

**CENTRAL PINE BARRENS JOINT PLANNING & POLICY
COMMISSION (CPBC)**

**Compatible Growth Area (CGA)
Hardship Application**

599 Middle Country Road

Suffolk County Tax Map Number: 0200-402-02-2
Hamlet of Middle Island, Town of Brookhaven, Suffolk County, New York

Applicant:

RA Middle Island LLC
1201 Route 112
Port Jefferson Station, New York 11776
Contact: Enrico Scarda, Managing Partner
(631) 582-4800 ext. 15

For Submission To:

Central Pine Barrens Joint Planning & Policy Commission
624 Old Riverhead Road
Westhampton Beach, New York 11978
Contact: Judy Jakobsen; Executive Director
(631) 288-1079

Prepared by:

Nelson, Pope & Voorhis, LLC
70 Maxess Road
Melville, New York 11747
Contact: Charles Voorhis, CEP, AICP; Principal
(631) 427-5665

NP&V #81083

April 2025

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599 MIDDLE COUNTRY ROAD

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April 2025

TABLE OF CONTENTS

Coversheet

Table of Contents

Transmittal Letter

Project Data Sheet

Permit Information

Standards and Guidelines for Land Use

1.0 Description of the Proposed Project

- 1.1 Introduction
- 1.2 Site History
- 1.3 Description of the Proposed Project

2.0 Town Law Section 267-b

Tables

- 1. Site Coverages, Existing Conditions & Proposed Project

Attachments (Plans)

- 1. Site Plan, Stonefield Engineering & Design, March 7, 2025

Figures (immediately following text)

- 1. Location Map
- 2. Aerial Photograph

Appendices

- A. Owners Affidavits
- B. Environmental Assessment Form (EAF), Part 1, Stonefield, *March 19, 2025*
- C. Historical Aerial Photographs

**COMPATIBLE GROWTH AREA APPLICATION
TRANSMITTAL LETTER**

Dear Commissioners:

Please accept this package as an application for development review of the project known as
599 Middle Country Road

submitted on April 4, 2025 by RA Middle Island LLC
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)

RA Middle Island LLC

(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:

Charles Voorhis, NPV

70 Maxess Road

Melville, NY 11747

631-427-5665



(Agent's Signature)

COMPATIBLE GROWTH AREA APPLICATION PROJECT DATA SHEET

Applicant Information	
Name (print)	<i>RA Middle Island LLC Enrico Scarda, Managing Partner</i>
Address	<i>1201 Route 112 Port Jefferson Station, New York 11776</i>
Phone/Fax	<i>(631) 582-4800 ext. 15</i>
Agent's Name	<i>Charles J. Voorhis; CEP, AICP, Managing Partner Nelson, Pope & Voorhis, LLC</i>
Address	<i>70 Maxess Road Melville, New York 11747</i>
Phone/Fax	<i>(631) 427-5665 / (631) 427-5620</i>
Project Information	
Project Name	<i>599 Middle Country Road</i>
Tax Map Number(s)	<i>0200-402-02-2</i>
Street Location	<i>599 Middle Country Road</i>
Hamlet & Town	<i>Middle Island, Town of Brookhaven</i>
Total Project Site Acreage	<i>1.44 acres</i>
Existing Land Use (vacant, residence, etc.)	<i>Commercial drive-thru bank</i>
Present Zoning (if split please give areas within each zone)	<i>J Business 4</i>
Project Description	<i>Change of zone from J Business 4 to J Business 5 in order to enable the future conversion of the existing drive-thru bank building into a Starbucks restaurant including a drive-thru.</i>

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.)	• <i>Part I EAF included in application, dated 3/19/2025</i>
Town Permits - subdivision, site plan, tree clearing, variance, special permit (please note from which board)	• <i>Town of Brookhaven Town Board – Change of Zone Application (December 2024)</i> • <i>Town of Brookhaven Planning Board – Site Plan Application</i> • <i>Town of Brookhaven Board of Zoning Appeals</i>
Project Plans Enclosed (site plan, subdivision, etc.) Including drainage or landscape plans	• <i>Site Plan prepared by Stonefield, dated 3/7/2025</i>
NYS DEC - wetlands, WSR, mining, SPDES, etc.	• <i>N/A</i>
Suffolk County Department of Health Services - Article 6, 7, 12	• <i>SCWA – backflow approval</i> • <i>SCDHS – wastewater management</i>
Suffolk County Planning Commission	• <i>N/A</i>

STANDARDS AND GUIDELINES FOR LAND USE

599 MIDDLE COUNTRY ROAD

April 3, 2025

Standard (s)/Guideline (g)		Explanation and Document Page Reference	
S 5.3.3.1.1	Suffolk County Sanitary Code Article 6 compliance	5.3.3.1 Sanitary Waste, Nitrate-Nitrogen and Other Chemicals of Concern All wastewater generated onsite will be treated and recharged into the ground using facilities that conform to Suffolk County Sanitary Code (SCSC) Article 6 requirements. The existing onsite conventional septic system will be replaced with a new Innovative/Alternative Onsite Wastewater Treatment System (I/A OWTS).	
		The proposed action site is located in the Central Pine Barrens Compatible Growth Area (CGA), Central Suffolk Special Groundwater Protection Area (SGPA), and Suffolk County Department of Health Services (SCDHS) Groundwater Management Zone III (GMZ III). Under GMZ III standards, the project is permitted to use conventional onsite septic systems when the total density load of the land use is ≤432 gpd based on 300 gpd/acre (43,560 SF). The total combined density load from the proposed project, assuming 30 seats in the proposed Starbucks, has been estimated to be just 300 gpd (10 gpd/seat); therefore, conforming with SCSC Article 6 flow standards for individual onsite septic systems. The proposed I/A sanitary systems, however, will provide a superior level of treatment compared to the existing onsite conventional septic systems with a total anticipated nitrogen discharge concentration that is minimal based on SCDHS density standards (35-36% of the upper limit). The siting and design of the proposed I/A OWTS will be consistent with all applicable standards.	
S 5.3.3.1.2	Sewage treatment plant discharge	The Proposed Action will conform to SCSC Article 6 requirements, so that an STP is not necessary. It is acknowledged that the project's effluent will be recharged within the CGA and SGPA. However, the site's proposed I/A OWTSs will be designed, sited and installed in conformance with all SCSC Article 6 and other applicable SCDHS requirements, thereby assuring that little impact to underlying groundwater quality will occur. As previously noted, the proposed action involves the abandonment of the existing onsite conventional septic system in accordance with SCDHS requirements and replacement of this system with an I/A OWTS which will provide a superior level of treatment including the reduction of nitrogen loading. Overall wastewater discharge on the 1.44-acre property is minimal at just 300 gpd per day.	
S 5.3.3.1.3	Suffolk County Sanitary Code Articles 7 and 12 compliance	These regulations concern water pollution control (Article 7) and storage of hazardous or toxic materials associated with industrial use (Article 12). The proposed action involves a change of zone to allow for the commercial building to be operated by Starbucks. No storage or use of hazardous or toxic materials will occur in connection with the proposed use. The subject site is currently fully developed with a bank building that has not been occupied since 2019. The proposed action site is not within any public Water Supply Sensitive Area which is defined by Article 7 as "areas in close proximity to existing or identified future public water supply wellfields" with "close proximity" defined as "within 1,500 feet upgradient or 500 feet downgradient of public water supply wells screened in the Upper glacial aquifer." Based on an assessment of the closest domestic supply wells and community supply wells (Middle Island Road, Spring Lake Drive, Rocky Point Road) the proposed action site is not within any public Water Supply Sensitive Area. The subject site is currently fully developed with a bank building that has not been occupied since 2019 and the site will continue to be used for commercial purposes. The proposed action will comply with applicable requirements of Suffolk County Sanitary Code Articles 6, 7, and 12. Applicable SCDHS approvals will be obtained through the required application process.	
S 5.3.3.1.4	Commercial and industrial compliance with the Suffolk County Sanitary Code	As noted above, the proposed action will replace the existing conventional onsite septic system serving the current commercial use with an I/A OWTS with advanced nitrogen removal capabilities. Overall, wastewater loading from the proposed action will be just 300+ gpd indicating a relatively small wastewater load for the 1.44-acre site. The proposed action also includes the restoration of 1,840+ SF of the site by converting parking and driveway areas along the western property boundary to unmaintained native vegetation, thereby restoring the western portion of the site contiguous to wooded areas to a more natural condition. Additionally, ±3,600 SF of maintained lawn in the southern portion of the subject property will be converted to native non-irrigated/non-fertilized vegetation. Native plants will require no	
G 5.3.3.1.5	Nitrate-nitrogen		

		to protect surface water quality for projects in the vicinity of ponds and wetlands.	applications of fertilizer except during initial installation. The increased area of native vegetation will also assist in reducing stormwater runoff and improving stormwater recharge on the property, which will help to further reduce nitrogen that may be contained in onsite stormwater runoff.
5.3.3.3 Wellhead and Groundwater Protection			
5.3.3.3.1	Significant discharges and public supply well locations	The location of nearby public supply wells shall be considered in all applications involving significant discharges to groundwater, as required under the New York State Environmental Conservation Law Article 17.	This standard restricts activities that could degrade the public water supply within a 200-foot radius of a public supply well. The location of existing public wells are outside the 200-ft buffer zone of the site. Furthermore, the proposed action will not have "significant discharge" to a point where it will impact a public water supply. The proposed action was further assessed relative to Article 7 Water Supply Sensitive Areas as noted above pursuant to Guideline 5.3.3.1.5 above.
5.3.3.4 Wetlands and Surface Waters			
5.3.3.4.1	Nondisturbance buffers	Development proposals for sites containing or abutting freshwater or tidal wetlands or surface waters must be separated by a nondisturbance buffer area that is no less than that required by the New York State Tidal Wetland, Freshwater Wetland, or Wild, Scenic and Recreational Rivers Act or local ordinance. The Commission reserves the right to require a stricter and larger nondisturbance buffer for development projects not subject to municipal review. Distances shall be measured horizontally from the wetland edge as mapped by the New York State Department of Environmental Conservation, field delineation or local ordinance. Projects which require variances or exceptions from these state laws, local ordinances and associated regulations, shall meet all requirements imposed in a permit by the New York State Department of Environmental Conservation or a municipality in order to be deemed to have met the requirements of this standard.	The proposed action site is not located near a tidal wetland. The closest feature, as listed by the NWI is a 22±-acre freshwater pond, designated as PUSC_x (an excavated man-made palustrine feature that is seasonally flooded and has an unconsolidated shore), located approximately 900 feet northeast of the subject property. This feature is not mapped by the NYSDEC as a previously mapped freshwater wetland. Nevertheless, the pond is located outside of the standard 100-foot NYSDEC freshwater wetland adjacent area. The proposed action includes retention and supplementation of native vegetation in existing perimeter buffers and restoration of 1,840± SF of the site by converting parking and driveway areas along the western property boundary to unmaintained native vegetation and the restoration of 3,600± SF of the site by converting maintained lawn area to native vegetation, thereby restoring the western portion of the site contiguous to wooded areas and an area along the roadway frontage to a more-natural condition. Restoring the vegetative buffer around the site will improve native plant density and diversity, improving overall health and sightliness. Operations under the proposed project will not disturb the vegetation.
5.3.3.4.2	Buffer delineations, covenants and conservation easements	Buffer areas shall be delineated on the site plan, and covenants and/or conservation easements, pursuant to the New York State Environmental Conservation Law and local ordinances, shall be imposed to protect these areas as deemed necessary.	N/A; the proposed action site is not located within a conservation boundary or other protected area. The proposed action includes retention and supplementation of native vegetation in existing perimeter buffers and restoration of 1,840± SF of the site by converting parking and driveway areas along the western property boundary to unmaintained native vegetation, thereby restoring the western portion of the site contiguous to wooded areas to a more natural condition. Additionally, the proposed conversion of 3,600± SF of the maintained lawn area in the southern portion of the subject property to native vegetation will restore this area along the property boundary to a more natural condition.
5.3.3.4.3	Wild, Scenic & Recreational Rivers Act compliance	Development shall conform to the provisions of the New York State Wild, Scenic and Recreational Rivers Act, where applicable. Projects which require variances or exceptions under the New York State Wild, Scenic and Recreational Rivers Act shall meet all requirements imposed by the New York State Department of Environmental Conservation in order to be deemed to have met the requirements of this standard.	N/A; the project site is not located within or adjacent to any WSRR boundary. This Standard does not apply.
5.3.3.5 Stormwater Runoff			
5.3.3.5.1	Stormwater recharge	Development projects must provide that all stormwater runoff originating from development on the property is recharged on site unless surplus capacity exists in an off site drainage system.	This standard requires that adequate drainage capacity be provided for retention and recharge of stormwater runoff generated on-site. All stormwater runoff generated on developed project surfaces will be captured on-site and recharged into the ground through the existing on-site drainage system. The proposed project involves a reduction of ±1,840 SF of impervious surface and restoration of 1,840± SF of the site by converting parking and driveway areas along the western property boundary to unmaintained native vegetation. Additionally, the project proposes the restoration of 3,600± SF of the site by converting maintained lawn area to native

			vegetation. The reduction of impervious surfaces and maintained lawn area will result in decreased stormwater runoff and improved stormwater recharge on the subject property.
			No runoff from developed surfaces will be allowed to exit the site, based on the stringent retention and design standards. The project's drainage system is subject to the review and approval of the Town engineering and planning staff. The proposed project will involve the disturbance of only 0.26 acres of the subject property; therefore, the project is not subject to the requirements of the SPDES General Permit for Construction Activity.
S 5.3.3.5.2	Natural recharge and drainage	Natural recharge areas and/or drainage system designs that cause minimal disturbance of native vegetation should be employed, where practical, in lieu of recharge basins or ponds that would require removal of significant areas of native vegetation.	The proposed project does not involve alteration of the existing onsite drainage system or disturbance of any existing native vegetation. The proposed action will involve reductions in impervious area and maintained lawn and increase in native vegetation, thereby improving the existing drainage conditions onsite. No recharge basins or ponds are proposed as part of the proposed action.
S 5.3.3.5.3	Ponds	Ponds should only be created if they are to accommodate stormwater runoff, not solely for aesthetic purposes.	N/A: the proposed action will not include construction of a pond.
S 5.3.3.5.4	Natural topography in lieu of recharge basins	The use of natural swales and depressions should be permitted and encouraged instead of excavated recharge basins, whenever feasible.	The proposed action does not include excavated recharge basins. No natural topographic low points or swales are available to be utilized for stormwater runoff detention or recharge. As noted previously, the proposed action does not involve an alteration to the existing on-site drainage system. The proposed reduction in impervious surfaces and maintained lawn and increase of native vegetation will result in improved drainage conditions on-site.
S 5.3.3.5.5	Soil erosion and stormwater runoff control during construction	During construction, the standards and guidelines promulgated by the New York State Department of Environmental Conservation pursuant to state law, which are designed to prevent soil erosion and control stormwater runoff, should be adhered to.	The proposed project will involve the disturbance of only 0.26 acres of the subject property; therefore, the project is not subject to the requirements of the SPDES General Permit for Construction Activity.
5.3.3.6 Coordinated Design for Open Space, Habitat and Soil Protection			
		The clearance of natural vegetation shall be strictly limited. Site plans, surveys and subdivision maps shall delineate the existing naturally vegetated areas and calculate those portions of the site that are already cleared due to previous activities. Areas of the site proposed to be cleared combined with previously cleared areas shall not exceed the percentages in Figure 5-1. These percentages shall be taken over the total site and shall include, but not be limited to, roads, building sites, drainage structures and landbanked parking. The clearance standard that would be applied to a development project site if developed under the existing residential zoning category may be applied if the proposal involves multi-family units, attached housing, clustering or modified lot designs. Site plans, surveys and subdivision maps shall be delineated with a clearing limit line and calculations for clearing to demonstrate compliance with this standard. To the extent that a portion of a development project site includes Core property, and for the purpose of calculating the clearance limits, the site shall be construed to be the combined Core and	The proposed project will not comply with the current Vegetation Clearance Limits outlined in Standard 5.3.3.6.1 and thus requires this hardship application. The subject parcel was zoned J Business 4 in 1995, when the CPB CLUP was adopted. In conformance with the allowable site clearance standards listed in Figure 5-1 of the CLUP, the overall maximum allowed site clearance for the proposed action site is 60%, or 0.864 acres (conversely, a minimum of 40% of the site, or 0.576 acres, would have to be preserved as natural). The subject property has been developed with the existing building since at least 1980, prior to the adoption of the CLUP, and is over-cleared in its existing condition. Currently, approximately 86% of the site is cleared (including impervious and maintained landscaped areas) and approximately 14% of the site consists of natural vegetation. The proposed action represents an improvement upon the existing condition with a reduction in clearing from approximately 86% to approximately 77% and an increase in natural areas from approximately 14% to 23%. The proposed site coverages include 1.11 acres of cleared land (impervious and maintained landscaping in existing areas) and 0.33 acres of natural land, including areas to be restored with native vegetation. It is noted that the entirety of the proposed action site is within the Compatible Growth Area of the Central Pine Barrens. Furthermore, the entirety of the remaining natural existing pine barrens habitat within the property will not be developed. As the proposed action does not involve non-contiguous parcels, split zone parcel(s), residential overlay district parcels, environmental restoration, or split Core-CGA parcel(s), Standards S 5.3.3.6.1.1 through S 5.3.3.6.1.4 and S 5.3.3.6.1.6 do not apply.
S 5.3.3.6.1	Vegetation Clearance Limits		

		CGA portions. However, the Core portion may not be cleared except in accordance with Section 5.2 of the Plan.	The proposed action involves the filing of a CGA hardship application for relief from the clearing requirements. Of note, the site is over-cleared in its existing condition, which was the case prior to the adoption of the CLUP. The proposed action would improve upon the clearing condition of the subject property by offering a reduction in clearing and restoration of an impervious area to a natural condition.
5.3.3.6.1.5	CGA Hardship Requirement	Persons seeking relief from clearing requirements on development project sites must file a CGA hardship application.	
5.3.3.6.2	Open space standard requirement, unfragmented open space and habitat	Development project sites must meet at a minimum the percentages of open space specified in Figure 5-1 regardless of existing physical site conditions. Applicants must prioritize first the use of existing cleared areas for development on a project site prior to clearing areas of natural vegetation. Site plans, surveys and subdivision maps must delineate the open space boundary lines and include the calculation of open space areas to demonstrate conformance with this standard. Applicants must identify the receiving entity to which dedicated open space will be transferred as required by Standard 5.3.3.6.5. Project sites that do not have sufficient existing natural areas to meet the open space requirement specified in Figure 5-1 due prior development or use, will be required to revegetate areas to satisfy this standard. This will include sites that do not meet the open space requirement due to pre-existing clearing or disturbance, formalized landscaped and turf areas and/or impervious surfaces.	This standard concerns preservation of natural vegetation in large unbroken blocks to establish open spaces contiguous to on-site and off-site property. The proposed action seeks to preserve the existing wooded areas and reclaim the western perimeter and northwestern corner of the site as part of its restoration plan. The proposed action limits any improvements and operations to the existing cleared areas, reduces impervious surfaces, and increases the native vegetation on-site. The area to be restored to native vegetation along the western and northwestern parcel boundaries is contiguous to natural wooded land to the west and north of the subject property. The proposed action provides additional contiguity of the natural area on the west part of the site and the adjoining natural areas on the adjoining property to the west. The Vegetation Clearance Limits in the CPB CLUP favor the placement of development in existing cleared areas in order to retain natural vegetation. This design strategy is implemented for the Applicant's plan, so that spatial efficiency of the proposed development acknowledges the restrictive nature of allowable clearing (including the site which has already been cleared), whilst also emphasizing the need to create greater parcels of contiguous natural open space and wooded areas. By adhering to the proposed plans and these guidelines, the proposed action will result in a healthier, more contiguous pine barrens ecosystem.
5.3.3.6.3	Fertilizer dependent vegetation limit	No more than 15% of an entire development project site shall be established in fertilizer-dependent vegetation including formalized turf areas. Generally, nonnative species require fertilization therefore, planting of such nonnative species shall be limited to the maximum extent practicable. Development designs shall be in conformance with Standard 5.3.3.6.4 Native plantings.	No more than 15% of a project site shall be established in fertilizer-dependent vegetation. As the project site is a total of 1.44 acres in, up to 0.216 acres of landscaping that requires fertilization may be planted on this site. The subject property currently includes 0.28 acres of maintained landscaping, as it has since prior to the adoption of the CLUP. The proposed project will convert a portion of the maintained landscaping in the southern portion of the subject property to native vegetation that does not require irrigation or fertilizer application in order to comply with this standard. Therefore, no more than 15% of the project site will be established in fertilizer-dependent vegetation under the proposed action. As noted previously, under the proposed project, a portion of impervious surface will be restored with native vegetation in order to provide more natural areas on-site, contiguous to adjacent wooded land. There may be fertilizer required for the initial growth stage of the native vegetation to be restored on site to ensure establishment, but long-term use of fertilizer is not anticipated except for the 0.22 acres of maintained landscaping to remain. None of the non-native species listed in Figure 5-2 of the CLUP will be used as part of the project's final site plan landscape design plans. Landscape species consistent with the species list in Figure 5-2 (Planting Recommendations) of the Pine Barrens Plan are being used as part of the final site plan landscape design plans. Typical landscape trees that are native to the area will be used for streetscapes and natural vegetation are being retained wherever possible.
5.3.3.6.4	Native Plantings	Development designs shall incorporate the species listed as "recommended" in Figure 5-2 "Planting Recommendations." Landscaping and restoration plans shall strive to use Long Island native genotypes, unless the plants are not available. A more extensive list of acceptable and unacceptable plants is available from the Commission office.	Where pine barrens species are used in a landscape function, species listed in Figure 5-2 of the CPB CLUP will be used. See response to Policy 5.3.3.6.3 above.

5.3.3.6.5	Receiving entity and protection for open space areas	The use, maintenance and management of open space shall be considered when protecting open space areas. The project applicant must specify the entity to which the open space will be dedicated. The protection of the open space shall be guaranteed by dedicating the open space to a government entity, private not for profit, land conservation management organization, homeowner's association or similar entity through the transfer of title or a permanent conservation easement or covenant recorded with the Suffolk County Clerk, or similar mechanism to ensure open space protection.	No dedicated open space will be transferred as part of this proposed action.
5.3.3.7 Protection and Conservation of Species and Communities			
5.3.3.7.1	Special Species and Ecological Communities	Where a significant impact is proposed upon a habitat essential to those species identified on the New York State maintained lists as rare, threatened, endangered or of special concern, or upon natural communities classified by the New York State Natural Heritage Program as G1, G2, G3 or S1, S2 or S3, or on any federally listed endangered or threatened species, appropriate mitigation measures as determined by the appropriate state, county or local government agency shall be taken to protect these species.	Per the Environmental Resource Mapper, the subject property is situated within the vicinity of plants and bats listed as endangered or threatened. As the proposed action does not involve the disturbance of any existing natural vegetation, no impacts to rare, threatened, or endangered species is expected. The only areas of the subject property to be disturbed under the proposed action include impervious surfaces, which will include areas to be restored to a more natural state, which will improve the quality of potential habitat for wildlife species. As such, no endangered or threatened species are expected to be present in areas that would be disturbed on the proposed action site. In addition, no existing natural vegetation will be removed from the site and part of the lawn will be converted to unmaintained vegetation. The natural vegetation fringe on the west part of the site will be expanded as a result of the proposed project. Consequently, no impacts are expected with respect to special species and/or ecological communities and the proposed action conforms to this standard.
5.3.3.7.2	Bird conservation and protection	Development projects shall incorporate bird friendly structures, design and site planning elements to reduce bird strikes and mortality to the greatest extent feasible. Seek guidance provided in the American Bird Conservancy et al publication "Bird Friendly Building Design," available from their website.	The proposed action will utilize the existing building design in order to limit impacts to undeveloped areas of the subject property. Therefore, this standard does not apply as no new structures are proposed.
5.3.3.9 Dark Sky Compliance			
5.3.3.9.1	Light Pollution Prevention	This standard applies only to projects which are not subject to local municipal review and approval. The candlepower distribution from lighting fixtures and installations shall be cut off at all angles beyond those required to restrict direct illumination to the specific area or surface being illuminated. Development shall utilize full cutoff lighting that directs all light downward and eliminates spill light and direct upward light. Fixtures must be noted on the proposed site plan as dark-sky compliant fixtures. Existing exterior fixtures on a development project site shall be retrofitted accordingly.	This standard does not apply, as the project is subject to local municipal review and approval associated with the Change of Zone application. No changes to lighting from the existing condition are proposed; however, compliance with current lighting requirements will be achieved through site plan review by the Town of Brookhaven. Such requirements include cutoff lighting, dark-sky compliance and no luminaires beyond the property line. Lighting will only be used for safety and security and will comply with Town requirements.
5.3.3.11 Scenic, Historic and Cultural Resources			
5.3.3.11.1	Tall structures and scenic resources	This standard applies to projects not subject to local municipal review. A development project subject to this standard must not exceed the height definition for tall structures in Chapter 4,	The subject site is currently fully developed with a bank building that has not been occupied since 2019 and the site will continue to be used for commercial purposes. This standard does not apply, as the project is subject to local municipal review and approval associated with the Change of Zone application. There are no changes proposed to the height of the existing structure.

		Section 4.3.11. This standard requires, in part, the adaptive use and reuse of existing tall structures rather than the construction and placement of new ones when and where feasible and appropriate. Development proposals should account for, review, and provide protection measures for: 1. Established recreational and educational trails and trail corridors, including but not limited to those trail corridors inventoried elsewhere in this Plan. 2. Active recreation sites, including existing sites and those proposed as part of a development. 3. Scenic corridors, roads, vistas and viewpoints as documented in Volume 2 of this Plan, and which are listed in Figure 5-2, which may be amended from time to time, in Volume I of this Plan and may be located in Critical Resource Areas, and along the Long Island Expressway, Sunrise Highway, County Road 111 and William Floyd Parkway. 4. Sites of historical or cultural significance, including historic districts, sites on the State or National Registers of Historic Places, and historic structures listed on the State or National Registers of Historic Places, or recognized by local municipal law or statute. 5. Sensitive archaeological areas as identified by the New York State Historic Preservation Office or the New York State Museum.	The proposed action will not impact any trails, recreation sites, scenic resources, sites of historic or cultural significance, or sensitive archaeological areas, as there are no such resources on-site or immediately adjacent to the subject property. All areas to be disturbed under the proposed action have been previously disturbed. The only change in site coverages proposed involves the conversion of an area of impervious pavement to native vegetation and the conversion of an area of maintained lawn to native vegetation.
G 5.3.3.11.2	Cultural resource consideration		
G 5.3.3.11.5	Roadside design and management	Undisturbed portions of the roadside should be maintained in a manner that protects the scenic features of these areas. Clearing (including that for aisles, driveways, access and parking) is not precluded within these roadside areas, provided that appropriate buffers are maintained, and that manmade structures meet standards consistent with the character of the area.	The project complies with this Guideline. No roadside areas are proposed to be cleared. The proposed project will utilize existing vehicle access points.

SECTION 1.0

DESCRIPTION OF THE PROPOSED PROJECT

1.0 DESCRIPTION OF THE PROPOSED PROJECT

1.1 Introduction

This document has been prepared by Nelson, Pope & Voorhis, LLC (NPV) in support of an application before the Central Pine Barrens Joint Planning and Policy Commission (CPBC or Commission) for a Hardship Exemption for a development within the Compatible Growth Area (CGA) of the Central Pine Barrens. This document is intended to provide the required information documenting how the proposed exemption satisfies requirements for approval of the application, pursuant to New York State Environmental Conservation Law (NYSECL) Article 57-0123(3)(b). This document provides a description of the features of the proposal that justify the requested exemption, based upon the characteristics of the site, evaluation of the proposed project and the standards in connection with Town Law Section 267-b, and the mitigation measures that will be employed.

The subject property includes a 1.44-acre property located at 599 Middle Country Road in the Hamlet of Middle Island, Town of Brookhaven, Suffolk County, New York (see **Figure 1**). The subject property is more particularly described as Suffolk County Tax Map #0200-402-02-002. The entirety of the subject property is situated within the CGA of the Central Pine Barrens, in which limited, environmentally-compatible development is permitted pursuant to the Central Pine Barrens Comprehensive Land Use Plan (CLUP).

Appendix A contains an affidavit prepared by the property owner authorizing Charles J. Voorhis, CEP, AICP (NPV Principal) to make this Hardship application on their behalf. A Part 1 Environmental Assessment Form (EAF) has been prepared for the proposed project, and is presented in **Appendix B**.

1.2 Site History and Characteristics

The eastern portion of the subject property appeared to be cleared agricultural land and the western portion of the subject property appeared to contain a residence in publicly available historical aerial photographs from 1961-1966 (**Appendix C**). The subject property has been developed with the existing commercial drive-thru banking facility since at least 1978, prior to the adoption of the CLUP. The property has formerly been occupied by LI Savings Bank, Astoria Bank, Sterling Bank, and most recently, Webster Bank which closed in 2019. The subject site is nearly completely developed with the existing bank building and associated parking, landscaping and related improvements. There are narrow fringes of vegetation on the west and north sides of the subject site. There is non-native landscaping in limited locations within the parking area and south and east of the building where there are sidewalks, the sanitary system and utilities (see **Figure 2**).

1.3 Description of the Proposed Project

The proposed project involves a change of zone from J Business 4 (Professional and Business Offices) to J Business 5 (J-5; High Intensity Business) in order to enable the future conversion of the existing drive-thru bank building into a Starbucks restaurant with a drive-thru. Access points to the commercial property will remain unchanged from the current configuration. The site will continue to be accessed from two points along the shared access driveway along the eastern property boundary including a two lane, one-way access to the drive-thru in the northeast corner of the subject property, and a two-way access to the paved parking lot area in the northern portion of the subject property. A two lane exit point will remain in the southwest corner of the subject property for access to Middle Country Road from the drive-thru. The site plan for the proposed project is provided as **Attachment 1**.

The proposed action involves the physical ground disturbance of only 0.26 acres of the 1.44-acre property, primarily for the restoration of $\pm 1,840$ square feet (SF) of the site by converting driveway areas along the western boundary to non-fertilized/non-irrigated native vegetation. This restoration will restore the western portion of the site contiguous to existing wooded areas to a more natural condition thus expanding contiguous natural vegetation. Additionally, approximately 3,000 SF of the existing maintained lawn area in the southern portion of the subject property will be converted to non-fertilized/non-irrigated native vegetation.

All wastewater generated onsite will be treated and recharged into the ground using facilities that conform to Suffolk County Sanitary Code Article 6 requirements. The existing onsite conventional septic system will be replaced with a new Innovative/Alternative Onsite Wastewater Treatment System (I/A OWTS). All stormwater runoff generated on developed project surfaces will be captured on-site and recharged into the ground through the existing on-site drainage system. The proposed reduction of impervious surfaces will result in decreased stormwater runoff and improved stormwater recharge on the subject property.

The subject parcel was zoned J Business 4 in 1995, when the CPB CLUP was adopted. In conformance with the allowable site clearance standards listed in Figure 5-1 of the CLUP, the overall maximum allowed site clearance for the proposed action site is 60%, or 0.864 acres (conversely, a minimum of 40% of the site, or 0.576 acres, would have to be preserved as natural). The subject property has been developed with the existing building since at least 1980, prior to the adoption of the CLUP, and is over-cleared in its existing condition. Currently, approximately 86% of the site is cleared (including impervious and maintained landscaped areas) and approximately 14% of the site consists of natural vegetation. The proposed action represents an improvement upon the existing condition with a reduction in clearing from approximately 86% to approximately 78% and an increase in natural areas from approximately 14% to 22%. In addition, the area of fertilized vegetation will be reduced from **% to **% allowing the existing developed site to comply with Standard 5.3.3.6.3. The proposed site coverages include 1.13 acres of cleared land (impervious and maintained landscaping in existing areas) and 0.31 acres of natural land, including areas to be restored with native vegetation. As a

result, the proposed project requires an exemption from Standard 5.3.3.6.1 Vegetation Clearance Limits, to be reviewed and decided upon by the CPBC, which has jurisdiction over this request under NYS ECL Article 57 and the CLUP. There are unique circumstances associated with this lot that warrant the requested exemption.

Table 1 below details the types of surface coverages of the site, in its existing condition and after completion of the proposed project.

Table 1
SITE COVERAGES
Existing Conditions & Proposed Project

Coverage Type	Existing Conditions (Acres)	Proposed Project (Acres)	Difference (Acres)
Impervious (roads, buildings, and other paved surfaces)	0.96	0.91	-0.05
Landscaped (maintained)	0.28	0.22	-0.06
Wooded/Natural	0.20	0.31	+0.11
Total	1.44	1.44	

No wetlands or surface waters are located on or adjacent to the subject site, and the subject property does not contain slopes over 10 percent.

SECTION 2.0

TOWN LAW SECTION 267-B

2.0 TOWN LAW SECTION 267-B CRITERIA

The Applicant seeks an exemption based upon a demonstration of hardship for development in the CGA. In making such a finding, the commission shall consider the criteria for a use variance pursuant to section two hundred sixty-seven-b of NYS Town law. These criteria are as follows:

- (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.

A demonstration supporting the above factors is outlined below.

- (1) the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;*

The commercial drive-thru bank has been vacant since 2019 and unable to secure a tenant to operate the facility and realize a reasonable return. The prolonged vacancy, which indicates a lack of demand for its existing use, has resulted in the property owner being unable to realize a reasonable return on their investment. The facility is not profitable under its present zoning and therefore a Town change of zone is sought to allow the proposed use. The site is privately-owned and subject to real estate taxes. The lack of income from the property that would be facilitated by an occupant/operator of a commercial use is a significant economic hardship to the property owner. Current real estate taxes are \$***, attesting to the annually accruing hardship of having the site unoccupied.

The placement of the property in the CGA following the full development of the property in its current configuration is a hardship that prohibits the property owner from being able to initiate a use on the subject property that would be profitable. The current owner sought to market the property for banking purposes. However, three brokerage groups were unsuccessful in securing a banking branch willing to lease the location. This was attributed to the downsizing of bank branches and the decreased demand for large bank formats. The proposed project will improve site conditions by removal of pavement on the west side of the site to expand contiguous natural open space with adjoining lands, and reducing maintained landscaped lawn area with native non-maintained vegetation.

(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;

The subject property is unique as it is a developed commercially-zoned property with a drive-thru window situated within the CGA, which was developed prior to the adoption of the CLUP. The building is vacant and has not been in use since 2019. The placement of the property in the CGA prevents the subject property from being utilized as a profitable commercial business that is consistent with the changing consumer needs of the surrounding community. The presence of the existing commercial building, parking area and drive-thru infrastructure would allow the property to function as a profitable business with very minimal modifications to the existing property. Proposed changes would remove pavement on the west side of the site to expand contiguous natural open space with adjoining lands, and would reduce maintained lawn area and replace it with native vegetation that does not require maintenance such that compliance with Standard 5.3.3.6.3. The site will also be improved with an I/A OWTS installation which will reduce nitrogen concentrations in recharge to groundwater.

The unique conditions applicable to this site are as summarized as follows:

- The site is almost completely developed and was developed in its current form prior to the CLUP.
- The CLUP placed this developed site within the CGA of the Central Pine Barrens.
- The existing bank building is not viable for tenancy by a bank due to changing market conditions.
- The project site can be improved in terms of natural vegetation to more closely conform with Standard 5.3.3.6.1.
- The project site can be improved to comply with Standard 5.3.3.6.3.
- The project site will be improved with an I/A OWTS installation to reduce groundwater impacts.

(3) that the requested use variance, if granted, will not alter the essential character of the neighborhood;

Under the proposed action, the use of the subject property will remain commercial in nature. The primary function of the property as a drive-thru establishment will remain unchanged. The operational structure of a drive-thru ensures that vehicular traffic patterns and customer flow will be consistent with the existing use, minimizing and significant changes to the surrounding area.

The physical characteristics of the site will remain essentially unchanged, with the exception of the conversion of an area of impervious pavement and an area of maintained lawn to native vegetation, contiguous to the wooded vegetation to the west and the roadway,

respectively. Consequently, there is no negative alteration of the essential character of the neighborhood and any change is positive and beneficial in terms of reducing pavement that faces Middle Country Road, with establishment of natural vegetation along a small additional portion of road frontage.

The surrounding community was engaged in discussions regarding how the property could optimally address their needs. Concerns were raised about the current condition of the building and its effects on the neighborhood. The community expressed support for the decision to convert the property from its prior use to a restaurant that would contribute positively to the local area.

(4) that the alleged hardship has not been self-created.

The subject property was developed for commercial use prior to the adoption of the CLUP and the placement of the subject property into the CGA, greatly limits the property's potential for adaptation driven by consumer needs. The current and previous property owners have been unable to secure a tenant for the existing commercial bank facility, and is proposing to change the use with minimal disturbance to the subject property and an improvement upon the natural condition of the subject property. The condition of the subject property aligns with the trends observed in banking properties within the surrounding area, attributable to shifts in consumer preferences and market conditions. Additionally, there are two other banks along the same road that have also remained vacant for an extended period.

FIGURES



NPV

FIGURE 1 LOCATION

Sources: ESRI Topographic Map, 2025; Suffolk GIS, 2025
Scale: 1 inch equals 1,000 feet



599 Middle Country Road

CGA Application



NPV

**FIGURE 2
AERIAL**

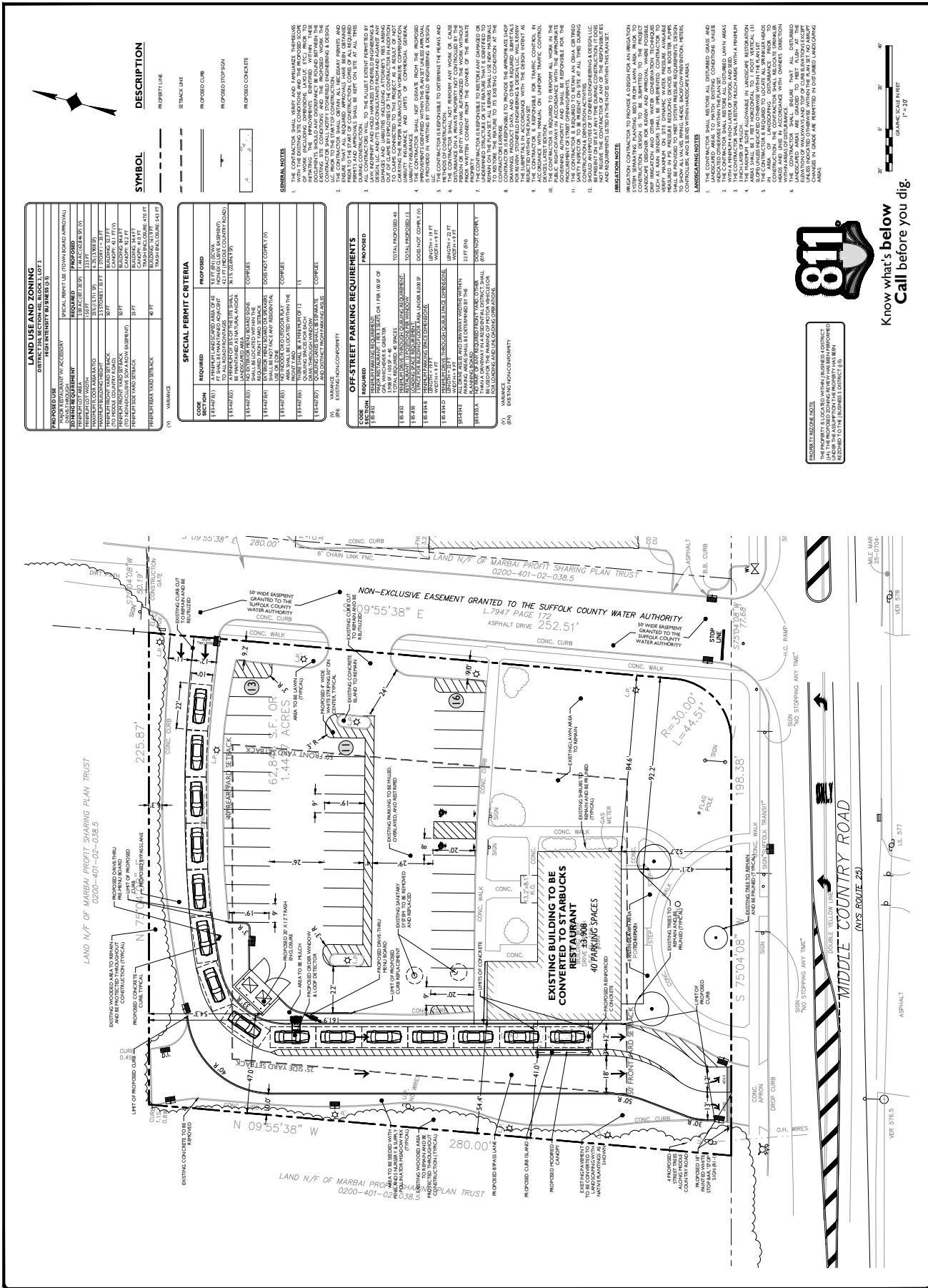
Sources: NYS Orthoimagery, 2023; Suffolk GIS, 2025
Scale: 1 inch equals 75 feet



599 Middle Country Road

CGA Application

SITE PLAN



APPENDICES

APPENDIX A OWNERS AFFIDAVITS

OWNER'S AFFIDAVIT

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

STATE OF New York

)ss:

COUNTY OF Suffolk

I, MARCO SCARDA, being duly sworn, deposes and says that I am the
(Authorized Officer's Name)
Director of the RA Middle Island LLC corporation
(Official Title) (Landowner's Name)

located at 1201 route 112,
(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 599 middle country
Road (Property Address), which is also designated as Suffolk County Tax

Map Number(s) 0200402 000200002000, and that

this corporation has been the owner of this property continuously since 11/6/24,
(Date)

and that I have authorized Nelson & Pope
(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.

[Signature]
(Authorized Officer's Signature)

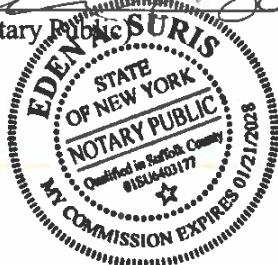
MARCO SCARDA
(Officer's Name - Please Print)

3/12/25
(Date)

Sworn to before me this

12th day of March 2025

[Signature]
(Notary Public)



APPENDIX B

ENVIRONMENTAL ASSESSMENT FORM (EAF)

PART 1

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed Change of Zone		
Project Location (describe, and attach a general location map): 599 Middle Country Road, Hamlet of Middle Island, Town of Brookhaven, Suffolk County, NY		
Brief Description of Proposed Action (include purpose or need): The proposed action is a change of zone for 599 Middle Country Road (SCTM 0200-402-02-002) from J Business 4 (Professional and Business Offices) to J Business 5 (High Intensity Business) in order to enable the future conversion of the existing bank building into a Starbucks restaurant and Drive-Thru.		
Name of Applicant/Sponsor: RA Middle Island LLC	Telephone: 631-582-4800	
	E-Mail: w.caffrey@crestorg.com	
Address: 1201 Route 112		
City/PO: Port Jefferson Station	State: New York	Zip Code: 11776
Project Contact (if not same as sponsor; give name and title/role): Zachary Chaplin, PE	Telephone: 718-606-8305	
	E-Mail: zchaplin@stonefieldeng.com	
Address: 584 Broadway, Suite 310		
City/PO: New York	State: New York	Zip Code: 10012
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 Counsel, Town Board, ☒ Yes ☐ No or Village Board of Trustees	Town of Brookhaven Town Board, Application for Change of Zone	December 2024
b. City, Town or Village ☒ Yes ☐ No Planning Board or Commission	Town of Brookhaven Planning Board, Application for Site Plan Approval	TBD
c. City, Town or ☒ Yes ☐ No Village Zoning Board of Appeals	Town of Brookhaven Board of Zoning Appeals	TBD
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☒ Yes ☐ No	SCWA, Backflow Approval SCDHS, Wastewater Management	TBD
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	New York State DOT, Highway Work Permit	TBD
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☒ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☒ No iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☒ 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? ☒ Yes ☐ 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? ☒ Yes ☐ No

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

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

NYS Heritage Areas: LI North Shore Heritage Area

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

If Yes, identify the plan(s):

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? J Business 4 - Professional and Business Offices	☒ Yes ☐ No
b. Is the use permitted or allowed by a special or conditional use permit?	
☐ Yes ☒ No	
c. Is a zoning change requested as part of the proposed action? If Yes,	
☒ Yes ☐ No	
i. What is the proposed new zoning for the site? J Business 5	
C.4. Existing community services.	
a. In what school district is the project site located? Longwood Central School District	
b. What police or other public protection forces serve the project site? Suffolk County Police Department, Sixth Precinct	
c. Which fire protection and emergency medical services serve the project site? Middle Island Fire District provides both fire and EMS service	
d. What parks serve the project site? The project is located a half mile from Cathedral Pines County Park and a mile from Prosser Pines Nature Preserve.	

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)? Change of Zone, Commercial	
b. a. Total acreage of the site of the proposed action? 1.44 acres b. Total acreage to be physically disturbed? 0.26 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.44 acres	
c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % Units:	
d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No If Yes,	
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)	
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No	
iii. Number of lots proposed?	
iv. Minimum and maximum proposed lot sizes? Minimum Maximum	
e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No	
i. If No, anticipated period of construction: months	
ii. If Yes:	
• Total number of phases anticipated • Anticipated commencement date of phase 1 (including demolition) month year • Anticipated completion date of final phase month year • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:	

f. Does the project include new residential uses? ☐ Yes ☒ No If Yes, show numbers of units proposed. <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"></th> <th style="width: 20%; text-align: center;"><u>One Family</u></th> <th style="width: 20%; text-align: center;"><u>Two Family</u></th> <th style="width: 20%; text-align: center;"><u>Three Family</u></th> <th style="width: 25%; text-align: center;"><u>Multiple Family (four or more)</u></th> </tr> </thead> <tbody> <tr> <td>Initial Phase</td> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>At completion</td> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>of all phases</td> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> </tbody> </table>						<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	_____	_____	_____	_____
	<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)? ☐ Yes ☒ No If Yes, i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet																								
h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No If Yes, i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____																								
D.2. Project Operations																								
a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☒ No If Yes: i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No If yes, describe. _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? ☐ Yes ☐ No ix. Summarize site reclamation goals and plan: _____ _____ _____																								
b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No If Yes: i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____																								

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

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

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ 900 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No
If Yes:

- Name of district or service area: Suffolk County Water Authority
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

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

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 900 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): _____
Sanitary wastewater, kitchen wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☒ 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? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	☐ Yes ☐ No ☐ Yes ☐ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No
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): On-site I/A Septic System _____ _____ _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____ 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)? _____ _____ _____ • If to surface waters, identify receiving water bodies or wetlands: _____ _____ _____ _____ Will stormwater runoff flow to adjacent properties?	☐ Yes ☒ No ☐ Yes ☐ No ☐ Yes ☐ No
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	☐ Yes ☒ No
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? If Yes: 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) ii. In addition to emissions as calculated in the application, the project will generate: • _____ 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)	☐ Yes ☒ No ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No If Yes: i. When is the peak traffic expected (Check all that apply): ☒ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☒ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: <u>Per Municipal Code Requirements</u> • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: <u>Per Municipal Code Requirements</u> • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: <u>Per Municipal Code Requirements</u> • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: <u>Per Municipal Code Requirements</u> • Saturday: _____ • Sunday: _____ • Holidays: _____
i. During Construction: • Monday - Friday: <u>Per Municipal Code Requirements</u> • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: <u>Per Municipal Code Requirements</u> • Saturday: _____ • Sunday: _____ • Holidays: _____		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: Construction equipment/machinery. Hours: 7AM - 5PM	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: Site plan proposed to reuse fixtures if feasible	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☒ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ TBD tons per _____ (unit of time) • Operation : _____ 10 tons per _____ Year (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: ON-SITE RECYCLABLE WASTE DISPOSAL PROVIDED, RECYCLING TO BE COLLECTED THROUGHOUT CONSTRUCTION, AND APPROPRIATELY DISPOSED OF. _____ • Operation: ON-SITE STORAGE PROVIDED (TRASH & RECYCLING ENCLOSURE) TO BE PICKED UP BY PRIVATE COMPANY _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: ON-SITE WASTE DISPOSAL PROVIDED. WASTE TO BE COLLECTED THROUGHOUT CONSTRUCTION, AND APPROPRIATELY DISPOSED OF USING DUMP TRUCKS. _____ • Operation: ON-SITE STORAGE PROVIDED (TRASH & RECYCLING ENCLOSURE) TO BE PICKED UP BY PRIVATE COMPANY. _____	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

The site is currently occupied by a commercial structure and is bordered by commercial uses to the east and south. The site is bordered by forest to the north and west.

b. Land uses and coverytypes on the project site.

Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.51	0.48	0.03
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Grass/Landscaping	0.49	0.52	0.03

c. Is the project site presently used by members of the community for public recreation? <i>i. If Yes: explain:</i> _____	☐ Yes ☒ No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, <i>i. Identify Facilities:</i> Yes, the City On A Hill Community Church is located approximately 400 ft from the project site and includes a day care facility. _____	☒ Yes ☐ No
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. Dam's existing hazard classification:</i> _____ <i>iii. Provide date and summarize results of last inspection:</i> _____ _____	☐ Yes ☒ No
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> _____ _____	☐ Yes ☒ No ☐ Yes ☐ No
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> _____ _____	☐ Yes ☒ No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i> ☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ <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> _____ _____	☐ Yes ☒ No ☐ Yes ☐ No

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No													
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____													
E.2. Natural Resources On or Near Project Site													
a. What is the average depth to bedrock on the project site? _____ > 6 feet													
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ 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%; border-bottom: 1px solid black;">PIB - Plymouth Loamy Coarse Sand</td> <td style="width: 40%; text-align: right; border-bottom: 1px solid black;">1.0 %</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Riverhead Sandy Loam</td> <td style="text-align: right; border-bottom: 1px solid black;">99.0 %</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="text-align: right; border-bottom: 1px solid black;">%</td> </tr> </table>		PIB - Plymouth Loamy Coarse Sand	1.0 %	Riverhead Sandy Loam	99.0 %		%						
PIB - Plymouth Loamy Coarse Sand	1.0 %												
Riverhead Sandy Loam	99.0 %												
	%												
d. What is the average depth to the water table on the project site? Average: _____ > 6 feet													
e. Drainage status of project site soils: ☒ Well Drained: _____ 100 % of site ☐ Moderately Well Drained: _____ % of site ☐ Poorly Drained: _____ % of site													
f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: _____ 95 % of site ☒ 10-15%: _____ 5 % of site ☐ 15% or greater: _____ % of site													
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____													
h. Surface water features.													
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No													
ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☒ No													
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.													
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☒ No													
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		• 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)	_____												
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____													
i. Is the project site in a designated Floodway? ☐ Yes ☒ No													
j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No													
k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No													
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No If Yes:													
i. Name of aquifer: Sole Source Aquifer Names: Nassau-Suffolk SSA _____													

m. Identify the predominant wildlife species that occupy or use the project site: _____ Squirrels _____ Other typical suburban wildlife sepcies _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☒ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): _____ Northern Long-eared Bat _____	
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? ☐ Yes ☒ No If Yes: i. Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☒ Yes ☐ No If yes, give a brief description of how the proposed action may affect that use: _____ The East Bartlett Pine Barrens State Forrest to the South of the site is used for hunting and trapping. This will be unaffected by the change of zone.	
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? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☒ Yes ☐ No If Yes: i. CEA name: SGPA, Central Suffolk Pine Barrens ii. Basis for designation: Protect groundwater, Benefit to human health & protect drinking water iii. Designating agency and date: Agency:Long Island Regional Planning, Agency:Suffolk County, Date:3-19-93, Date:2-10-88	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☒ Historic Building or District ii. Name: <u>Long Island North Shore Heritage Area</u> iii. Brief description of attributes on which listing is based: <u>This area includes the northern half of Long Island, which contains a variety of cultural and historic resources.</u>	☒ Yes ☐ No
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?	☒ Yes ☐ No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	☐ Yes ☒ No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: <u>Cathedral Pines County Park; Prosser Pines Nature Preserve; East Bartlett, Longwood, & Rocky Point State Forests</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Local Park, Nature Preserve, & State Forests</u> iii. Distance between project and resource: _____ <u>0.1-5</u> miles.	☒ Yes ☐ No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	☐ Yes ☒ No ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

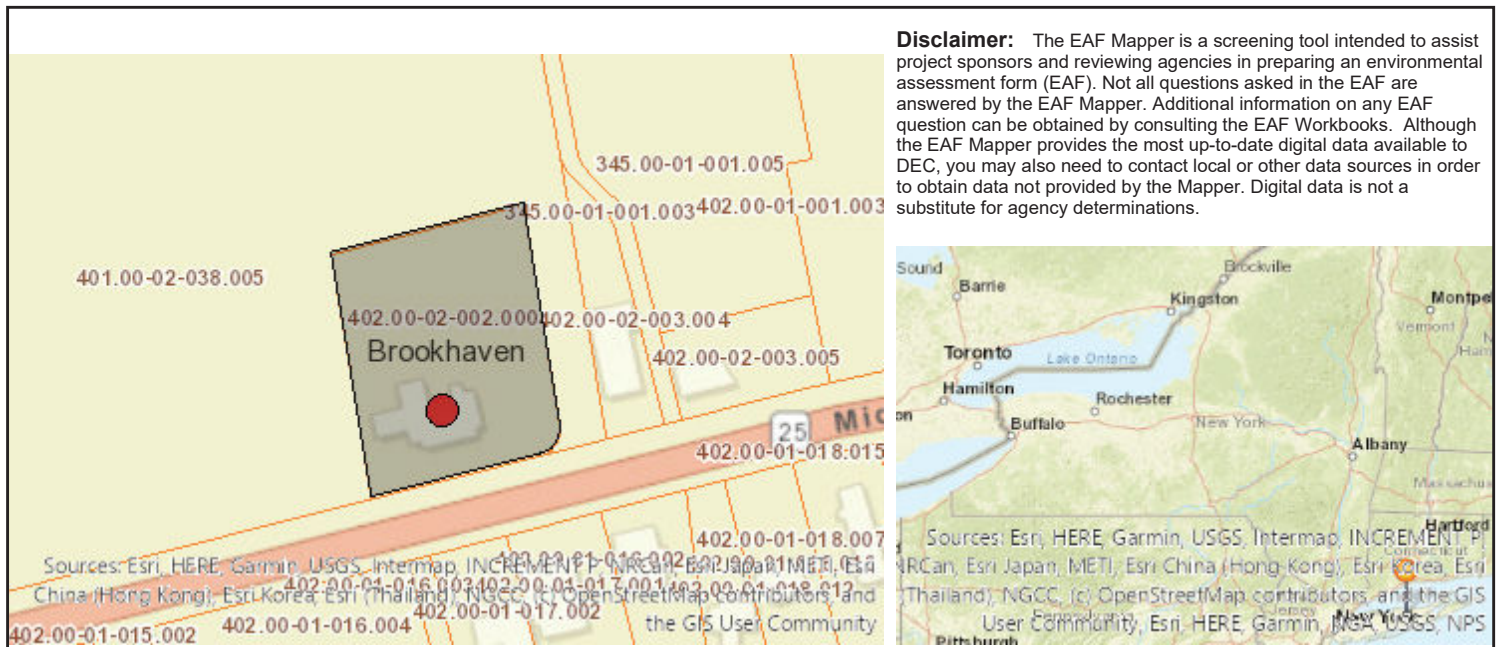
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Zachary Chaplin Date 03/19/2025

Signature  Title Engineer



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:LI North Shore Heritage Area
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Sole Source Aquifer Names:Nassau-Suffolk SSA
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	SGPA, Central Suffolk Pine Barrens
E.3.d.ii [Critical Environmental Area - Reason]	Protect groundwater, Benefit to human health & protect drinking water
E.3.d.iii [Critical Environmental Area – Date and Agency]	Agency:Long Island Regional Planning, Agency:Suffolk County, Date:3-19-93, Date:2-10-88
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

APPENDIX C

HISTORICAL AERIAL PHOTOGRAPHS

**599 Middle Country Road
Historical Aerial Photograph Appendix**



Aerial Photograph Year: 1962



Aerial Photograph Year: 1978

**599 Middle Country Road
Historical Aerial Photograph Appendix**

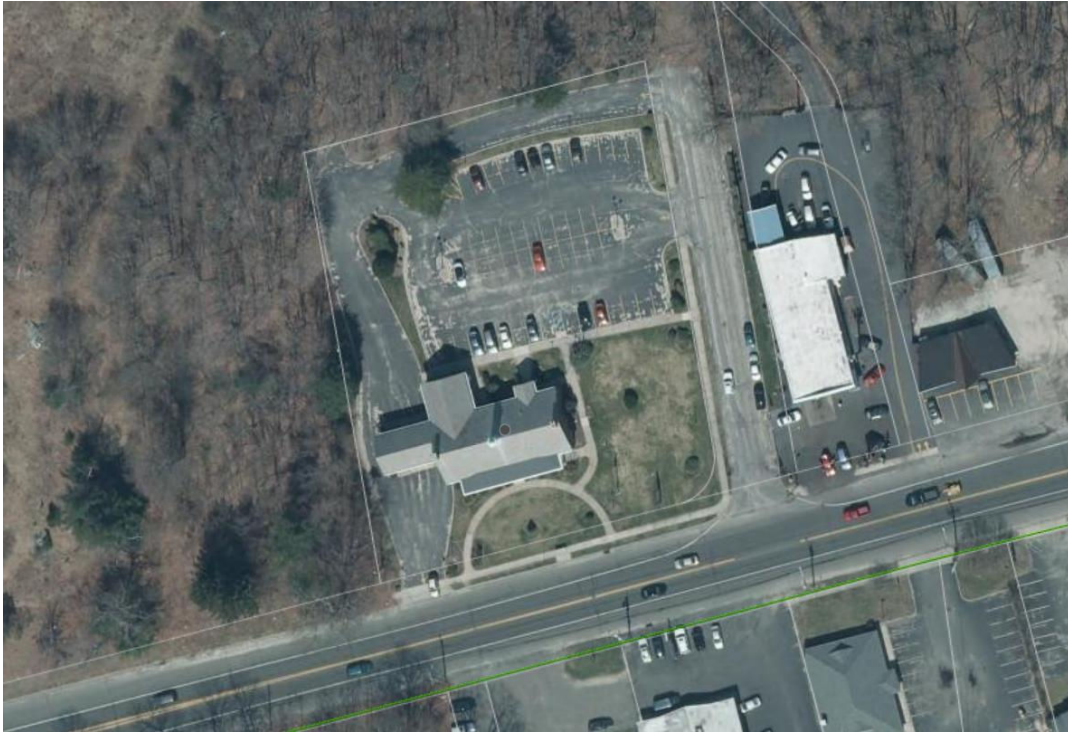


Aerial Photograph Year: 1984

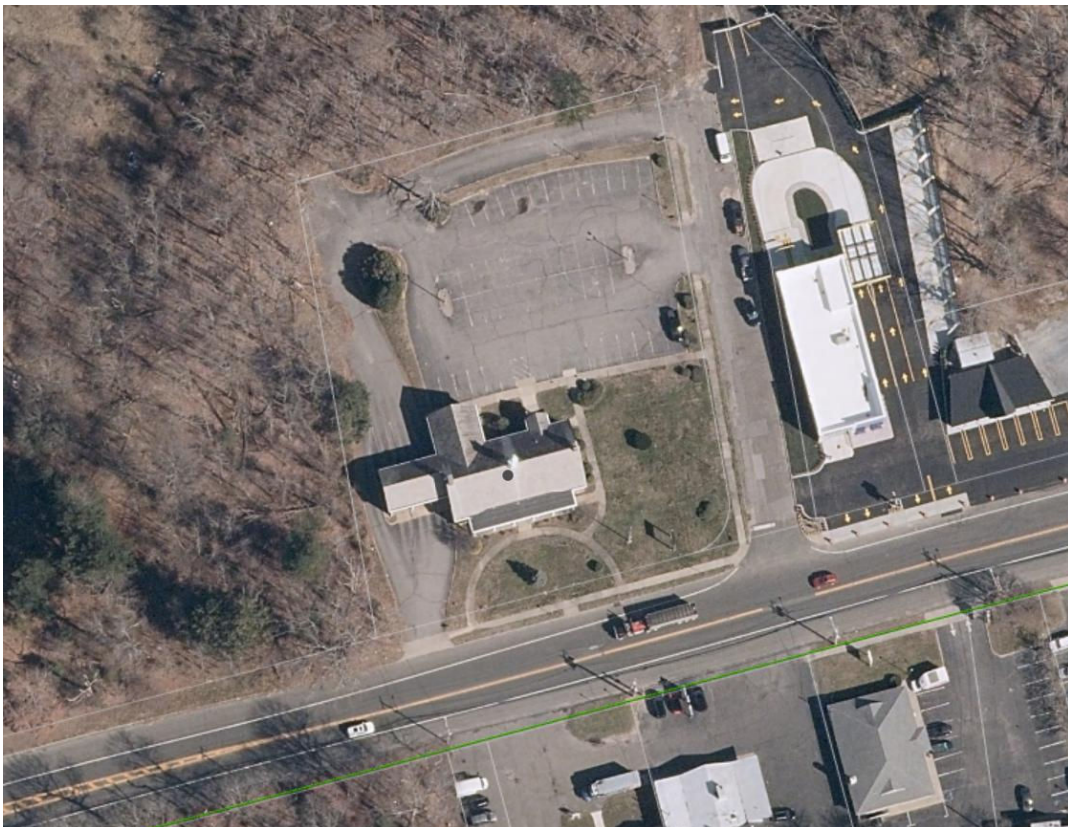


Aerial Photograph Year: 2001

**599 Middle Country Road
Historical Aerial Photograph Appendix**



Aerial Photograph Year: 2010



Aerial Photograph Year: 2023