

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

1 EXECUTIVE DIRECTOR

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

7 The Public Hearing Notice  
8 states: Pursuant to New York State  
9 Environmental Conservation Law  
10 Article 57 Section 57-0121(9) and  
11 57-0123(2)(a) and the Central Pine  
12 Barrens Comprehensive Land Use  
13 Plan, notice is hereby given that  
14 the Central Pine Barrens Joint  
15 Planning and Policy commission will  
16 hold a public hearing on Wednesday,  
17 February 19, 2025 on the matter of  
18 an application for a Compatible  
19 Growth Area.

20 The name of the project is  
21 Town of Brookhaven Sewer District  
22 #2 Plant Expansion Compatible  
23 Growth Area Hardship Waiver  
24 Application.

25 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 leeching 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.

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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1                   I N D E X

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3                   EXHIBITS

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5    COMMISSION EXHIBIT 1    -    Presentation

6                   booklet 33 pages with tabs.

7

8    APPLICANT EXHIBIT 1    -    IMEG

9                   presentation 8 pages

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

2

3 STATE OF NEW YORK

4 COUNTY OF SUFFOLK

5 I, Barbara D. Schultz, a Notary

6 Public within and for the State of New

7 York, do hereby certify:

8 THAT the foregoing is a true and

9 accurate transcript of my stenographic

10 notes.

11 IN WITNESS WHEREOF, I have

12 hereunto set my hand.

13

14

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15 Barbara D. Schultz

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<b>A</b>	<b>basin</b> 6:7 10:24 11:11 <b>Bat</b> 11:25 <b>blue</b> 11:2 <b>booklet</b> 16:6 <b>Brookhaven</b> 1:1,4 1:10 2:21 3:1,8,12 4:6,16 5:1,24 <b>Brookhaven's</b> 9:20	<b>consultant</b> 3:2 15:3 15:9 <b>contained</b> 5:9 <b>contains</b> 6:8 <b>coordinate</b> 8:5 <b>copy</b> 5:14 <b>Corp</b> 3:3 <b>Counsel</b> 1:21 13:14 <b>County</b> 1:18 3:5,9 3:18,19 4:22 7:1 9:10 10:5 11:17 11:21 12:9 13:1 17:4 <b>Couple</b> 6:10 7:22 8:3 <b>Court</b> 1:24 <b>criteria</b> 13:22 <b>current</b> 7:9 <b>currently</b> 10:14	<b>easement</b> 10:23 <b>east</b> 5:21 11:15 <b>Edward</b> 4:23 <b>effect</b> 12:11 <b>effluent</b> 10:9 <b>entity</b> 5:20 <b>Environmental</b> 2:9 4:1 8:2 <b>establishing</b> 8:7 <b>establishment</b> 6:22 <b>everybody</b> 9:17 <b>Executive</b> 1:17 2:1 4:17,19 5:2 8:21 13:8,23 14:25 <b>Exhibit</b> 5:15 16:5,8 <b>EXHIBITS</b> 16:3 <b>existing</b> 5:19 <b>expand</b> 7:5,12 <b>expansion</b> 1:5 2:22 3:11,21 9:25 10:4 10:9,15,18 11:1,6 11:19 <b>Expressway</b> 5:23 <b>extend</b> 8:16 <b>extension</b> 5:18 13:5	<b>give</b> 4:6 <b>given</b> 2:5,13 <b>go</b> 5:16 <b>goes</b> 4:5 <b>Good</b> 5:12 8:24 9:16 <b>green</b> 11:2 <b>Growth</b> 1:5 2:19,23 7:15
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