



May 17, 2023

Kevin Kispert
Environmental Analyst II
New York State Department of Environmental Conservation
Division of Environmental Permits, Region 1
SUNY @ Stony Brook
50 Circle Road
Stony Brook, NY 11790

Robert Calarco
Chairman

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

RE: SEQRA Lead Agency Coordination: 1-436-00057/00003
4 Old Country Road LLC (formerly Westhampton Mining Aggregates)
76 North Summit Boulevard, Westhampton
Central Pine Barrens Core Preservation Area

Dear Mr. Kispert:

On April 12, 2023, the Central Pine Barrens Commission received the SEQRA Lead Agency coordination for the proposal. The property is in the Core Preservation Area.

The Commission does not object to NYSDEC assuming Lead Agency for the project classified as a Type 1 Action. If the Project constitutes development, it will need Commission approval and the Commission would be an Involved Agency. Please continue to coordinate the Agency's review of the Project with the Commission.

Existing Conditions and Proposed Project

The project site contains 44.92 acres. It is a former sand and gravel mine known as Westhampton Mining Aggregates. Based on a review of the Town's GIS portal, the project site contains at least four parcels including: 900-331-4-5; 900-332-3-26, 28.1 and 28.2.

The proposal is to develop a Solid Waste Management facility to reclaim (fill) the former mine pit in six (6) phases over more than one year. The facility will receive inert construction and demolition material including brick, concrete, soil and natural stone including 50,000 cubic yards (cy) per year (cy/yr) of concrete and 50,000 cy/yr of soil. The estimated total amount of material to be placed on the project site is 814,374 cy. On-site equipment includes crushers, screeners, grinders, payloaders and excavators.

Once the site achieves a desired elevation, at the end of each phase, redevelopment potential will exist. It is anticipated that the project sponsor will seek to change the zone of the parcel to facilitate additional uses on the reclaim site.

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Central Pine Barrens Status

The proposed activities constitute development, pursuant to New York State Environmental Conservation Law (ECL) Article 57 Section 57-0107(13). The Comprehensive Land Use Plan states that development in the Core is prohibited absent a hardship. Therefore, at some point in this process, potentially when the applicant has settled on one or more reasonable alternative redevelopment plans for the site, a core hardship application must be submitted to the Commission for review and decision.

Comments

As a Type I Action and the nature of the proposal, pursuant to 6NYCRR Part 617.7, the applicant should prepare a Draft Environmental Impact Statement (DEIS). A DEIS would provide an opportunity for the applicant to analyze and for the public and involved agencies to participate in the evaluation and review of potential adverse impacts from the proposed action including two main activities:

- Use of the site as a landfill or solid waste facility to fill it to a suitable elevation to support redevelopment
- Redevelopment plan(s) and use(s) for the site

The DEIS should evaluate potential significant adverse environmental impacts of the proposed activities pursuant to Article 8 of the Environmental Conservation Law and its implementing regulations.

Redevelopment options once the site is backfilled may be limited due to the type of fill material and conformance with public health standards, therefore, reasonable redevelopment alternatives should be explored.

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) 218-1192.

Sincerely,



Julie Hargrave
Policy and Planning Manager

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