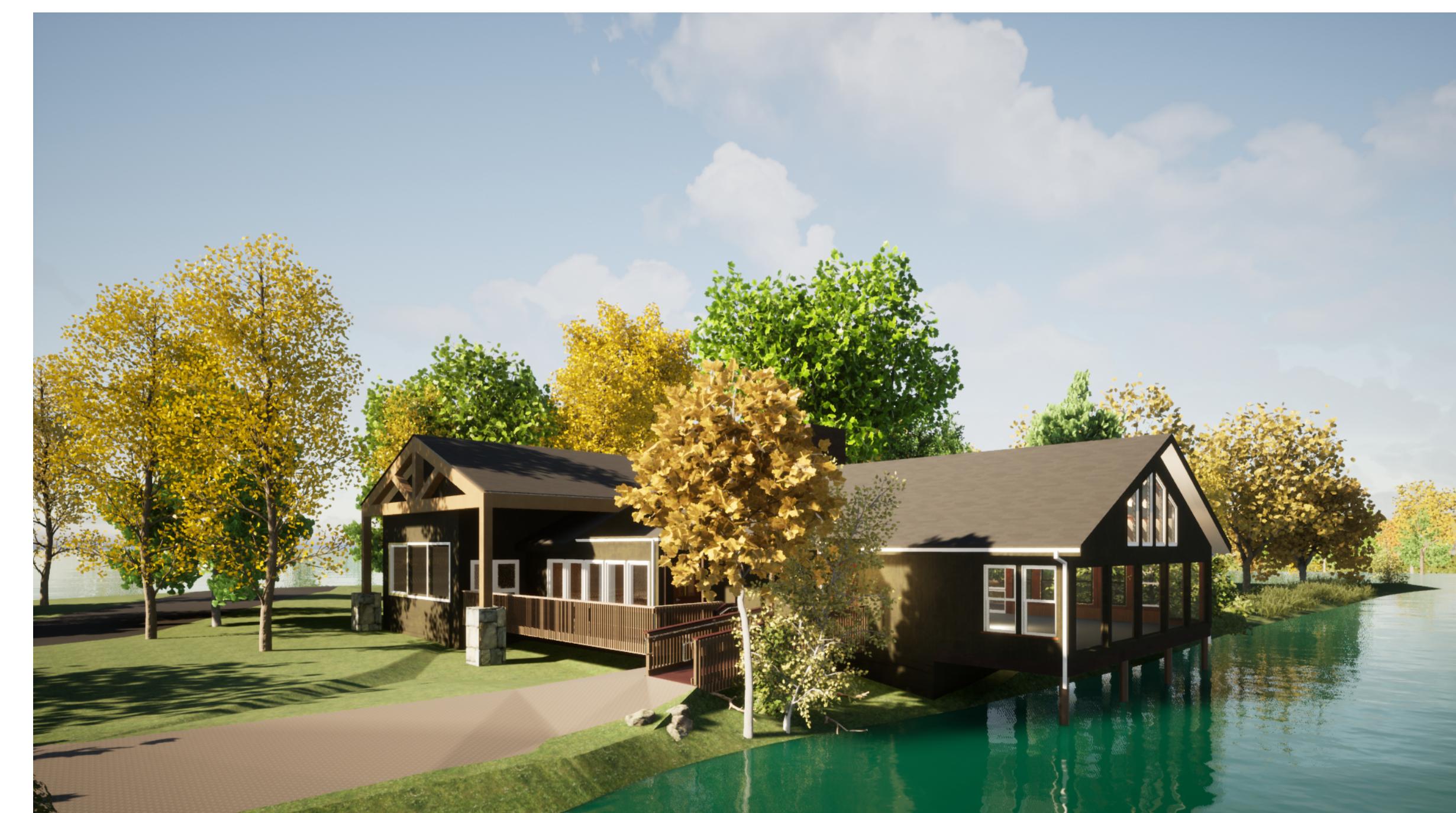
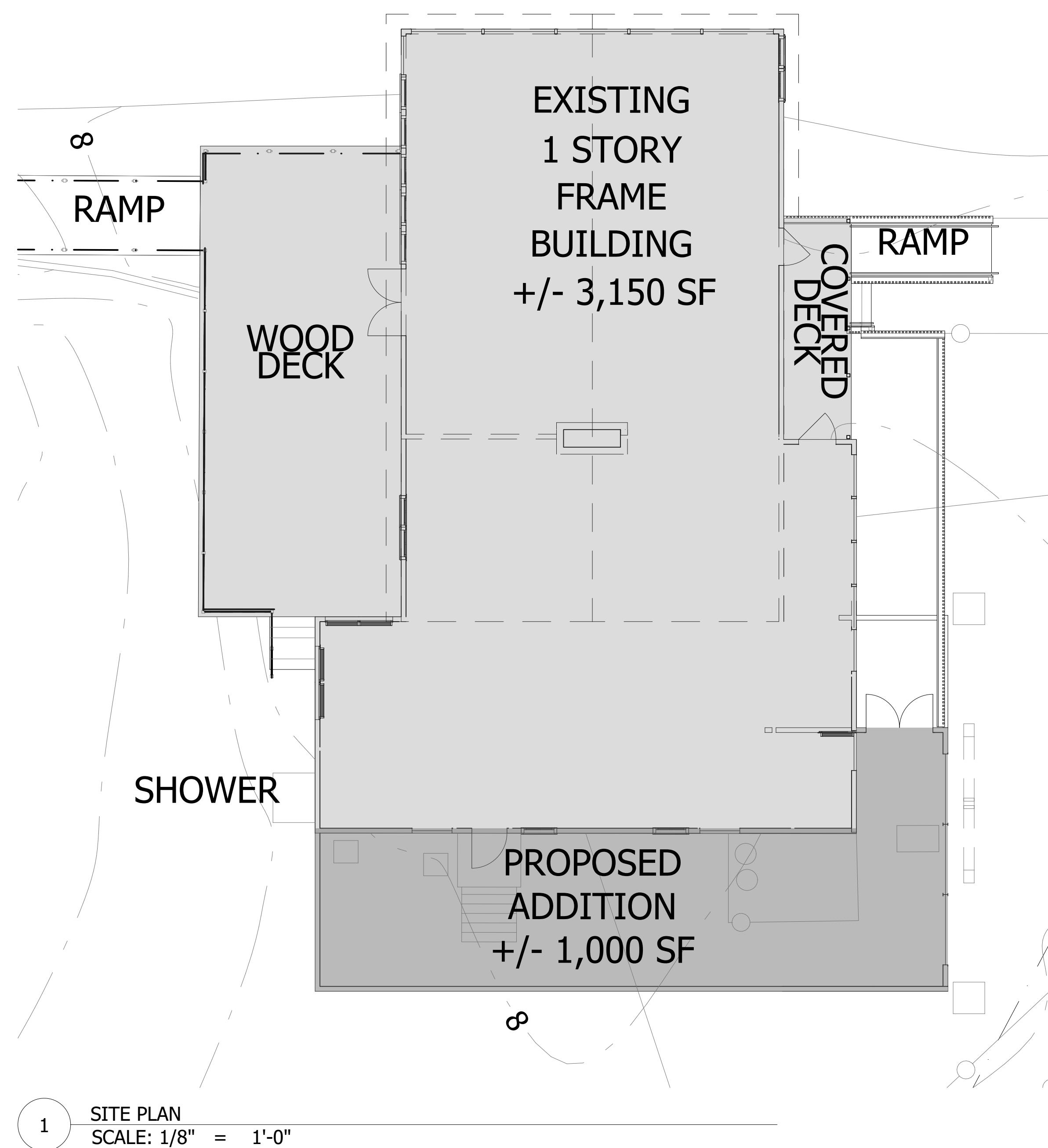
Date

Sworn to before me this 3 day of December 2021

Denise Michalowski  
(Notary Public)

DENISE MICHALOWSKI  
Notary Public, State of New York  
Qualified in Suffolk County  
No. 01MI6233362  
My Commission expires 12/27/22

# **EXHIBIT 1**



ADDITIONS AND ALTERATIONS TO  
QUOGUE WILDLIFE REFUGE  
PROPOSED ADDITION - OPTION B

## **EXHIBIT 2**

## **Project Description:**

This garage was erected in Rye, NH in the High-Country style. The white pine board and batten siding is painted red with Haley's Paint. The 8- pitch roof was shingled with Pewter Gray BP shingles. Attic trusses were manufactured by Triple D Truss Company. The B-48 Boston series cupola was manufactured by Creative Cupolas. The garage has black Silver Line vinyl double hung windows manufactured by Ply Gem. The wooden custom-made stairs were crafted by Lezzer Lumber. Three black insulated service doors were provided by Keystone Door Solutions. The Homestead style garage doors will be installed at a later time.

## **Benefits:**

This garage features a large open concept accessed by (2) 10'x10' garage doors in the front. There are (3) insulated service doors providing added access to the garage. Custom made wooden stairs are located in the rear of the garage to provide access to a full upstairs loft. The garage has a 10' lean-to overhang off of the right side offering additional protected space for storage.





**City:** Rye

**State:** New Hampshire

**Manufactured in:** Mill Hall, PA

**Dimensions:** 36' x 55' x 12'

## **EXHIBIT 3**



## Village of Quogue, N.Y.

P.O. Box 926  
Quogue, New York 11959-0926

(631) 653-4498 Fax (631) 653-4776

PETER SARTORIUS  
Mayor

AIMEE BUHL  
Village Clerk

March 11, 2021

Central Pine Barrens Joint Planning & Policy Commission  
624 Old Riverhead Road  
Westhampton Beach, NY 11978

Dear Central Pine Barrens Joint Planning & Policy Commission,

This letter is to confirm that the Village of Quogue fully supports the application of the Quogue Wildlife Refuge for Pine Barrens Commission approval to expand the Refuge's existing nature/education center building and to replace its maintenance facility. More than 100 acres of the Quogue Wildlife Refuge are owned by the Village of Quogue and licensed to the Southampton Township Wildfowl Association, a not-for-profit corporation, for the purpose of operating the Refuge. That land includes all of the property on which the buildings that are the subject of the application are located. They are in a Residential Zone and exist as accessory structures to a permitted recreational use.

The importance of the Quogue Wildlife Refuge to the Village of Quogue, and indeed the surrounding area as well, cannot be overemphasized. It is a hugely popular and well-utilized facility that has been particularly important to residents over the past 12 months. It must be permitted to grow modestly, as in this application, in order to be able to accomplish its mission effectively.

Sincerely,

  
Peter Sartorius  
Mayor

**Hon. Brian Tymann  
107 Potunk Lane  
Westhampton Beach, NY 11978**

March 9, 2021

Esteemed Members of the Pine Barrens Commission;

I write to you today to ask for your support.

It would be difficult for me to accurately put into words just how important the Quogue Wildlife Refuge is to me, my family, my community and most importantly to the well-being of our natural environment. It serves a litany of purposes and functions, from being a safe haven for an abundance of flora and fauna, to providing an educational forum that cannot be matched. It is a retreat for individuals and families that connects them with nature in a world where we're surrounded and consumed by computers, phones, work and hustle.

Over the past 40+ years that I have been connected with the Refuge, I have witnessed it evolve substantially, and harmoniously with nature. The evolution has been entirely productive and without adverse impact to the ecological sensitivities of the property. Each of my two little girls have been part of dozens upon dozens of programs, classes, camps, events, hikes, seminars, birthday parties and more over the past 6+ years at QWR, and it has been invaluable to their education, well-being and development of respect and appreciation for the natural world.

With these things in mind, I ask for the utmost discretion given to their application and the application of big-picture thinking. While you have clear rules and regulations to follow, you also have clear powers to act subjectively. In fact, if objectivity were the function of the Commission it would be made up of attorneys. Your board, however, can (and does) consider each property unique – in its makeup as well as its function and value to the community and the environment. And while you will never see two properties that are exactly the same, you will undoubtedly never see another property even similar to this. This uniqueness eliminates any concern of another applicant citing this approval as being applicable to themselves.

I close by reiterating my strong and passionate request for you to weight all of the facts and unique aspects of this property and their application. While it exists within the core, I ask "why does their designation follow their property lines?" Certainly environmental designations do not know tax map numbers. So we need to think about why the Refuge is designated as it is.

For the many reasons above that emphasize the importance, and the stellar stewardship, of the Refuge, combined with the actual evaluation of the impact (or lack thereof) of the proposed work, it seems only logical that they be granted the permission that they seek.

Thank you for your time, your tireless service and your dedication to protecting our environment.

With kindness and thanks,

Brian Tymann  
Westhampton Beach Village Trustee

# Aram V. Terchunian

March 8, 2021

Central Pine Barrens Commission  
624 Old Riverhead Road  
Westhampton Beach NY11978

RE: Determination of Jurisdiction  
Quogue Wildlife Refuge

Sent Via email only: [info@pb.state.ny.us](mailto:info@pb.state.ny.us)

Commissioners:

I give the Quogue Wildlife Refuge (QWR) proposal my full and unqualified support. I urge you to approve their request as soon as possible.

The QWR is an essential part of environmental education for thousands of people annually. My family and I have benefited greatly through their outstanding programs.

I credit the QWR as a motivating force in choosing my own environmental career. Please approve these vitally needed improvements as soon as possible.

Sincerely



Aram V. Terchunian, M.Sc.

Coastal Geologist  
Post Office Box 1212  
Westhampton Beach, Long Island  
New York 11978-1212  
516 982 0743 Mobile  
[aram@firstcoastal.com](mailto:aram@firstcoastal.com)

Central Pine Barrens Joint Planning and Policy Commission.  
624 Old Riverhead Rd  
Westhampton Beach, N.Y. 11978

March 9, 2021

Re: Quogue Wildlife Refuge  
Proposed Nature Center Updates and Maintenance Shed Replacement

To Whom It May Concern,

I have read the documents and the minutes regarding the proposed updates and improvements to the Quogue Wildlife Refuge facilities and have discussed this as well with friends who regularly use the refuge and have a vested interest. It became important to me to respond to the commission as I too have a long standing vested interest in not just the property but also the mission and functioning of the Refuge.

QWR is an outstanding functioning part of the greater east end community it serves. It has remained an "island refuge" in our area and indeed students of Westhampton Beach High School have studied it as such for more than the past three decades. Additional student groups I had the pleasure of serving (ex. C.U.R.E. or Classmates United in Restoring the Environment) called this refuge their own and participated actively in fund raising for the refuge and participating in activities for the refuge. Though these connections may point out the obvious, the importance of this refuge has grown and its ability to serve the community has become more vital than it ever was.

The growth of the refuge has been something I have watched with great interest as my own children have grown and now my grandchildren in the appreciation and use of the facilities. The staff have made fantastic use of the grounds as a teaching tool while preserving and protecting the integrity of the refuge proper. Anything the community can do to support the refuge and the mission of its staff is I believe a priority and should be endorsed without reservation. The proposed improvements do not exceed the limitations of the law regulating protection of environmental integrity or habitat and in fact should be viewed under the lenses of encouraging the very activities that make this place and places like it the precious gems they are for generations to come.

I do hope you will look favorably on the proposal and support the refuge in every way possible. The mission of the refuge and its importance will need your continued support and diligence. Thank You.

Sincerely,

Joseph O.Kommer

63 Topping Dr.  
Riverhead, N.Y. 11901  
kommerjok@gmail.com