

TOWN OF BROOKHAVEN

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PUBLIC HEARING

TOWN OF BROOKHAVEN SEWER DISTRICT #2

PLANT EXPANSION COMPATIBLE GROWTH AREA

HARDSHIP WAIVER APPLICATION

-----X

February 19, 2025  
3:00 p.m.

Town of Brookhaven  
Town Hall  
One Independence Hill  
Farmingville, New York

MINUTES OF PROCEEDINGS

APPEARANCES:

JUDY JAKOBSEN, Executive Director

SARAH LANSDALE, Suffolk County  
Representative

DAVID WILCOX, Southampton Representative

MARIA MOORE, Southampton Supervisor

JOHN MILAZZO, Commission Counsel

Barbara Schultz  
Court Reporter

EXECUTIVE DIRECTOR

JAKOBSEN: This meeting will come to order. We will start by reading the Notice of Public Hearing which was given to the stenographer and will be included in the transcript.

The Public Hearing Notice states: Pursuant to New York State Environmental Conservation Law Article 57 Section 57-0121(9) and 57-0123(2)(a) and the Central Pine Barrens Comprehensive Land Use Plan, notice is hereby given that the Central Pine Barrens Joint Planning and Policy commission will hold a public hearing on Wednesday, February 19, 2025 on the matter of an application for a Compatible Growth Area.

The name of the project is Town of Brookhaven Sewer District #2 Plant Expansion Compatible Growth Area Hardship Waiver Application.

The applicant is Town of

1 Brookhaven.

2 Applicant's Consultant is  
3 IMEG Corp.

4 And the project site is  
5 Suffolk County Tax Map Number  
6 200-554-3-4.40 and 4.53.

7 The project is located at  
8 60 Ramsay Road, Yaphank, Brookhaven  
9 Town, Suffolk County, New York.

10 The project description is  
11 the expansion of the leaching pool  
12 system for the Town of Brookhaven  
13 Sewer District #2 Sewage Treatment  
14 Plant from 200,000 gallons per day  
15 capacity to 400,000 gallons per day  
16 on 4.074 acres in the L Industrial  
17 1 Zoning District to meet the  
18 Suffolk County Department of Health  
19 Services/Suffolk County DPW  
20 requirements and reserve capacity  
21 for future expansion. Waivers of  
22 clearing and open space standards  
23 are requested.

24 The project is an Unlisted  
25 Action pursuant to the regulations

1 of the State Environmental Quality  
2 Review Act.

3 Said hearing may be  
4 adjourned from time to time.

5 And then the notice goes on  
6 to give the location: Brookhaven  
7 Town Hall, One Independence Hill,  
8 Farmingville, New York 11738 on  
9 February 19, 2025 at 3:00 p.m.

10 We will start by the  
11 commission members stating their  
12 names and who you represent.

13 SUPERVISOR MOORE: Maria  
14 Moore. Town of Southampton.

15 SUPERVISOR PANICO: Daniel  
16 J. Panico. Brookhaven Town.

17 EXECUTIVE DIRECTOR  
18 JAKOBSEN: Judy Jakobsen. I am the  
19 Executive Director. Central Pine  
20 Barrens Commission.

21 REPRESENTATIVE LANSDALE:  
22 Sarah Lansdale. Suffolk County  
23 Representative for Edward P.  
24 Romaine.

25 REPRESENTATIVE WILCOX:

1 David Wilcox? Town of Brookhaven.

2 EXECUTIVE DIRECTOR

3 LAKOBSEN: So we will start with  
4 hearing from Tara Murphy who is the  
5 staff person for this project. She  
6 will provide us with some  
7 background information and  
8 highlights from the staff report.  
9 This submission was contained in a  
10 packet that was forwarded to the  
11 commission members.

12 MS. MURPHY: Good  
13 afternoon. Everyone should have  
14 received a copy of the Staff Report  
15 that was marked as Exhibit 1, if we  
16 can just go through.

17 The Staff Report describes  
18 the project which is an extension  
19 of the existing STP at 60 Ramsey  
20 Road in the R&D entity subdivision  
21 that sits east of William Floyd  
22 Parkway and south of the Long  
23 Island Expressway in Yaphank here  
24 in the Town of Brookhaven.

25 The project site is on

1           4.074 acres. Zoned L Industrial 1  
2           and has a clearing limit of 60  
3           percent and an open space  
4           requirement of 40 percent.

5                   The site is two parcels  
6           separated by the town owned  
7           recharge basin. Presently one  
8           parcel contains a 200,000 gallon  
9           per day tertiary STP and 40  
10          Leaching pools along with a couple  
11          of other smaller structures on the  
12          parcel.

13                   The other parcel on which  
14          the Town's proposed activities will  
15          occur is undeveloped and fully  
16          wooded with natural pine barren  
17          vegetation. The site is cleared to  
18          a limit of 57 percent.

19                   Some background on the  
20          site, the Commission submitted  
21          comments to the Town in 2008 for  
22          the establishment of Sewer District  
23          #2 and the construction and  
24          maintenance of a 200,000 gallon per  
25          day tertiary STP.

1                   In 2009 the County approved  
2                   phased construction of 40 leaching  
3                   pools to meet an 80 leaching pool  
4                   requirement and with land set aside  
5                   to ultimately expand to 120  
6                   leaching pools.

7                   The project -- this project  
8                   is to install 40 leaching pools to  
9                   meet the current 80 leaching pool  
10                  requirement and includes land to  
11                  meet that 120 pool requirement.  
12                  The project would expand treatment  
13                  capacity to 400,000 gallons per  
14                  day.

15                  The Compatible Growth Area  
16                  Hardship application was submitted  
17                  to seek relief from the clearing  
18                  limit and open space standards.  
19                  The project requires clearing to 88  
20                  percent and retains 12 percent as  
21                  open space.

22                  There are a couple of  
23                  questions at the end of the staff  
24                  report stemming from  
25                  inconsistencies of the submitted

1 paperwork, namely Part 1 of the  
2 Environmental Assessment Form.

3 There are also a couple  
4 comments at the end of the staff  
5 report. Mainly to coordinate with  
6 the State to protect large trees  
7 and to consider establishing and  
8 delineating phased development  
9 areas and only clear what is needed  
10 to install 40 leaching pools that  
11 meet the 80 pool requirement,  
12 rather than the full amount for 80  
13 leaching pools that meet that 120  
14 total.

15 It is also suggested to  
16 keep the record open and extend the  
17 decision deadline from next meeting  
18 to April 16.

19 Does anyone have any  
20 questions?

21 EXECUTIVE DIRECTOR

22 JAKOBSEN: Thank you.

23 Yes. You wanted to speak.

24 MR. LEUNG: Good afternoon,  
25 everyone. My name is Tony Leung



1 from IMEG and my colleague Frank  
2 Proscia. He will be doing the  
3 presentation.

4 Before I do that I just  
5 want to make the opening remarks.  
6 The plan is not to spend 400,000.  
7 That is a miscommunication. We  
8 only are looking to install 40  
9 leaching pools to comply with  
10 Suffolk County Department of Health  
11 standards and requirements. So I  
12 want to make sure that is clear.

13 So at this point I will  
14 turn it over to Frank. And after  
15 that we can take some questions.

16 MR. PROSCIA: Good  
17 afternoon everybody. My name is  
18 Frank Proscia. I am doing a  
19 presentation on the Town of  
20 Brookhaven's Sewer District 2  
21 Leaching Pool Compliance Project.

22 This has four sections; for  
23 purpose, land parcel information.  
24 We also included the land parcel  
25 map and leaching pool expansion

1 plan.

2 So what we are looking for  
3 is again, to add 40 leaching pools  
4 to the expansion parcel to comply  
5 with Suffolk County DPW  
6 requirements. And we are also  
7 looking to add in a pump station  
8 with a four inch force main to get  
9 the effluent over to the expansion  
10 parcel from the sewer treatment  
11 plant parcel.

12 The land parcel  
13 information: The sewage plant is  
14 currently 2.32 acres and the  
15 expansion parcel which is a few  
16 parcels to the west is 1.961 acres.  
17 We would require a total of 1.25  
18 acres to clear for the expansion  
19 project.

20 Here you a see a map of the  
21 parcels. Outlined in red is the  
22 sewer treatment parcel along with  
23 an easement through the back on the  
24 recharge basin parcel that is --  
25 that is outlined in yellow. The

1 expansion parcel is outlined in  
2 blue and the area outlined in green  
3 is the area for this new leaching  
4 field.

5 And once again, here is the  
6 expansion map. It is very small  
7 but the pump station is on the  
8 western portion of the STP parcel  
9 and the force main will run south  
10 and then west along the back end of  
11 the recharge basin parcel and then  
12 come into the new leaching pool.

13 Hatched out is a new -- a  
14 new access road. And then on the  
15 east of that access road is the 40  
16 pools that are required to comply  
17 with Suffolk County DPW standards.  
18 And to the west of that new -- that  
19 new access road is the expansion  
20 portion that is required by Suffolk  
21 County DPW standards. Which is  
22 also another 40 leaching pools.

23 Also, included with this  
24 project -- it is within the area  
25 for the Northern Long Eared Bat.

1 And that would put some time  
2 constraints on land clearing.  
3 Basically December 1st and February  
4 28th.

5 Right now I would like to  
6 answer any questions that anyone  
7 might have.

8 SUPERVISOR MOORE: Was the  
9 pool that the County required in  
10 addition to 40 leaching pools not  
11 in effect when the plan was  
12 originally constructed?

13 MR. PROSCIA: So when the  
14 -- when the plan was originally  
15 constructed the requirement was for  
16 80 leaching pools to be installed.  
17 But only 40 were installed with 40  
18 slated to be installed once funding  
19 was available. So now that funding  
20 is available the Town is looking to  
21 install the additional 40 leaching  
22 pools to get it up to the 80  
23 required.

24 SUPERVISOR MOORE: What is  
25 the 120 that is recommended?

1                   MR. PROSCIA: The County  
2                   also recommends that an area of  
3                   land be put aside for an additional  
4                   50 percent to -- as like an  
5                   extension if it is needed.

6                   SUPERVISOR MOORE: Thank  
7                   you.

8                   EXECUTIVE DIRECTOR  
9                   JAKOBSEN: Questions?

10                  Is there any one in the  
11                  public that would like to speak?

12                  MR. MILAZZO: I have a  
13                  question. John Milazzo, Commission  
14                  Counsel.

15                  Mr. Leung, I apologize. I  
16                  didn't get your colleague's name.  
17                  The law requires the connection  
18                  that is standard, which you  
19                  provided right, for the  
20                  application.

21                  Do you have some of the  
22                  criteria?

23                  EXECUTIVE DIRECTOR  
24                  JAKOBSEN: You can come up to the  
25                  microphone. The applicant came

1           come up again so he can answer the  
2           question.

3                   MR. MILAZZO:  The law  
4           requires --

5                   MR. LEUNG:  Yes.

6                   MR. MILAZZO:  Do you have  
7           that today or do you need more time  
8           to supplement your application with  
9           a document that addresses that?

10                   MR. LEUNG:  We did not --  
11           we can -- we can respond to that at  
12           a later date, right?

13                   MR. MILAZZO:  Yes, sir.  
14           That will be fine.  The Commission  
15           can't close the hearing today.  
16           Just make sure someone from the  
17           applicant --

18                   MR. LEUNG:  Okay.  Thank  
19           you.

20                   MR. MILAZZO:  Off the  
21           record.

22                           (Whereupon, an  
23           off-the-record discussion was  
24           held.)

25                           EXECUTIVE DIRECTOR

1 JAKOBSEN: We will close the  
2 hearing portion today. The  
3 applicant's consultant will have  
4 until February 22nd to provide the  
5 additional material. And then the  
6 comment period will end March 12th.  
7 And it will be on for March 19th --  
8 I'm sorry. March 26th is when the  
9 applicant's consultant has to  
10 submit the additional materials.

11 So we will end the hearing  
12 at this point.

13 (Whereupon, the record was  
14 closed.)

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I N D E X

EXHIBITS

COMMISSION EXHIBIT 1 - Presentation

booklet 33 pages with tabs.

APPLICANT EXHIBIT 1 - IMEG

presentation 8 pages



C E R T I F I C A T I O N

STATE OF NEW YORK

COUNTY OF SUFFOLK

I, Barbara D. Schultz, a Notary  
Public within and for the State of New  
York, do hereby certify:

THAT the foregoing is a true and  
accurate transcript of my stenographic  
notes.

IN WITNESS WHEREOF, I have  
hereunto set my hand.

---

Barbara D. Schultz

<p><b>A</b></p> <p><b>access</b> 11:14,15,19</p> <p><b>accurate</b> 17:9</p> <p><b>acres</b> 3:16 6:1 10:14,16,18</p> <p><b>Act</b> 4:2</p> <p><b>Action</b> 3:25</p> <p><b>activities</b> 6:14</p> <p><b>add</b> 10:3,7</p> <p><b>addition</b> 12:10</p> <p><b>additional</b> 12:21 13:3 15:5,10</p> <p><b>addresses</b> 14:9</p> <p><b>adjourned</b> 4:4</p> <p><b>afternoon</b> 5:13 8:24 9:17</p> <p><b>amount</b> 8:12</p> <p><b>answer</b> 12:6 14:1</p> <p><b>apologize</b> 13:15</p> <p><b>APPEARANCES</b> 1:15</p> <p><b>applicant</b> 2:25 13:25 14:17 16:8</p> <p><b>applicant's</b> 3:2 15:3,9</p> <p><b>application</b> 1:6 2:18,24 7:16 13:20 14:8</p> <p><b>approved</b> 7:1</p> <p><b>April</b> 8:18</p> <p><b>area</b> 1:5 2:19,23 7:15 11:2,3,24 13:2</p> <p><b>areas</b> 8:9</p> <p><b>Article</b> 2:10</p> <p><b>aside</b> 7:4 13:3</p> <p><b>Assessment</b> 8:2</p> <p><b>available</b> 12:19,20</p>	<p><b>basin</b> 6:7 10:24 11:11</p> <p><b>Bat</b> 11:25</p> <p><b>blue</b> 11:2</p> <p><b>booklet</b> 16:6</p> 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