

EAST END FLOWER FARM LTD

74 River Road, Shirley, NY 11967 | 631-872-3887 | m_ribeiro1@gmail.com

July 2024

Central Pine Barrens Joint Planning and Policy Commission
CGA Hardship Review
624 Old Riverhead Road
Westhampton Beach, NY 11978



Re: CGA Hardship Application - Weeks Avenue Agricultural Project
SCTM #: 0200-58900-0100-002000
Applicant: East End Flower Farm Ltd.
Zoning: A-2 Residential
Location: Weeks Avenue, Manorville, NY

Dear Commissioners:

Pursuant to ECL §57-0123(3)(b), Town Law §267-b, and Section 4.5.2 of the Central Pine Barrens Comprehensive Land Use Plan, we hereby submit a CGA Hardship Exemption Application for the above-referenced parcel to allow for the establishment of a permitted agricultural operation.

Please find enclosed the following materials in support of our application:

1. Completed CGA Hardship Application Form
2. Detailed Hardship Justification Statement
3. Site Plan Set including:
 - CS-1: Cover Sheet
 - SP-1: Overall Layout
 - SP-2: Grading & Drainage
 - SP-3: Construction Details
4. Survey of Existing Conditions
5. Full Appendix Packet combining the above
6. Environmental Assessment Form (EAF) - to be coordinated with the Town of Brookhaven, anticipated Lead Agency

This application outlines the genuine and unique hardship posed by a fully wooded, sloped, and undeveloped agricultural parcel. The proposed improvements - including a barn, greenhouse, and modular cold frame growing areas - are essential to agricultural viability and consistent with prior CGA hardship approvals. The project has been carefully engineered to minimize environmental impact and conforms to Best Management Practices.

We respectfully request the Commission's review and approval of this application. Should any additional

PINE BARRENS CGA HARDSHIP NARRATIVE

Applicant: East End Flower Farm Ltd.

Location: Weeks Avenue, Manorville, NY

SCTM #: 0200-58900-0100-002000

Zoning: A-2 Residential (Agriculture Permitted)



Project Summary

East End Flower Farm Ltd. proposes the creation of a diversified farm operation on a fully wooded, 5-acre parcel located in the Compatible Growth Area (CGA) of the Central Pine Barrens. The proposal includes:

- A 30,000 SF greenhouse
- A 10,000 SF barn for storage
- A modular outdoor grow area (560' x 100') consisting of removable hoop houses (cold frames) for flexibility
- Cultivation of annuals, perennials, vegetables, microgreens, and nursery stock

The project is wholly agricultural and conforms to the definition of a "farm operation" under **NYS Agriculture & Markets Law §301(11)**.

Historical Context and Property Conditions

Aerial imagery dating back to the 1960s shows that the site was historically more open and likely disturbed in the past, but over the decades has undergone natural reforestation. Today, the parcel is densely wooded. The regeneration of pitch pine and scrub oak has created the appearance of pristine forest where in fact successional vegetation has reclaimed formerly cleared or marginal land. This trend is well documented and consistent with the region's ecological patterns.

Unlike many CGA parcels with long-standing agricultural use, this site lacks:

- Any prior clearing
- Existing infrastructure
- Graded surfaces or vehicular access

The parcel also exhibits significant elevation changes (approx. 78' to 67' over 960'), which necessitate engineered grading and water management infrastructure to accommodate agriculture safely and sustainably.

Personal Background of the Applicant

The applicant, Marcos Ribeiro, is a second-generation farmer with roots in Holtsville, NY, where his family has farmed for decades. This new site represents an expansion and continuation of a family farming tradition, with the goal of producing sustainable, diversified crops for the local community.

Mr. Ribeiro brings years of agricultural experience to the project, with prior involvement in wholesale and specialty crop production. He currently oversees 30 acres of active farmland in East Moriches (Cuomo Farm), manages 50,000 square feet of greenhouse production in Mattituck, and operates a 10-acre farm in Speonk, NY. His intent is to build a long-term, working farm operation on the East End that contributes to the region's food economy while preserving open space through agricultural use.

Consistency with Precedent and the Intent of the Pine Barrens Plan

The Central Pine Barrens Plan affirms that agriculture is a permitted and encouraged land use within the CGA. The Commission has previously granted hardship exemptions to enable clearing of vegetated parcels for active farming operations. Three relevant precedents include:

Fink's Farm (2017)

Fink's Farm, an existing agricultural operation, was approved to expand its cleared area from 53% to 90%. The Commission found that without expansion, the farm could not maintain financial viability. This highlights the importance of ensuring that Pine Barrens policies do not undermine working farms.

East End Flower Farm differs in that it is a new farm on a previously undeveloped parcel. The hardship here is even more fundamental: without the ability to clear, no agricultural use can occur at all. The case for relief is based on the same principle: to make farming viable on land specifically zoned for it.

Metz Farms (2005)

Metz Farms received hardship relief to clear 10 acres of reforested land with historical agricultural use. The Commission approved the project based on its alignment with CGA goals and agricultural intent, despite the land having re-naturalized.

East End Flower Farm's proposal is even more direct. Though the parcel lacks documented prior use, it is zoned for agriculture and will be used exclusively for permitted, environmentally responsible farm production.

Manorville Nursery (2012)

Manorville Nursery was granted a hardship exemption to clear over 60% of a wooded parcel to support greenhouses and nursery crop cultivation. The Commission approved the project because it demonstrated agricultural intent, mitigation through drainage and BMPs, and consistency with the CGA's purpose.

This mirrors East End Flower Farm's proposal, which features:

- Fully engineered drainage plans
- No artificial lighting
- Hoop houses, greenhouses, and open nursery production

Conclusion and Request for Relief

East End Flower Farm Ltd. respectfully requests that the Central Pine Barrens Joint Planning and Policy Commission grant a hardship exemption pursuant to **ECL §57-0123(3)(b)** and **Town Law §267-b**, to allow for the clearing and development of a new, bona fide agricultural operation on a currently wooded parcel located within the Compatible Growth Area (CGA) in Manorville, NY.

The hardship is genuine and not self-created. The parcel is fully wooded, lacks any prior development or clearing, and is constrained by natural slope and elevation changes that require engineered grading. Without relief, the property cannot yield a reasonable economic return through its intended and permitted use as farmland.

The proposed use is:

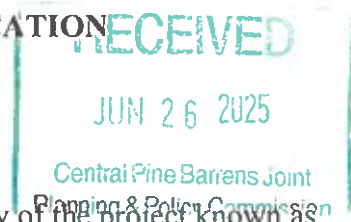
- Strictly agricultural — no residential or commercial development is proposed
- Supported by full drainage and stormwater management infrastructure
- Environmentally responsible and consistent with BMPs
- Located adjacent to 12 acres of preserved town-owned woodland to the south
- In line with prior approvals including Fink's Farm, Metz Farms, and Manorville Nursery

Given the environmental protections, generational agricultural intent, and policy consistency, the applicant respectfully requests that the Commission approve this CGA hardship exemption as the **minimum necessary relief** to enable viable agricultural use of the site.

Marcos Ribeiro

East End Flower Farm Ltd.

COMPATIBLE GROWTH AREA APPLICATION
TRANSMITTAL LETTER



Dear Commissioners:

Please accept this package as an application for development review of the project known as

East End Flower Farm LTD - Weeks Ave

submitted on 6/27/25 by MARCOS R. BEIRO (EAST END Flower Farm LTD)
Date Applicant's Name

This project is located within the Compatible Growth Area of the Central Pine Barrens as described in §57-0107 of the New York State Environmental Conservation Law. I realize that this proposal must meet the criteria for hardship pursuant to Environmental Conservation Law §57-0121 subdivision nine of the Pine Barrens Protection Act.

I believe that this project meets the criteria for a hardship, and appropriate supporting documentation is included in this application. Please find below an explanation, and specific page references to the accompanying support materials, showing how the project is in non-conformance with the standards and how it meets the criteria for a hardship. I have also enclosed the required additional materials as noted below. I understand that it is important that I read the enclosed standards and criteria for a hardship thoroughly and that my application may be considered incomplete if an explanation is not provided for each of the items described therein and listed below.

In addition to the information noted above, the following requisite material has also been included in this packet: *(please check those items that are included)*

☒ A copy of any and all approvals that have been received to date

☒ Three copies of the final approved map or site plan including any required conditions or revisions.

☒ Copies of other maps or data that document and support the information presented in the attached forms.

☒ A Full Environmental Assessment Form or final State Environmental Quality Review Act finding statement and supporting documentation (Environmental Assessment Form, Draft and Final Environmental Impact Statements)

N/A ☐ A copy of the Suffolk County Planning Commission determination.

☒ Completed and Notarized Owner's Affidavit (form attached) - only required if the applicant does not own the property.

☒ Documentation on how the application meets ECL 57-0123(3)(b), including the criteria contained in Town Law §267-b.

I understand that public hearing will be scheduled for this project once my application has been deemed complete.



(Applicant's Signature)

Marcos Ribeiro

(Applicant's Name Printed)

I authorize the following individual to act as my agent throughout the review process for this application. Please contact them with all information pertaining to this matter.

Agent's Name, Address and Phone Number:

(Agent's Signature)

EAST END FLOWER FARM LTD

74 River Road, Shirley, NY 11967 | 631-872-3887 | m_ribeiro1@ymail.com

documentation be required, we remain ready to assist.

Sincerely,

Marcos Ribeiro

Director, East End Flower Farm Ltd.

A handwritten signature in black ink, appearing to read 'Marcos Ribeiro', with a stylized flourish at the end.

OWNER'S AFFIDAVIT

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

STATE OF New York

COUNTY OF Suffolk

)ss:

RECEIVED

JUN 26 2025

Central Pine Barrens Joint
Planning & Policy Commission

I, Marcos Ribeiro, being duly sworn, deposes and says that I am the
(Authorized Officer's Name)
VICE PRESIDENT of the East End Flower Farm LTD corporation
(Official Title) (Landowner's Name)

located at 74 River rd, Shirley, NY 11967,
(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 0 Weeks Ave,
(Property Address)

Manorville, NY, which is also designated as Suffolk County Tax

Map Number(s) 0200 - 58900 - 0100 - 002 000, and that

this corporation has been the owner of this property continuously since 5/8/25,
(Date)

and that I have authorized Marcos Ribeiro
(Applicant's Name)

to make a permit application to the 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.



(Authorized Officer's Signature)

Marcos Ribeiro

(Officer's Name - Please Print)

6/26/25

(Date)

Sworn to before me this

26 day of June 2025


(Notary Public)

KEVIN RODRIGUEZ OSORIO
Notary Public, State of New York
Reg. No. 01R06416209
Qualified in Suffolk County
Commission Expires APRIL 12, 2029

**COMPATIBLE GROWTH AREA APPLICATION
PROJECT DATA SHEET**

Applicant Information	
Name (print)	SEE ATTACHED
Address	
Phone/Fax	
Agent's Name	
Address	
Phone/Fax	
Project Information	
Project Name	
Tax Map Number(s)	
Street Location	
Hamlet & Town	
Total Project Site Acreage	
Existing Land Use (vacant, residence, etc)	
Present Zoning (if split please give areas within each zone)	
Project Description	

Permit Information (please note which permits or plans are required and why, if they have been received and as of what date)	
State Environmental Quality Review Act (SEQRA) (please note if positive declaration, date of DEIS and FEIS, etc)	
Town Permits - subdivision, site plan, tree clearing, variance, special permit (please note from which board)	
Project Plans Enclosed (site plan, subdivision, etc.) Including drainage or landscape plans	
NYS DEC - wetlands, WSR, mining, SPDES, etc.	
Suffolk County Department of Health Services - Article 6, 7, 12	
Suffolk County Planning Commission	

STANDARDS FOR LAND USE

Standard (S)		Explanation and Document Page Reference <i>(Attach additional sheets if necessary)</i>
S 5.3.3.1.1	Suffolk County Sanitary Code Article 6 compliance	SEE ATTACHED
S 5.3.3.1.2	Sewage treatment plant discharge	
S 5.3.3.1.3	Suffolk County Sanitary Code Articles 7 and 12 compliance	
S 5.3.3.1.4	Commercial and industrial compliance with the Suffolk County Sanitary Code	
S 5.3.3.3.1	Significant discharges and public supply well locations	
S 5.3.3.4.1	Nondisturbance buffers	
S 5.3.3.4.2	Buffer delineations, covenants and conservation easements	
S 5.3.3.4.3	Wild, Scenic and Recreational Rivers Act compliance	
S 5.3.3.5.1	Stormwater recharge	
S 5.3.3.5.2	Natural recharge and drainage	
S 5.3.3.5.3	Ponds	

Standard (S)		Explanation and Document Page Reference <i>(Attach additional sheets if necessary)</i>
S 5.3.3.5.4	Natural topography in lieu of recharge basins	
S 5.3.3.5.5	Soil erosion and stormwater runoff control during construction	
S 5.3.3.6.1	Vegetation clearance limits	
S 5.3.3.6.1.1	Non-contiguous parcels	
S 5.3.3.6.1.2	Split zone parcel(s)	
S 5.3.3.6.1.3	Residential overlay district	
S 5.3.3.6.1.4	Environmental restoration	
S 5.3.3.6.1.5	CGA Hardship requirement	
S 5.3.3.6.1.6	Split Core-CGA parcel(s)	
S 5.3.3.6.2	Open space standard requirement, unfragmented open space and habitat	
S 5.3.3.6.3	Fertilizer-dependent vegetation limit	

Standard (S)		Explanation and Document Page Reference (Attach additional sheets if necessary)
S 5.3.3.6.4	Native plantings	
S 5.3.3.6.5	Receiving entity and protection for open space areas	
S 5.3.3.7.1	Special species and ecological communities	
S 5.3.3.7.2	Bird conservation and protection	
S 5.3.3.9.1	Light pollution prevention	
S 5.3.3.11.1	Tall structures and scenic resources	

Town Law Section 267-b

(b) No such use variance shall be granted by a board of appeals without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship the applicant shall demonstrate to the board of appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located, (1) the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence; (2) that the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood; (3) that the requested use variance, if granted, will not alter the essential character of the neighborhood; and (4) that the alleged hardship has not been self-created.

(c) The board of appeals, in the granting of use variances, shall grant the minimum variance that it shall deem necessary and adequate to address the unnecessary hardship proven by the applicant, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

STANDARDS FOR LAND USE - FINAL EXPLANATION AND REFERENCES

S 5.3.3.1.1

Project will comply with Suffolk County Sanitary Code Article 6 regarding wastewater disposal. No septic system is proposed; any future system will be designed to meet code. (SP-2)

S 5.3.3.1.2

No sewage treatment plant is proposed. Not applicable.

S 5.3.3.1.3

No hazardous or restricted materials will be used. Articles 7 and 12 compliance confirmed by proposed agricultural-only use. (Hardship Statement)

S 5.3.3.1.4

The project is agricultural, not commercial or industrial. Suffolk County Sanitary Code compliance not triggered beyond typical farming standards.

S 5.3.3.3.1

No significant discharges proposed. No public supply wells within proximity of disturbance. (Survey, SP-2)

S 5.3.3.4.1

The project proposes 99% clearing as justified by the CGA hardship exemption. All clearing is necessary for agricultural use and will follow BMPs and stormwater management protocols. (SP-1, SP-2)

S 5.3.3.4.2

No buffers or easements will be maintained. Due to full site utilization for agricultural production, the applicant seeks exemption from buffer preservation requirements. (Hardship Statement)

S 5.3.3.4.3

Not within a designated river corridor. Not applicable.

S 5.3.3.5.1

Stormwater is recharged on site via grading and drywell system designed to Brookhaven standards. (SP-2)

S 5.3.3.5.2

Site maintains some natural recharge via pervious surfaces and field areas. (SP-2, SP-3)

S 5.3.3.5.3

No ponds proposed. Not applicable.

S 5.3.3.5.4

Natural topography retained where feasible. Slopes managed with engineered grading. (SP-2)

S 5.3.3.5.5

Silt fencing, cover crops, and BMPs will control erosion during construction. (SP-3, Hardship Statement)

S 5.3.3.6.1

Vegetation clearing is extensive and justified through CGA hardship provisions. (SP-1)

S 5.3.3.6.1.1

Not applicable. Site is contiguous.

S 5.3.3.6.1.2

Not a split-zoned parcel. Not applicable.

S 5.3.3.6.1.3

Not in overlay district. Not applicable.

STANDARDS FOR LAND USE - FINAL EXPLANATION AND REFERENCES

S 5.3.3.6.1.4

Not applicable. Entire site is proposed for agricultural clearing.

S 5.3.3.6.1.5

This application is submitted under CGA Hardship process. (Hardship Statement)

S 5.3.3.6.1.6

Parcel is entirely within CGA. Not a split Core-CGA parcel.

S 5.3.3.6.2

While the site will be cleared, the property immediately south is 12 acres of preserved wooded land owned by the Town of Brookhaven, which provides ecological continuity and habitat buffering.

S 5.3.3.6.3

Fertilizer use limited to essential areas only and controlled per BMPs.

S 5.3.3.6.4

Not applicable.

S 5.3.3.6.5

No open space transfer proposed. Not applicable.

S 5.3.3.7.1

No known special species on-site. Ecological review will be coordinated with the Town. (Survey)

S 5.3.3.7.2

While site will be cleared, adjacent woodlands reduce impact on bird habitat.

S 5.3.3.9.1

No exterior lighting is proposed.

S 5.3.3.11.1

No tall structures proposed. Greenhouses and barns are low-profile. (SP-1)

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

RECEIVED

JUN 26 2025

Central Pine Barrens Joint
Planning & Policy Commission

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 project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: East End Flower Farm LTD Weeks Ave		
Project Location (describe, and attach a general location map): Lot south of 216 Weeks Ave, Manorville, NY (SCTM: 0200-589.00-01.00-002.000)		
Brief Description of Proposed Action (include purpose or need): The proposed action involves the construction of a 100' x 100' barn, accompanied by a 30,000 sq ft glass greenhouse and 56,000 sq ft of protected growing area. The project will be developed on a 5-acre parcel of land that requires clearing. The purpose of this project is to support agricultural operations by providing secure, climate-controlled environments for crop cultivation, storage, and processing. The greenhouse will enable year-round growing conditions, while the protected growing area will offer additional space for specialized agricultural production.		
Name of Applicant/Sponsor: East End Flower Farm LTD		Telephone: 631-872-3887
		E-Mail: m_ribeiro1@gmail.com
Address: 74 River Rd		
City/PO: Shirley	State: NY	Zip Code: 11967
Project Contact (if not same as sponsor; give name and title/role): Marcos Ribeiro		Telephone: 631-872-3887
		E-Mail: m_ribeiro1@gmail.com
Address: 74 River Rd		
City/PO: Shirley	State: NY	Zip Code: 11967
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals**B. Government Approvals Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, 0 Yes X No or Village Board of Trustees		
b. City, Town or Village X Yes 0 No Planning Board or Commission	TOWN OF BROOKHAVEN	
c. City Council, Town or 0 Yes X No Village Zoning Board of Appeals		
d. Other local agencies 0 Yes X No		
e. County agencies X Yes 0 No	FOR IRRIGATION WELL	4/1/25
f. Regional agencies 0 Yes X No		
g. State agencies 0 Yes X No		
h. Federal agencies 0 Yes X No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		0 Yes X No
If Yes,		
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		0 Yes X No
iii. Is the project site within a Coastal Erosion Hazard Area?		0 Yes X 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? 0 Yes X No

- 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? 0 Yes X No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? 0 Yes X 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?) 0 Yes X No

If Yes, identify the plan(s):

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? 0 Yes X No

If Yes, identify the plan(s):

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? A-2	X Yes 0 No
<div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 2px;"></div>	
b. Is the use permitted or allowed by a special or conditional use permit?	X Yes 0 No
c. Is a zoning change requested as part of the proposed action? If Yes,	0 Yes X No
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? <u>Eastport/ South Manor UFSD</u>	
b. What police or other public protection forces serve the project site? <u>SCPD and Manorville FD</u>	
c. Which fire protection and emergency medical services serve the project site? <u>Manorville</u>	
d. What parks serve the project site? none	

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)? Agriculture	
<div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 2px;"></div>	
b. a. Total acreage of the site of the proposed action?	5 _____ acres
b. Total acreage to be physically disturbed?	4.9 _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	5 _____ acres
c. Is the proposed action an expansion of an existing project or use?	0 Yes X 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?	0 Yes X No
If Yes,	
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)	
<div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 2px;"></div>	
ii. Is a cluster/conservation layout proposed? 0 Yes X No	
iii. Number of lots proposed? _____	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will proposed action be constructed in multiple phases?	0 Yes X No
i. If No, anticipated period of construction: 24 _____ months	
ii. If Yes:	
<ul style="list-style-type: none"> • 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: _____ 	
<div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 2px;"></div>	

f. Does the project include new residential uses? 0 Yes X No				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? X Yes 0 No	
If Yes,	
i. Total number of structures <u>2</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>18</u> height; <u>100</u> width; and <u>300</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>40,000</u> 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? 0 Yes X No	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: 0 Ground water 0 Surface water streams 0 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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) X Yes 0 No	
If Yes:	
i. What is the purpose of the excavation or dredging? <u>Basement for Barn, Greenhouse to be sunken into the ground</u>	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> • Volume (specify tons or cubic yards): <u>40,000 cubic yards</u> • Over what duration of time? <u>12 months</u> 	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. <u>Sand and gravel will be removed from the site</u>	
iv. Will there be onsite dewatering or processing of excavated materials? 0 Yes X No	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? <u>2.4</u> acres	
vi. What is the maximum area to be worked at any one time? <u>3</u> acres	
vii. What would be the maximum depth of excavation or dredging? <u>10</u> feet	
viii. Will the excavation require blasting? 0 Yes X No	
ix. Summarize site reclamation goals and plan: <u>As per site plan</u>	

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:
None

iii. Will proposed action cause or result in disturbance to bottom sediments? 0 Yes X No
If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? 0 Yes X 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: _____

c. Will the proposed action use, or create a new demand for water? X Yes 0 No

If Yes:

i. Total anticipated water usage/demand per day: 1500 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? 0 Yes X No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? 0 Yes 0 No
- Is the project site in the existing district? 0 Yes 0 No
- Is expansion of the district needed? 0 Yes 0 No
- Do existing lines serve the project site? 0 Yes 0 No

iii. Will line extension within an existing district be necessary to supply the project? 0 Yes 0 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? 0 Yes 0 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: Irrigation well

vi. If water supply will be from wells (public or private), maximum pumping capacity: 100 gallons/minute.

d. Will the proposed action generate liquid wastes? 0 Yes X 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): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? 0 Yes X No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? 0 Yes 0 No
- Is the project site in the existing district? 0 Yes 0 No
- Is expansion of the district needed? 0 Yes 0 No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<p>0 Yes 0 No</p> <p>0 Yes 0 No</p>
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	<p>0 Yes 0 No</p>
<p>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):</p> <p>_____</p> <p>_____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p> <p>_____</p>	
<p>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? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="padding-left: 20px;">40,000 Square feet or _____ acres (impervious surface)</p> <p style="padding-left: 20px;">_____ Square feet or 5 acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>Barn roof and greenhouse roof</u></p>	<p>0 Yes X No</p>
<p>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)?</p> <p><u>drywells</u></p> <p>_____</p> <p>_____</p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ <p>_____</p> <ul style="list-style-type: none"> • Will stormwater runoff flow to adjacent properties? _____ 	<p>0 Yes X No</p> <p>X Yes 0 No</p>
<p>iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>	<p>X Yes 0 No</p>
<p>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? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>_____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>_____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p>_____</p>	<p>0 Yes X No</p>
<p>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? _____</p> <p>If Yes:</p> <p>i. 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)</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	<p>0 Yes X No</p> <p>0 Yes X No</p>

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>	<p>0 Yes X No</p>		
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>	<p>0 Yes X No</p>		
<p>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?</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend</p> <p><input type="checkbox"/> Randomly between hours of _____ to _____</p> <p>ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? _____</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p>	<p>0 Yes X No</p>		
<p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site?</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?</p>	<p>0 Yes 0 No</p> <p>0 Yes 0 No</p> <p>0 Yes 0 No</p>		
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade to, an existing substation? _____</p>	<p>0 Yes X No</p>		
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: 7-5 _____ • Saturday: 8-12 _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: 8-5 _____ • Saturday: 8-12 _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: 7-5 _____ • Saturday: 8-12 _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: 8-5 _____ • Saturday: 8-12 _____ • Sunday: _____ • Holidays: _____
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: 7-5 _____ • Saturday: 8-12 _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: 8-5 _____ • Saturday: 8-12 _____ • Sunday: _____ • Holidays: _____ 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? X Yes 0 No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration: <u>Typical construction noise, ie trucks, welding, equipment, hand tools 7-5, 10 hours</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? 0 Yes X No</p> <p>Describe: _____</p>	
<p>n.. Will the proposed action have outdoor lighting? 0 Yes X No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? 0 Yes X No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? 0 Yes X No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>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)? 0 Yes X No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally describe proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? X Yes 0 No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): <u>Typical NYS approved pesticides for agricultural use</u></p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? X Yes 0 No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? 0 Yes X No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? 0 Yes X 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 proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? 0 Yes X 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? 0 Yes 0 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.

0 Urban X Industrial X Commercial X Residential (suburban) X Rural (non-farm)

X Forest X Agriculture 0 Aquatic 0 Other (specify): _____

ii. If mix of uses, generally describe: Agriculture, steel fabrication plant, lumber supply, precast concrete manufacturer, residential housing, forklift parts, repair and sales

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	0	1.1	1.1
• Forested	5	0	-5
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	5	5	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____ _____			

<p>c. Is the project site presently used by members of the community for public recreation? <i>i. If Yes: explain:</i> _____</p>	<p>0 Yes X No</p>
<p>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>i. Identify Facilities:</i> East End kids academy 177 Weeks Ave, Manorville, NY 11949 _____ _____</p>	<p>X Yes 0 No</p>
<p>e. Does the project site contain an existing dam? If Yes: <i>i. Dimensions of the dam and impoundment:</i> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <i>ii. Dams existing hazard classification:</i> _____ <i>iii. Provide date and summarize results of last inspection:</i> _____ _____</p>	<p>0 Yes X No</p>
<p>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>i. Has the facility been formally closed?</i> • If yes, cite sources/documentation: _____ <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i> _____ _____ <i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____ _____</p>	<p>0 Yes X No</p> <p>0 Yes 0 No</p>
<p>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>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i> _____ _____</p>	<p>0 Yes X No</p>
<p>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>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i> 9 Yes – Spills Incidents database Provide DEC ID number(s): _____ 9 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____ 9 Neither database <i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____ _____ <i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> If yes, provide DEC ID number(s): _____ <i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i> _____ _____</p>	<p>0 Yes X No</p> <p>0 Yes X No</p>

<p>v. Is the project site subject to an institutional control limiting property uses? 0 Yes X No</p> <ul style="list-style-type: none"> • 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? 0 Yes 0 No • Explain: _____ 																	
E.2. Natural Resources On or Near Project Site																	
a. What is the average depth to bedrock on the project site? +100 feet																	
b. Are there bedrock outcroppings on the project site? 0 Yes X No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %																	
c. Predominant soil type(s) present on project site:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Sand</td> <td style="width: 20%; text-align: center;">100</td> <td style="width: 20%; text-align: center;">%</td> </tr> <tr> <td>_____</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">%</td> </tr> <tr> <td>_____</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">%</td> </tr> </table>	Sand	100	%	_____	_____	%	_____	_____	%							
Sand	100	%															
_____	_____	%															
_____	_____	%															
d. What is the average depth to the water table on the project site? Average: 39 feet																	
<p>e. Drainage status of project site soils: X Well Drained: 100 % of site</p> <p style="padding-left: 100px;">0 Moderately Well Drained: _____ % of site</p> <p style="padding-left: 100px;">0 Poorly Drained _____ % of site</p>																	
<p>f. Approximate proportion of proposed action site with slopes: X 0-10%: 73 % of site</p> <p style="padding-left: 100px;">0 10-15%: 0 % of site</p> <p style="padding-left: 100px;">X 15% or greater: 27 % of site</p>																	
g. Are there any unique geologic features on the project site? 0 Yes X No If Yes, describe: _____																	
<p>h. Surface water features.</p> <p>i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? 0 Yes X No</p> <p>ii. Do any wetlands or other waterbodies adjoin the project site? 0 Yes X No</p> <p>If Yes to either i or ii, continue. If No, skip to E.2.i.</p> <p>iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? 0 Yes 0 No</p> <p>iv. For each identified regulated wetland and waterbody on the project site, provide the following information:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 30%;">Classification _____</td> <td style="width: 20%;"></td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> <td></td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> <td></td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="3">_____</td> </tr> </table> <p>v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? 0 Yes 0 No</p> <p>If yes, name of impaired water body/bodies and basis for listing as impaired: _____</p>		• Streams:	Name _____	Classification _____		• Lakes or Ponds:	Name _____	Classification _____		• Wetlands:	Name _____	Approximate Size _____		• Wetland No. (if regulated by DEC)	_____		
• Streams:	Name _____	Classification _____															
• Lakes or Ponds:	Name _____	Classification _____															
• Wetlands:	Name _____	Approximate Size _____															
• Wetland No. (if regulated by DEC)	_____																
i. Is the project site in a designated Floodway? 0 Yes X No																	
j. Is the project site in the 100 year Floodplain? 0 Yes X No																	
k. Is the project site in the 500 year Floodplain? 0 Yes X No																	
<p>l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? X Yes 0 No</p> <p>If Yes:</p> <p style="padding-left: 20px;">i. Name of aquifer: Lloyd aquifer</p>																	

m. Identify the predominant wildlife species that occupy or use the project site:	Deer
n. Does the project site contain a designated significant natural community? If Yes:	0 Yes X No
i. Describe the habitat/community (composition, function, and basis for designation):	
ii. Source(s) of description or evaluation:	
iii. Extent of community/habitat:	
<ul style="list-style-type: none"> • 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?	X Yes 0 No
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?	0 Yes X No
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? If yes, give a brief description of how the proposed action may affect that use:	0 Yes X No
E.3. Designated Public Resources On or Near Project Site	
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? If Yes, provide county plus district name/number:	0 Yes X No
b. Are agricultural lands consisting of highly productive soils present? i. If Yes: acreage(s) on project site: ii. Source(s) of soil rating(s):	0 Yes X No
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? If Yes: i. Nature of the natural landmark: 9 Biological Community 9 Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent:	0 Yes X No
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? If Yes: i. CEA name: ii. Basis for designation: iii. Designating agency and date:	0 Yes X No

<p>e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of historic/archaeological resource: 9 Archaeological Site 9 Historic Building or District</p> <p style="margin-left: 20px;">ii. Name: _____</p> <p style="margin-left: 20px;">iii. Brief description of attributes on which listing is based: _____</p>	<p>0 Yes X No</p>
<p>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?</p>	<p>0 Yes X No</p>
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site?</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe possible resource(s): _____</p> <p style="margin-left: 20px;">ii. Basis for identification: _____</p>	<p>0 Yes X No</p>
<p>h. Is the project site within 5 miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify resource: <u>Robert Cushman Murphy county park, Longwood Pine Barrens state forest, Southaven county park</u></p> <p style="margin-left: 20px;">ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>parks</u></p> <p style="margin-left: 20px;">iii. Distance between project and resource: <u>3.5</u> miles.</p>	<p>X Yes 0 No</p>
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify the name of the river and its designation: _____</p> <p style="margin-left: 20px;">ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?</p>	<p>0 Yes X No</p> <p>0 Yes 0 No</p>

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 Marcos Ribeiro Date 5/15/25

Signature _____ Title OWNER

EAST END FLOWER
FARM LTD
WEEKS AVE

PROFESSIONAL DESIGN

67 HAMPTON RD LL2 S HAMPTON NY 11968

phone. 631 872-3888

email. . M_RIBEIRO1@YMAIL.COM

Drawing Status

Dates :		
5/25/25	SITE PLAN DRAFT	
No.	Date	Description
Project :		
Proposed Barn and Greenhouse For East End Flower Farm LTD 74 River Rd Shirley, NY 11967		
Jurisdiction :		
Suffolk County		
Drawn By : M.R.		
Checked By : M.R.		
Job No.		

LOT 43
MAP OF
WAMPESSIC FARMS, COMPROMISING
271 LOTS FORMERLY THE PROPERTY
OF THE WILLIAM H. MOFFITT REALTY
CO.

FILED ON OCTOBER TBD, 1896 AS MAP No.
619

SITUATION
MANORVILLE, TOWN OF BROOKHAVEN
SUFFOLK COUNTY, N.W. YORK
TAX No. 0200-58900-0100-002000
SCALE 1"=50'
JANUARY 28, 2025

AREA = 217,800 sq. ft.
5,000 ac.

Tax Map Lot 1.2 N/O/F of
JOHN AND DONNA GALLUCI
ZONING: A2

Tax Map Lot 4.4 N/O/F of
PAUL AND DESTINE ZORN
ZONING: A2

Tax Map Lot 1.5 N/O/F of
PAUL AND LISA BORELLI
ZONING: A2

Tax Map Lot 1.6 N/O/F of
STEVENSON AND EDWILDA PETT
ZONING: A2

Tax Map Lot 48.2 N/O/F of
MANORVILLE FIRE
ZONING: L1

Site Plan

1" = 20'

LEGEND:

- CATCH BASIN
- DRAIN GRATE
- FIRE HYDRANT
- LAMP POST
- OVERHEAD UTILITY WIRES
- UTILITY POLE
- MANHOLE
- TREE
- WATER METER
- WATER VALVE
- CONG. MONUMENT
- ELEC. METER
- GAS METER
- STAKE SET
- WATER WELL
- RCA
- CONG.

THIS IS A SITE PLAN
BASED ON INFORMATION FROM A
SURVEY PREPARED BY:

AERIAL LAND SURVEYING, D.P.C.
SULLY, INC.

Drainage Calculations

Per Town of Brookhaven requirements, storage provided for a
2" rainfall in drywells.
10 ft. diameter drywells provide 68.42 cfm of storage

Proposed Drainage Area
Storage required for Barn: 10,000 SF x 1.0 x (27/12") = 1,667 CF
Greenhouse: 30,000 SF x 1.0 x (27/12") = 5,001 CF
= 6,668 CF

Storage for Barn: (410 ft dia x 6 ft deep drywells = 1,642 CF
Storage for Greenhouse: (410 ft dia x 18 ft deep drywells = 5,200 CF

Zoning Analysis

SCTM# 0200 - 58900 - 0100 - 002000
Lot Area = 217,800 sf (5 acres)
Zone: Residential - A-2
Y Use: Agriculture (permitted use)
Y Use: Agriculture (permitted use)
Required Front = 60 ft.
Required Side Yard = 30 ft. min. 80 total
Required Rear = 75 ft. - 640 ft. provided
Building Height:
maximum allowed = 35 ft.
proposed Barn = 426'-6"
proposed Greenhouse = 412'-6"
Maximum Gross Floor Area
maximum allowed 25% of total lot size (restriction on barn only)
= 54,450 sf
Total Proposed Gross Floor Area of Barn = 10,000 sf (18.36%)

Parking Calculations

Agricultural, Greenhouse: A minimum 5 stalls, or 1 per 60,000 square
feet of land or part thereof

Total Area = 217,800 sf
= 217,800 / 60,000 = 3.63 stalls
Parking Required = 5 stalls (required min.)
Parking Provided = 5 spaces

Engineering Notes

- A Pre-Construction meeting with the engineering department shall
be held prior to construction of the proposed project. Any work
performed prior to this meeting shall be deemed unauthorized.
2. The Engineering Department shall be notified 72 hours prior to
the start of construction. The Engineering Department shall be notified of all items
related to grading, drainage, paving, and lighting.

Drainage Calculations	Parking Calculations
Per Town of Brookhaven requirements, storage provided for a 2" rainfall in drywells. 10 ft. diameter drywells provide 68.42 cfm of storage	Agricultural, Greenhouse: A minimum 5 stalls, or 1 per 60,000 square feet of land or part thereof
Proposed Drainage Area Storage required for Barn: 10,000 SF x 1.0 x (27/12") = 1,667 CF Greenhouse: 30,000 SF x 1.0 x (27/12") = 5,001 CF = 6,668 CF	Total Area = 217,800 sf = 217,800 / 60,000 = 3.63 stalls Parking Required = 5 stalls (required min.) Parking Provided = 5 spaces
Storage for Barn: (410 ft dia x 6 ft deep drywells = 1,642 CF Storage for Greenhouse: (410 ft dia x 18 ft deep drywells = 5,200 CF	
Zoning Analysis	Engineering Notes
SCTM# 0200 - 58900 - 0100 - 002000 Lot Area = 217,800 sf (5 acres) Zone: Residential - A-2 Y Use: Agriculture (permitted use) Y Use: Agriculture (permitted use) Required Front = 60 ft. Required Side Yard = 30 ft. min. 80 total Required Rear = 75 ft. - 640 ft. provided Building Height: maximum allowed = 35 ft. proposed Barn = 426'-6" proposed Greenhouse = 412'-6" Maximum Gross Floor Area maximum allowed 25% of total lot size (restriction on barn only) = 54,450 sf Total Proposed Gross Floor Area of Barn = 10,000 sf (18.36%)	1. A Pre-Construction meeting with the engineering department shall be held prior to construction of the proposed project. Any work performed prior to this meeting shall be deemed unauthorized. 2. The Engineering Department shall be notified 72 hours prior to the start of construction. The Engineering Department shall be notified of all items related to grading, drainage, paving, and lighting.

Proposed Clearing

Area to be cleared - 216,220 sq ft (99.9 %)
Area remain undisturbed - 1,580 sq ft (0.1 %)

Sanitary Calculations

N/A - None applied for at this time

Plant Schedule

mark	species	size	quantity
A	Thuja Plicata 'Green Giant'	7' ht	248
B			
C			
D			

SITE PLAN
Scale as noted

Sheet Number :

SP-1

PROFESSIONAL DESIGN

67 HAMPTON RD LL2 S HAMPTON NY 11968

phone. 631 872-3887
email. M. RIBEIRO@YMAIL.COM

Drawing Status :

Scale: 1" = 500'

Key Map

Scale: 1" = 870'

Note: each L1 Zoning is labeled, the rest of the map shown is A2

PROPOSED VEGITATION TO REMAIN

PROPOSED CONCRETE CURB

PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

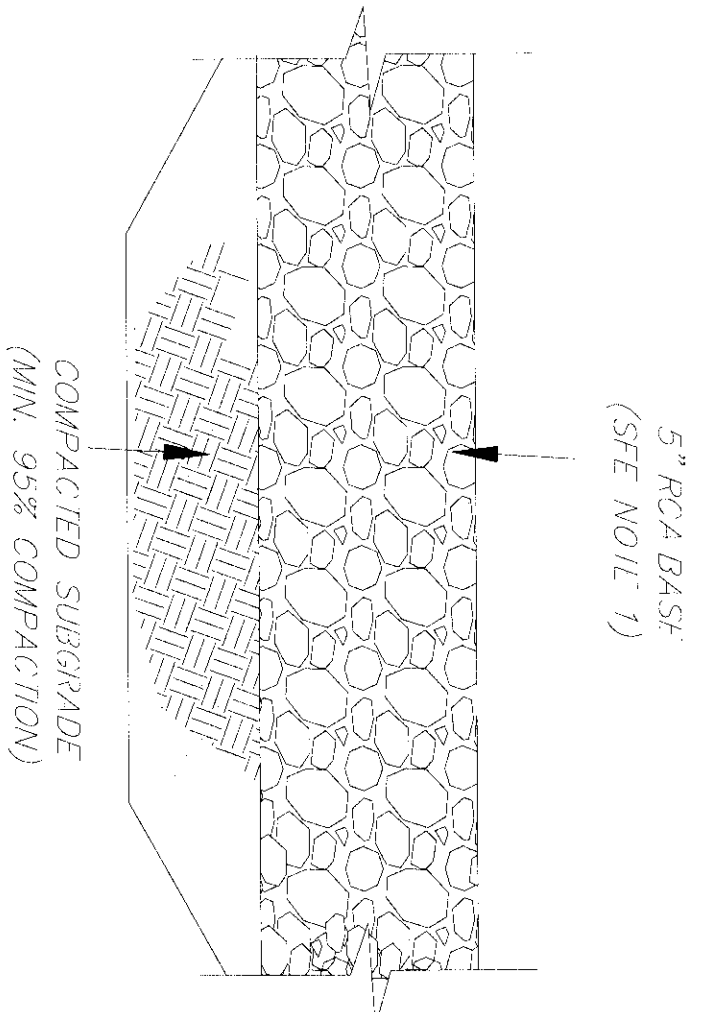
PROPOSED VEGITATION TO REMAIN

PROPOSED VEGITATION TO REMAIN

PROFESSIONAL DESIGN

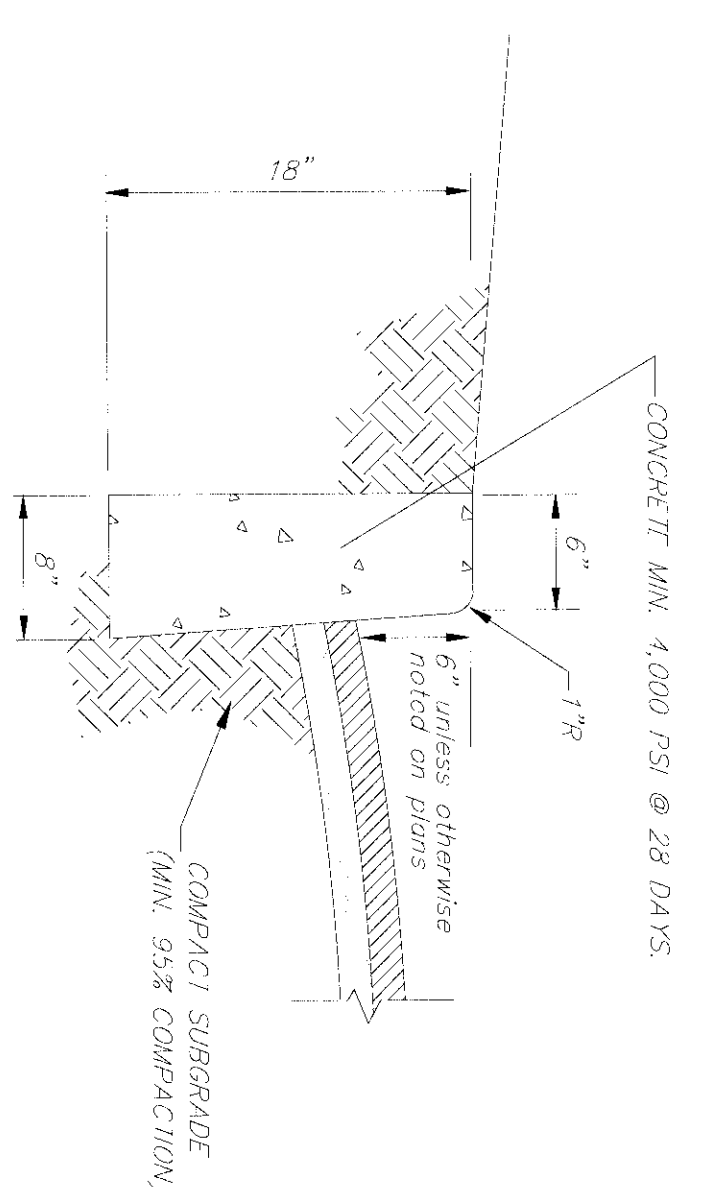
67 HAMPTON RD LL2 S HAMPTON NY 11966
phone. 631 872-3887
email. M_RIBEIRO1@YMAIL.COM

Drawing Status :



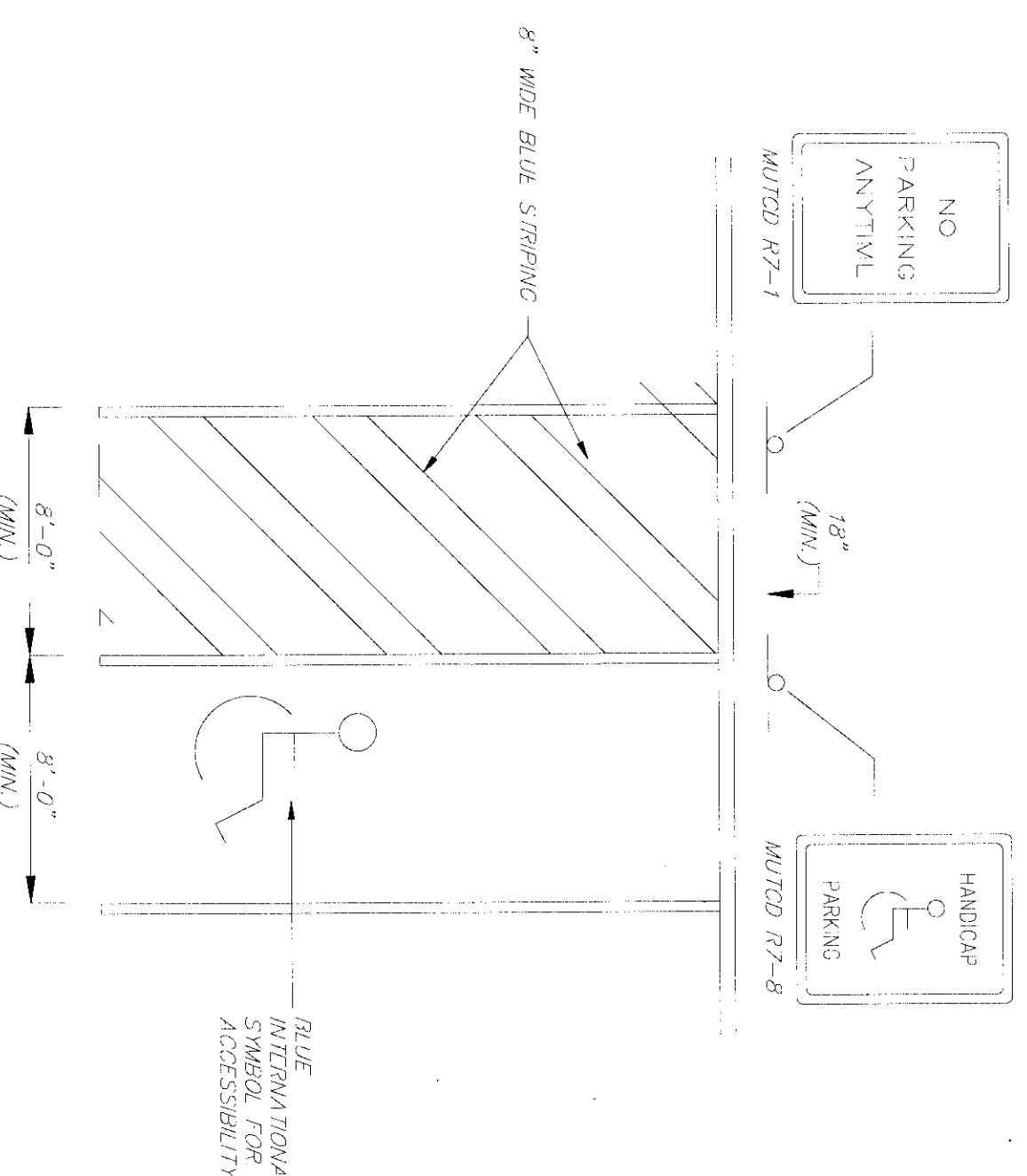
RCA Base Section

Not To Scale



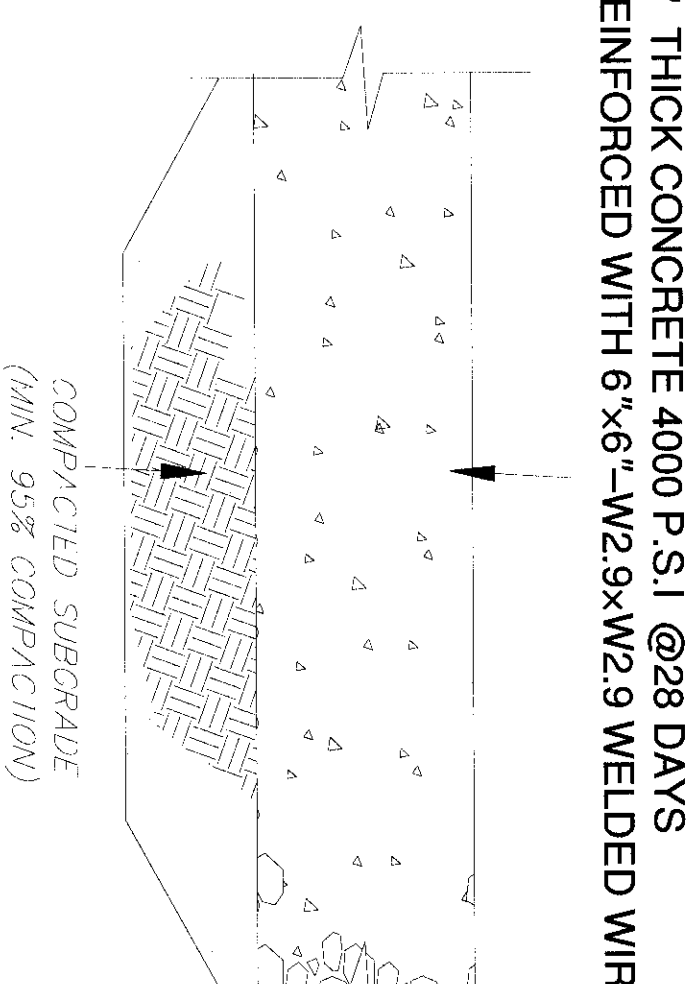
Curb Detail

Not To Scale



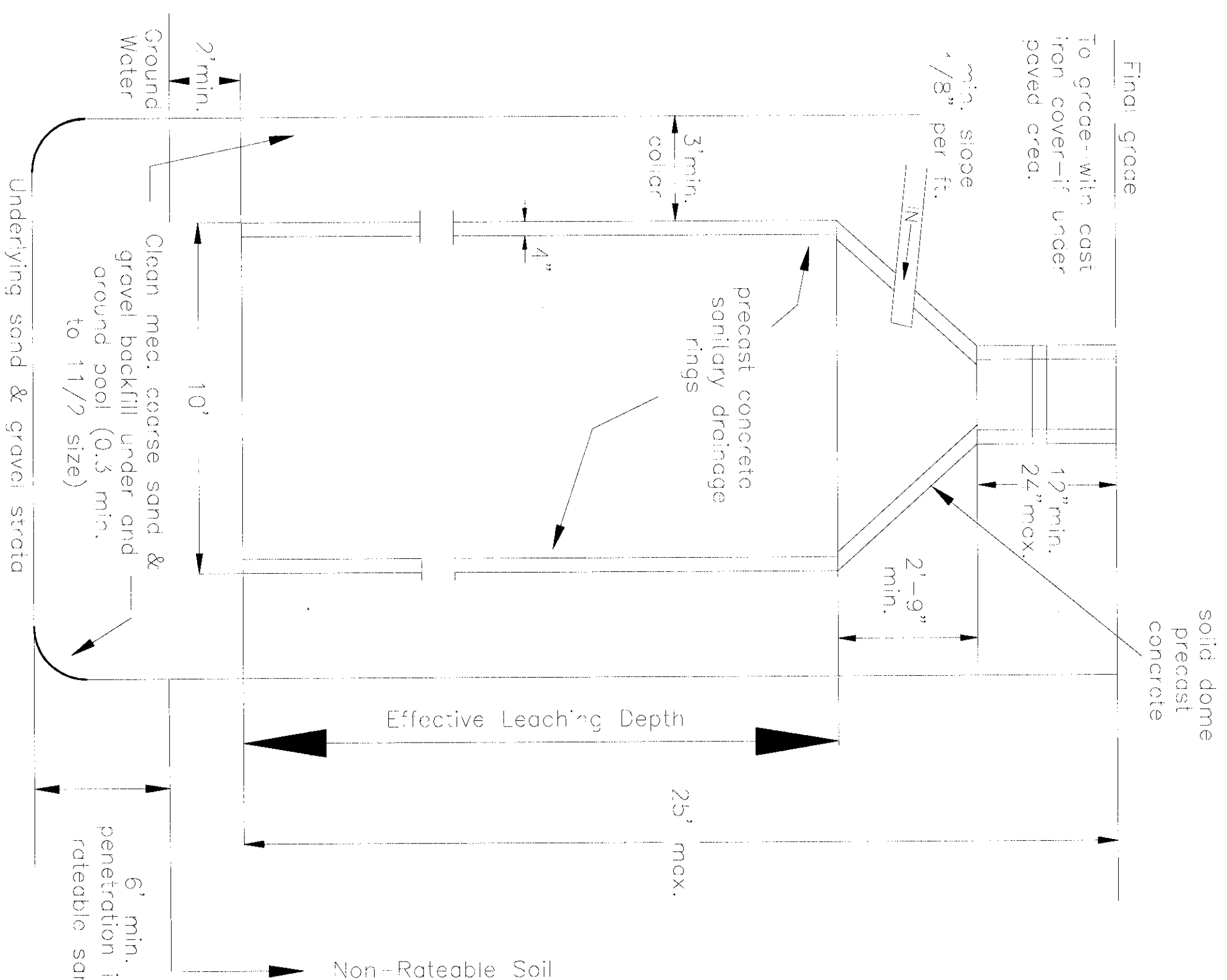
Handicap Parking

Not To Scale



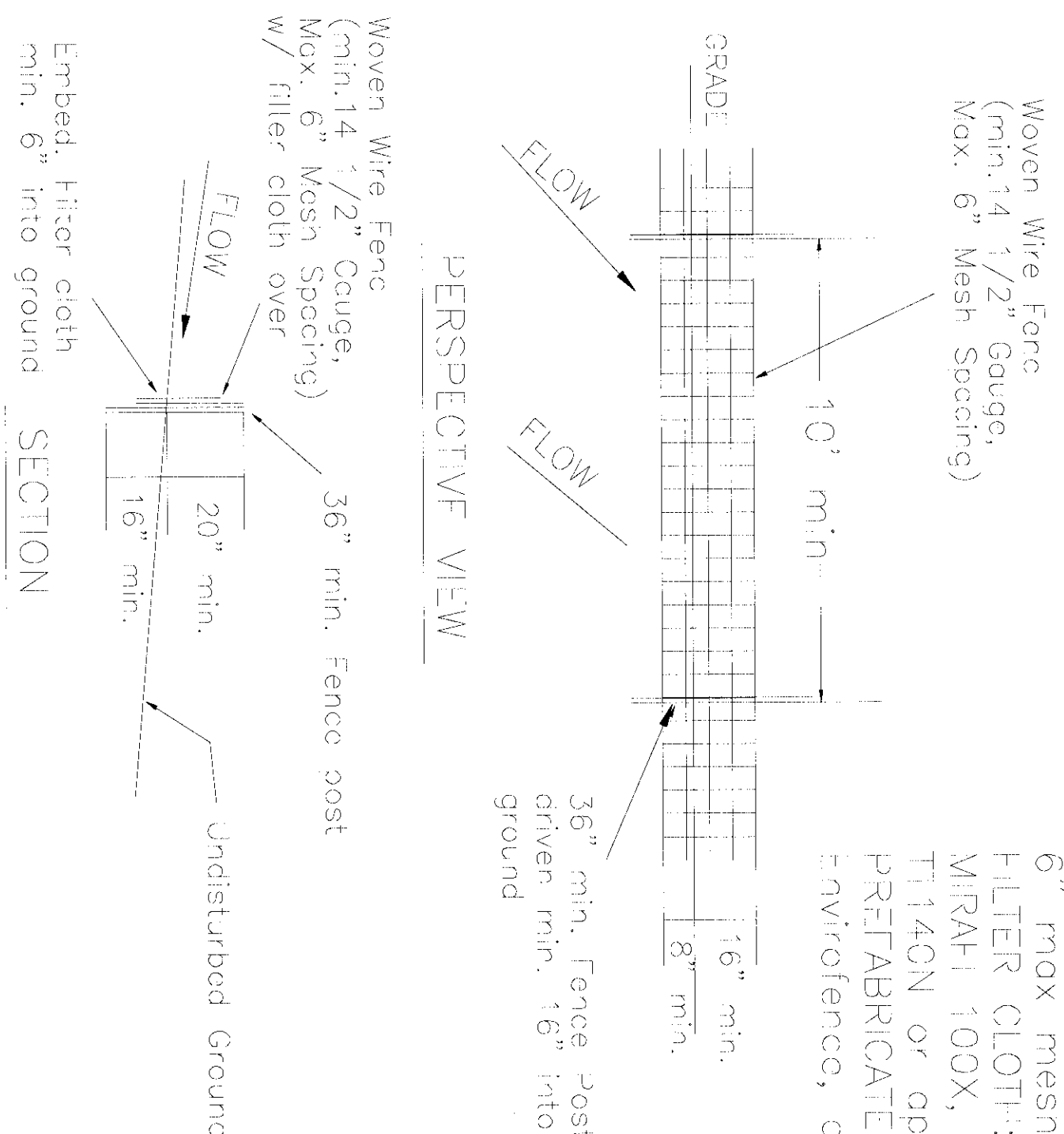
Apron Detail

Not To Scale



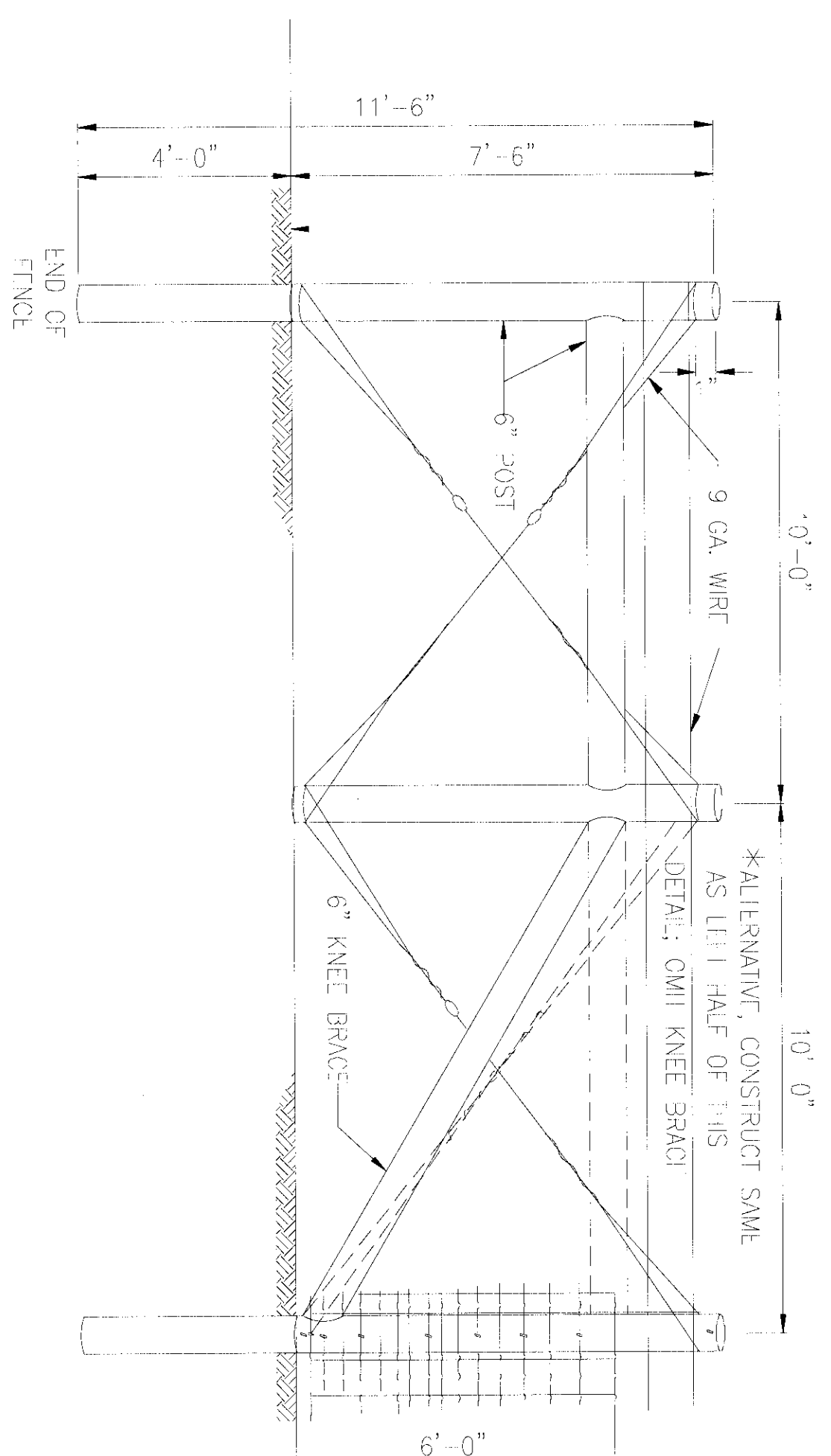
Drywell Detail

Not To Scale



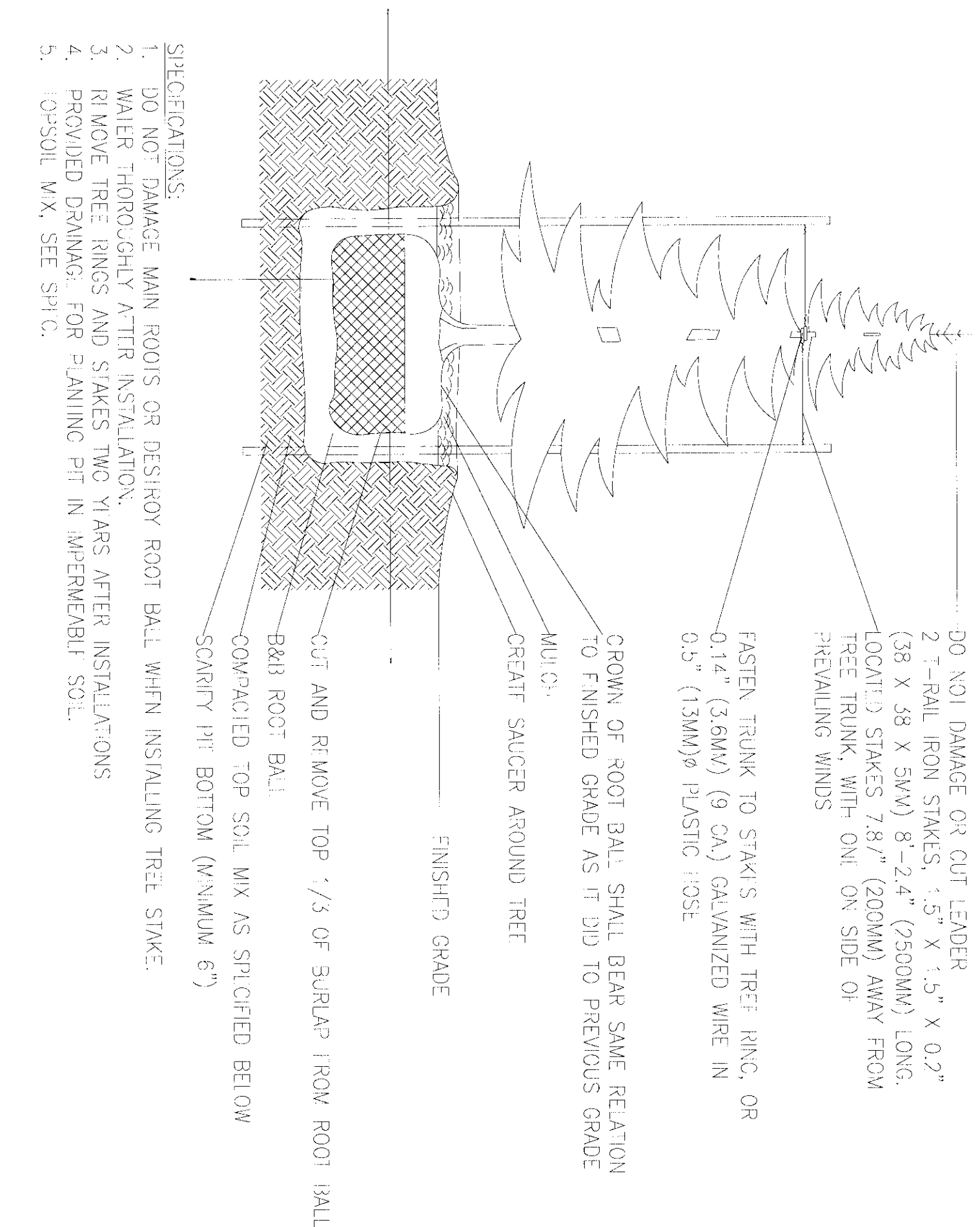
Siltfence Detail

Not To Scale



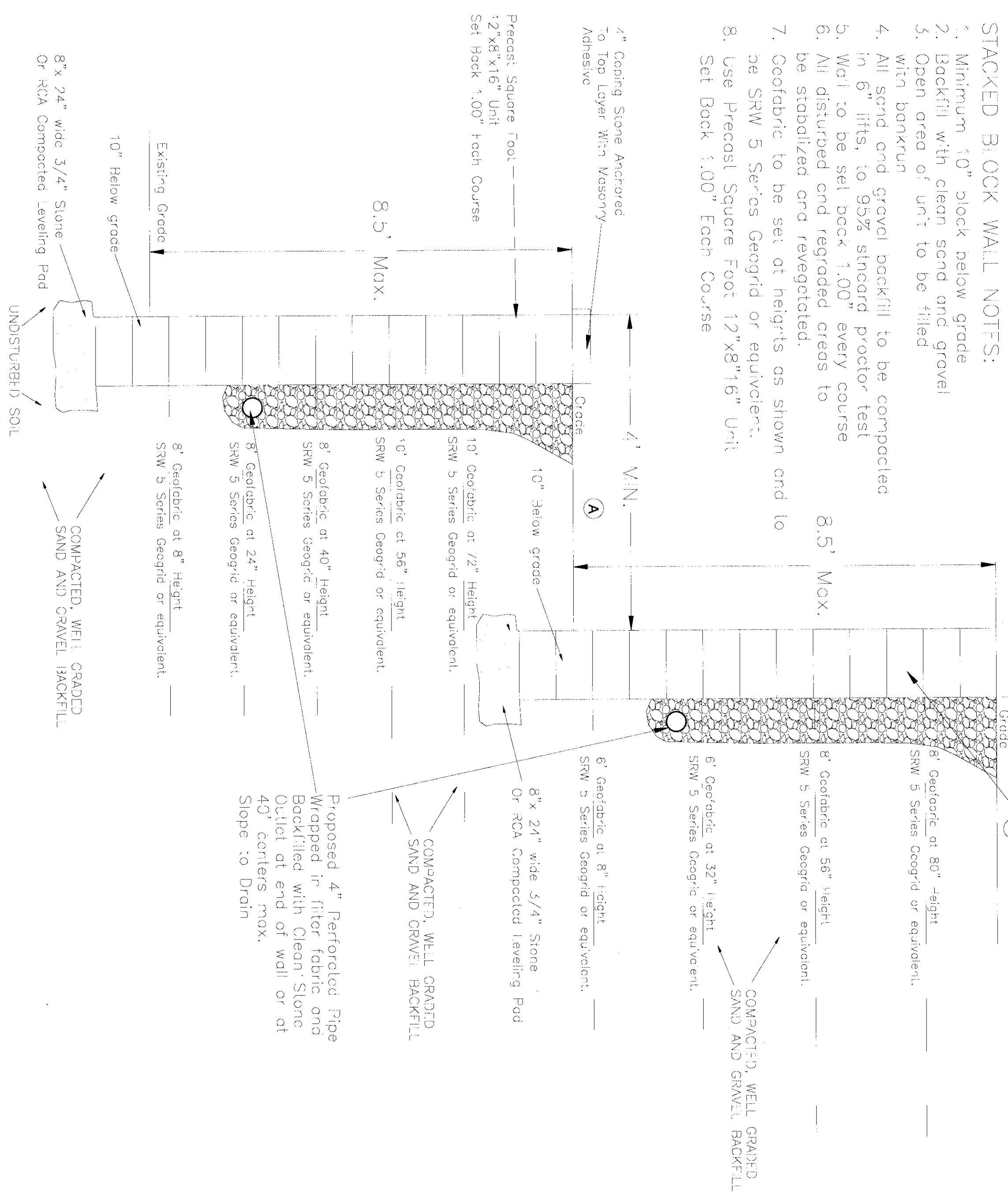
Deer Fence Detail

Not To Scale



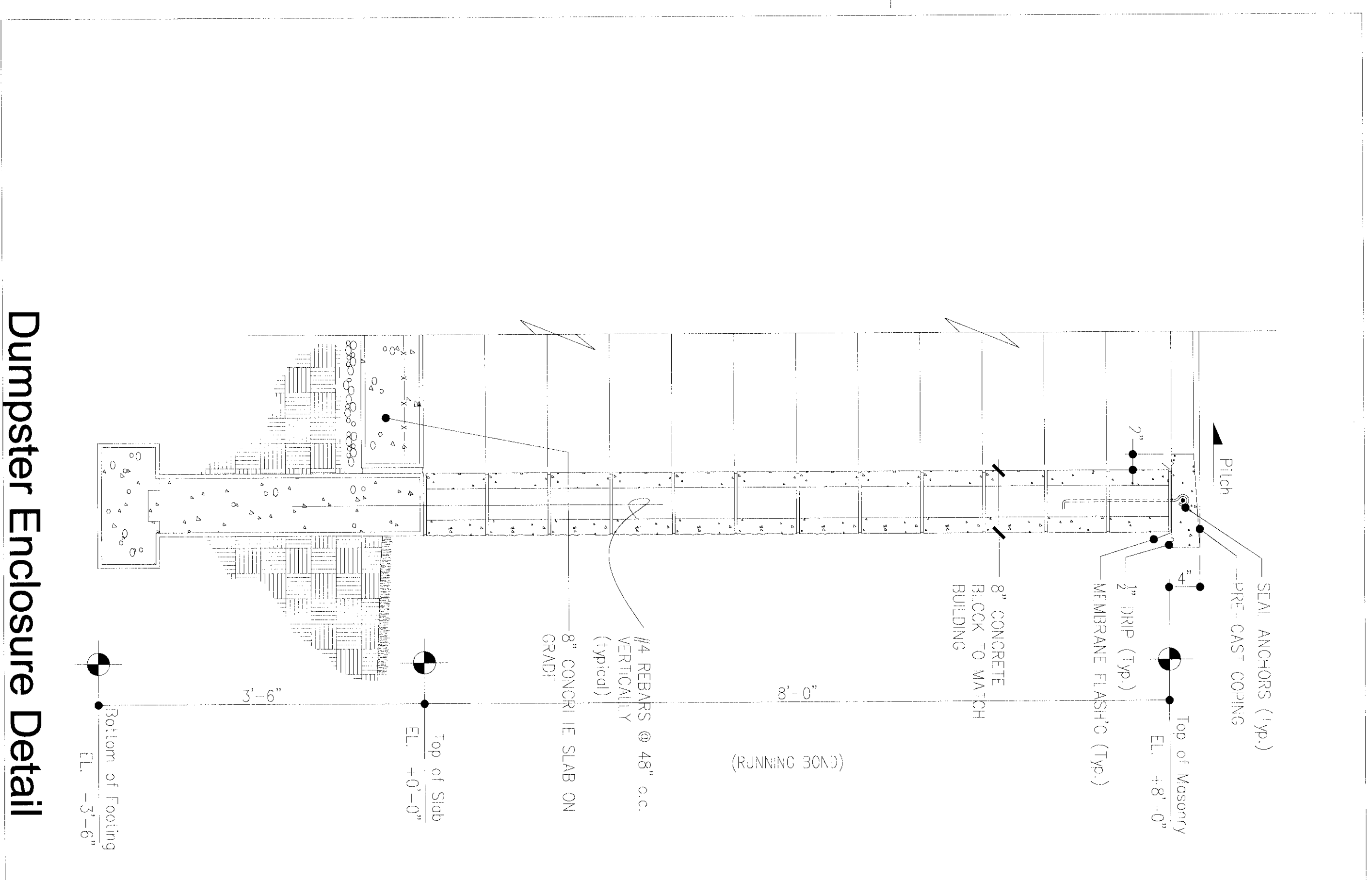
Thuja Planting Detail

Not To Scale



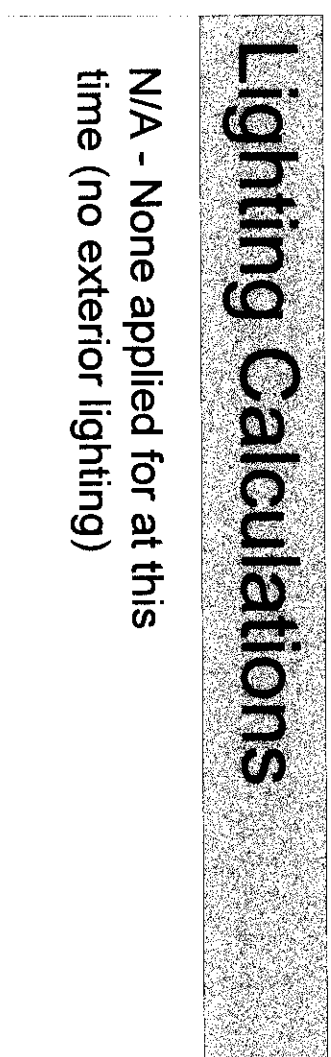
Retaining Wall Detail (where Applicable)

Not To Scal




Dumpster Enclosure Detail

Scale: 1"=1'-0"



Erosion Control Cover Crop			
mark	species	size	quantity
A	Winter Rye "Secale Cereal"	N/A	N/A
B			
C			
D			

Dates : \$2926 SITE PLAN DRAFT	
No.	Date
Project : Proposed Barn and Greenhouse For East End Flower Farm LTD 74 River Rd Shirley, NY 11967	
Jurisdiction : Suffolk County	
Drawn By : M.R.	Checked By : M.R.
Job No.	
Sheet Title : SITE PLAN Scale as noted	
Sheet Number : D-1	

ד

SURVEY OF
LOT 43

MAP OF
WAMPMISSIC FARMS, COMPROMISING
271 LOTS FORMERLY THE PROPERTY
OF THE WILLIAM H. MOFFIT REALTY
CO.

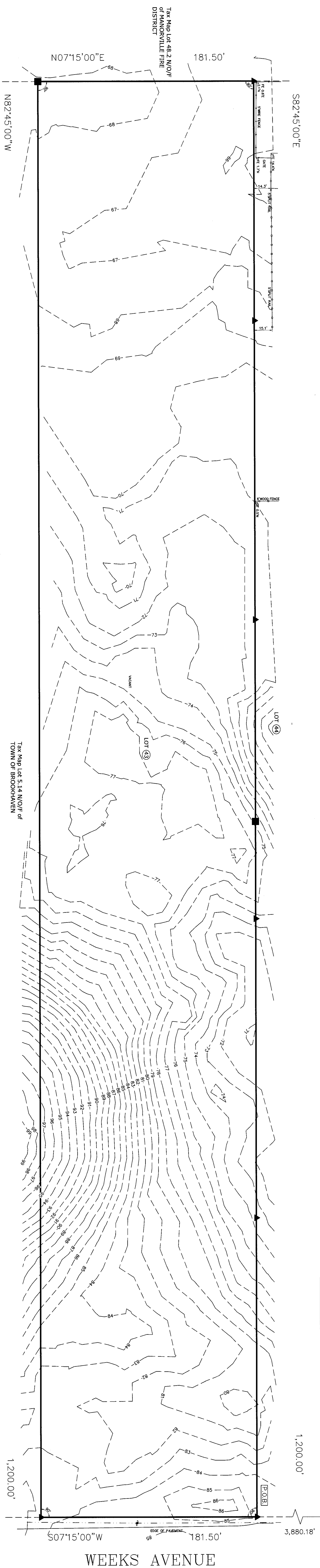
FILED ON OCTOBER TBD, 1896 AS MAP No.
619

SITUATE
MANORVILLE, TOWN OF BROOKHAVEN















SUFFOLK COUNTY, NEW YORK
TAX No. 0200-58900-0100-002000
SCALE 1"=30'

JANUARY 28, 2025

AREA = 217,800 sq. ft.
5.000 ac.



NOTES:
1. ELEVATIONS ARE REFERENCED TO N.A.V.D. 1988 DATUM
EXISTING ELEVATIONS ARE SHOWN THUS: ~~XXXX.00~~

- ### LEGEND:
- | | |
|---|------------------------|
|  | CATCH BASIN |
|  | DRAIN GRATE |
|  | FIRE HYDRANT |
|  | LAMP POST |
|  | OVERHEAD UTILITY WIRES |
|  | MANHOLE |
|  | TREE |
|  | SIGN |
|  | WATER METER |
|  | WATER VALVE |
|  | CONC. MONUMENT |
|  | ELEC. METER |
|  | GAS METER |
|  | STATE SET |

LONG ISLAND EXPRESSWAY
(NEW YORK STATE 495, SOUTH STREET)

[illegible]

MAP OF

OF THE WILLIAM H. MOFFET REALTY

FILED ON OCTOBER 1BD, 1896 AS MAP No. C10

SITUATE

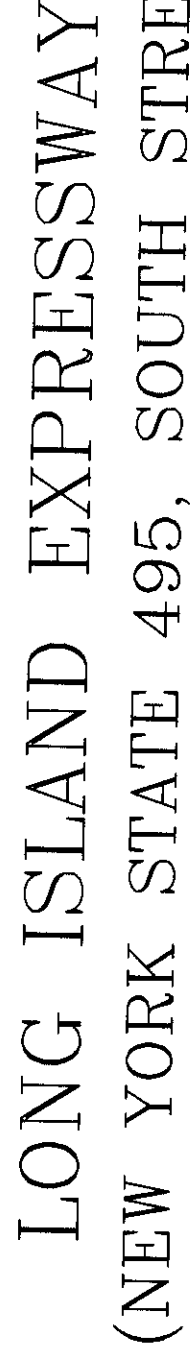
MANORVILLE, TOWN OF BROOKHAVEN

TAX No. 0200-58900-0100-002000

SCALE 1"=30'

0707, 07 10000000

5,000 ac.



Tax Map Lot 48.2 N/O/F
of MANORVILLE FIRE
DISTRICT

LOT 43

PROPOSED PROTECTED GROWING AREA 560' X 100'

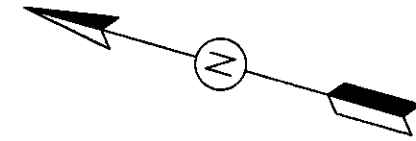
FFE - -17'-0" (ELEV. 62')

PROPOSED BARN
100' X 100'
FFE - 0'-0"
(ELEV. 79')


Tax Map Lot 5.14 N/O/F of
TOWN OF BROOKHAVEN

- | | | | |
|---|-----------------------|---|--------------|
|  | CATCH BASIN |  | WATER METER |
|  | DRAIN GRATE |  | WATER VALVE |
|  | FIRE HYDRANT |  | CONC. MONUM. |
|  | LAMP POST |  | ELEC. METER |
|  | OVERHEAD UTILITY POLE |  | GAS METER |
|  | MANHOLE |  | STAKE SET |
|  | TREE | | |
|  | SIGN | | |

OVERHEAD UTILITY WIRES



AERIAL LAND SURVEYING, D.P.C.



DISTRICT: 0200 **LOT: 002 000** **BLOCK: 01 00** **SECTION: 00 00**

E-MAIL: SURVEYS@AERIALLANDSURVEYING.COM
PHONE: 833-787-8393
WEBSITE: WWW.AERIALLANDSURVEYING.COM
 11967 SHIRLEY, NY 11967
 JOE PROBST DREW

MAP/TITLE NO.: 619	SECOND: 1:500	SECTION: 0652
--------------------	---------------	---------------

MAP FILED DATE: OCTOBER TBD, 1896

COUNTY TAX MAP ID: 0200-58900-0100-002000
SITUATED AT: MANORVILLE, TOWN OF BROOKHAVEN

SUBDIVISION MAP LOT & BLOCK

Nome	Marcos Ribeiro
------	----------------

Visit Land Serv
Chicago Title Insurance

[illegible]