



September 17, 2025

Justin Ames
Nelson Pope Voorhis, LLC
70 Maxess Road
Melville, NY 11747

**RE: Request for Core Preservation Area Hardship Waiver Modification
49 Old Westhampton Road, Northampton, Town of Southampton
SCTM # 900-164-4-11 and 12 (merged to 900-164-4-12.1)
Central Pine Barrens Core Preservation Area**

Dear Mr. Ames:

On August 12, 2025, the Central Pine Barrens Commission office received your letter requesting a modification to the Gosselin Property Core Preservation Area Hardship Waiver to allow the construction of a covered porch totaling 175 square feet on the front of the residence as depicted in the building permit survey prepared by Young Associates last dated May 22, 2025. No additional clearing is associated with this change.

The Gosselin Property Core Preservation Area Hardship Waiver was approved on December 20, 2023 for the demolition of seven of eight cottages and construction of a 3,600 square foot single-family residence on 1.73 acres in the R-15 zoning district. The approval was for the implementation of the building plan prepared by Young Associates dated October 25, 2023 and requested updates be submitted for review if they occur. The approval was amended on January 17, 2024 to clarify Condition #4 stating “no clearing or disturbance to trees or other natural vegetation present on the Project Site other than that which is shown in the referenced October 25 plan.”

The proposed activity constitutes “non-development” pursuant to New York State Environmental Conservation Law Article 57 Section 57-0107(13)(iv), which states that non-development includes:

(iv) the use of any structure or land devoted to dwelling uses for any purposes customarily incidental and otherwise lawful;

No further review from this office is required. If any activity related to the proposal changes, please notify this office and forward the updated information for review prior to implementation. Additionally, please ensure the owner continues to fulfill all conditions of the amended approval.

The proposal must conform to all other involved agency jurisdictions and permit requirements in effect on the project site. Thank you for your attention, and if you have any questions, please do not hesitate to contact me at (631) 563-0307.

Sincerely,

Tara Murphy
Environmental Planner

cc: Judith Jakobsen, Executive Director
Julie Hargrave, Pine Barrens Manager
John C. Milazzo, Counsel

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

624 Old Riverhead Road
Westhampton Beach, NY
11978

Phone (631) 288-1079
Fax (631) 288-1367
www.pb.state.ny.us



August 12, 2025

Judy Jakobsen
The Central Pine Barrens Commission Office
624 Old Riverhead Road (CR 31)
Westhampton Beach, NY 11978

**RE: Gosselin Property (49 Old Westhampton Road); Request for Modification to
Core Preservation Area (CPA) Hardship Waiver, dated January 2024
NPV#23247**

Dear Ms. Jakobsen,

At the December 20, 2023 regular meeting of the Central Pine Barrens Joint Planning and Policy Commission ("the Commission"), the Commission, by unanimous decision, issued a final resolution approving the Core Preservation Area Hardship Waiver Permit for the proposed action at the 49 Old Westhampton Road property. The property (more specifically identified as Suffolk County Tax Map numbers 900-164-4-11 & 12) is located within the Core Preservation Area as defined in Article 57 of the Environmental Conservation Law, in the Hamlet of Northampton, Town of Southampton New York. The Commission granted Jason and Nancy Gosselin (collectively "the Applicant") approval to demolish all of the existing structures on the property except for one cottage that will remain and be used for storage use, and to construct a new 3,600 SF single-family two-story seven-bedroom residence. Details and specifications for the approved action were depicted on the Building Permit Survey prepared by Young Associates last dated October 25, 2023. The Commission's resolution was amended at the January 17, 2024, to provide clarification regarding Condition #4, correcting that "No clearing or disturbance to trees or other natural vegetation present on the Project Site other than that which is shown in the referenced October 25 plan" may occur.

The Applicant is requesting a modification to the approved action to include the proposed construction of a 175 square-foot covered porch on the street-front of the residence, located approximately 80 feet from wetlands. The application materials related to the above referenced modification request are included herewith. This submission includes the "Jason P. Gosselin & Nancy Gosselin Building Permit Survey", sheets 1-2, the "Jason P. Gosselin & Nancy Gosselin Stormwater Management Control Plan", sheet 3, and the "Jason P. Gosselin & Nancy Gosselin Map of Covenanted Wetland Preservation Area & Non-Disturbance Non-Fertilization Buffer", sheet 4, last revised by Howard W. Young and Thomas Wolpert, on May 22, 2025.

The proposed modification will not result in an increase to the area of disturbance, nor will it require the removal of any additional trees within the Core Preservation Area of the Central Pine Barrens. Furthermore, the modification solely involves the construction of a deck, which as an accessory structure incidental to the approved residential use. If the Commission finds that the modification to the approved project is considered to be "Non-Development" under Article 57, then we request administrative approval of the request for modification to the CPA Hardship Waiver.

Please review this modification request and if necessary, please include this in the September 17th calendar to schedule the review of this matter.

Should you have any questions please don't hesitate to reach out. I can be reached via phone at (631) 427-5665 or by email at james@nelsonpope.com.

Very Truly Yours,

NELSON, POPE & VOORHIS, LLC



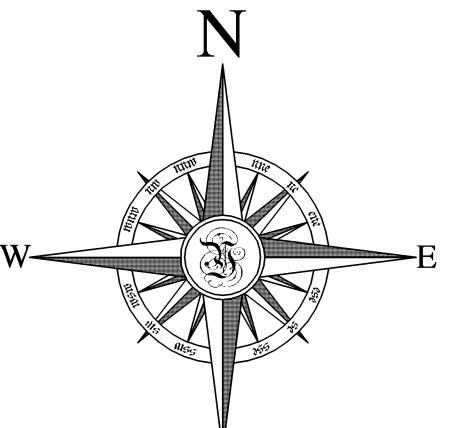
Justin Ames
Environmental Planner (III)

cc: Julie Hargrave (CPBJPPC) (via email only)
John Milazzo (CPBJPPC) (via email only)
Jason Gosselin (via email only)
Brianna Sadoski (NPV) (via email only)
Brant Reiner (NPV) (via email only)

NOTES FOR ABANDONMENT OF SANITARY STRUCTURES

ABANDONMENT BY REMOVAL

EXISTING SYSTEMS MAY ALSO BE ABANDONED BY REMOVING ALL RESIDUAL SEWAGE WASTES BY A LICENSED HAULER, REMOVING THE ENTIRE STRUCTURE(S), BACKFILLING WITH SUITABLE SAND AND GRAVEL MATERIAL, AND PROPERLY COMPACTING.



DRAINAGE DESIGN CRITERIA & CALCULATIONS

V = ARC
A = AREA OF TRIBUTARY (S.F.)
R = RAINFALL (FT.)
C = COEFFICIENT OF RUNOFF

PDW#1 REQUIRED
ROOF = 1,014 SF x 2/12 x 1.0 = 169 CF
8' DIA. DRYWELL WITH A CAPACITY OF 42.24 CF/VF
147 CF / 42.24 CF/VF = 3.5 VF REQUIRED
PROVIDED
USE (1) - 8' DIA. x 4' DEEP DRYWELL = 169 CF

PDW#2 REQUIRED
ROOF = 1,014 SF x 2/12 x 1.0 = 169 CF
8' DIA. DRYWELL WITH A CAPACITY OF 42.24 CF/VF
147 CF / 42.24 CF/VF = 3.5 VF REQUIRED
PROVIDED
USE (1) - 8' DIA. x 4' DEEP DRYWELL = 169 CF

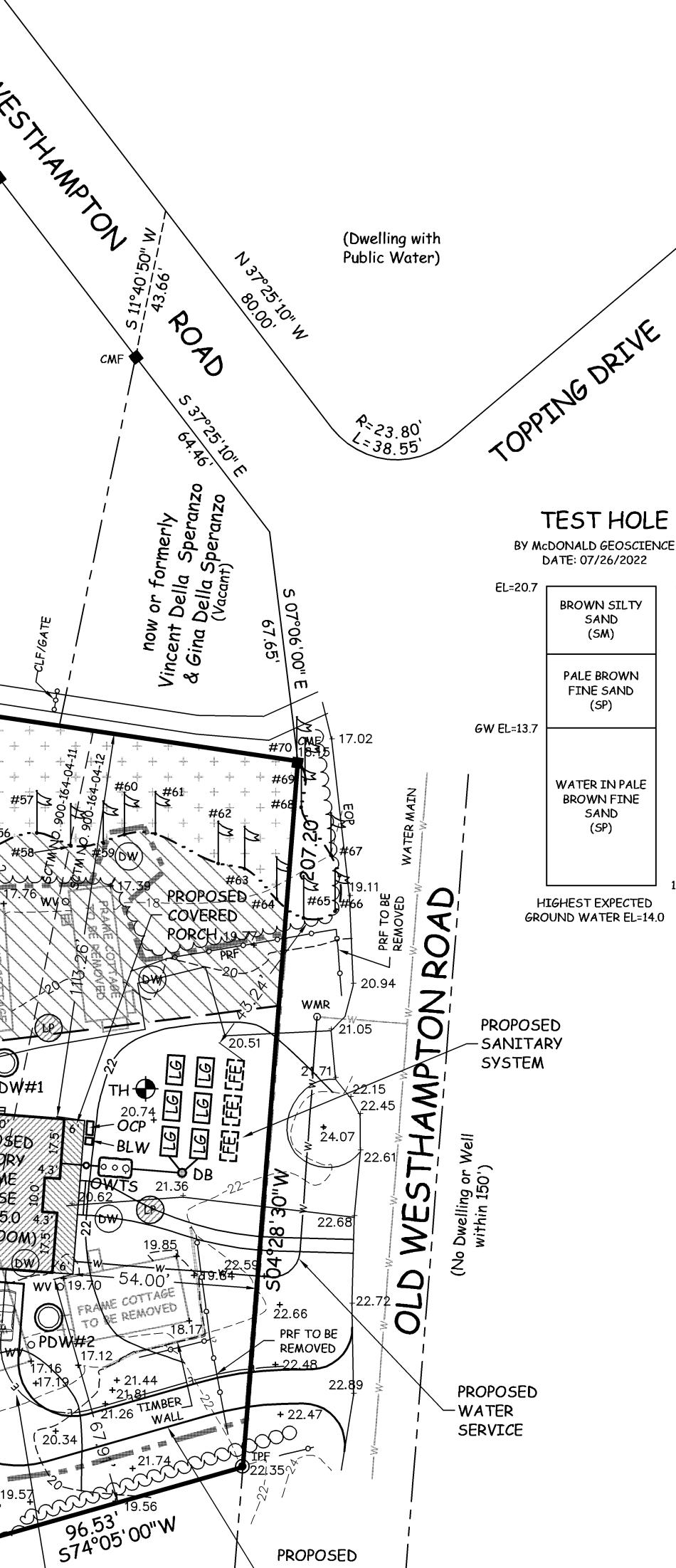
LEGEND

BLW	= OWTS BLOWER
CMF	= CONCRETE MONUMENT FOUND
CMS	= CONCRETE MONUMENT SET
CSW	= CONCRETE SIDEWALK
DI	= DRAINAGE INLET
DB	= DISTRIBUTION BOX
EOP	= EDGE OF PAVEMENT
IPF	= IRON PIPE FOUND
LG	= SANITARY LEACHING GALLEY
OCP	= OWTS CONTROL PANEL
OL	= ON PROPERTY LINE
OWTS	= ON SITE WASTEWATER TREATMENT SYSTEM
PDW	= PROPOSED DRYWELL
PRF	= POST & RAIL FENCE
PVC	= PVC FENCE
RO	= ROOF OVER
WIF	= WIRE FENCE
WMR	= WATER METER
WSF	= WOOD STAKE FOUND
WSS	= WOOD STAKE SET
WV	= WATER VALVE
●	= END OF DIRECTION/DISTANCE
(LP)	= SANITARY STRUCTURE TO BE ABANDONED *
(DW)	= EXISTING DRYWELL TO BE REMOVED *
(PDW)	= PROPOSED DRYWELL

* LOCATIONS PROVIDED BY OWNER

now or formerly
Mastronardi Irrevocable Trust
(Vacant)

WETLAND
PRESERVATION AREA



TEST HOLE

BY MCDONALD GEOSCIENCE
DATE: 07/26/2022

EL-20.7	0.0'
	3.0'
	7.0'

WATER IN PALE
BROWN FINE
SAND (SP)

17.0'

HIGHEST EXPECTED
GROUND WATER EL-14.0

400 Ostrander Avenue, Riverhead, New York 11901
tel. 631.727.2303 fax. 631.727.0144
admin@youngengineering.com



Young associates

Howard W. Young, Land Surveyor
Thomas C. Wolpert, Professional Engineer
Douglas E. Adams, Professional Engineer
Daniel A. Weaver, Land Surveyor

HEALTH DEPARTMENT USE

ENGINEER'S CERTIFICATION

"I HEREBY CERTIFY THAT THE WATER SUPPLY(S) AND/OR SEWAGE DISPOSAL SYSTEM(S) FOR THIS PROJECT WERE DESIGNED BY ME OR UNDER MY DIRECTION. BASED UPON A CAREFUL AND THOROUGH STUDY OF THE SOIL, SITE AND GROUNDWATER CONDITIONS, ALL FACILITIES, AS PROPOSED, CONFORM TO THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES CONSTRUCTION STANDARDS IN EFFECT AS OF THIS DATE."

HOWARD W. YOUNG, N.Y.S. L.S. NO. 45893n
THOMAS C. WOLPERT, N.Y.S. P.E. NO. 61483
DOUGLAS E. ADAMS, N.Y.S. P.E. NO. 80897

SURVEYOR'S CERTIFICATION

* WE HEREBY CERTIFY TO JASON P. GOSSELIN & NANCY GOSSELIN THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

HOWARD W. YOUNG, N.Y.S. L.S. NO. 45893

SURVEY FOR JASON P. GOSSELIN & NANCY GOSSELIN

at Northampton, Town of Southampton
Suffolk County, New York

BUILDING PERMIT SURVEY

900	164	04	11	
County Tax Map	900	Section 164	Block 04	Lot 12

FIELD SURVEY COMPLETED
MAP PREPARED

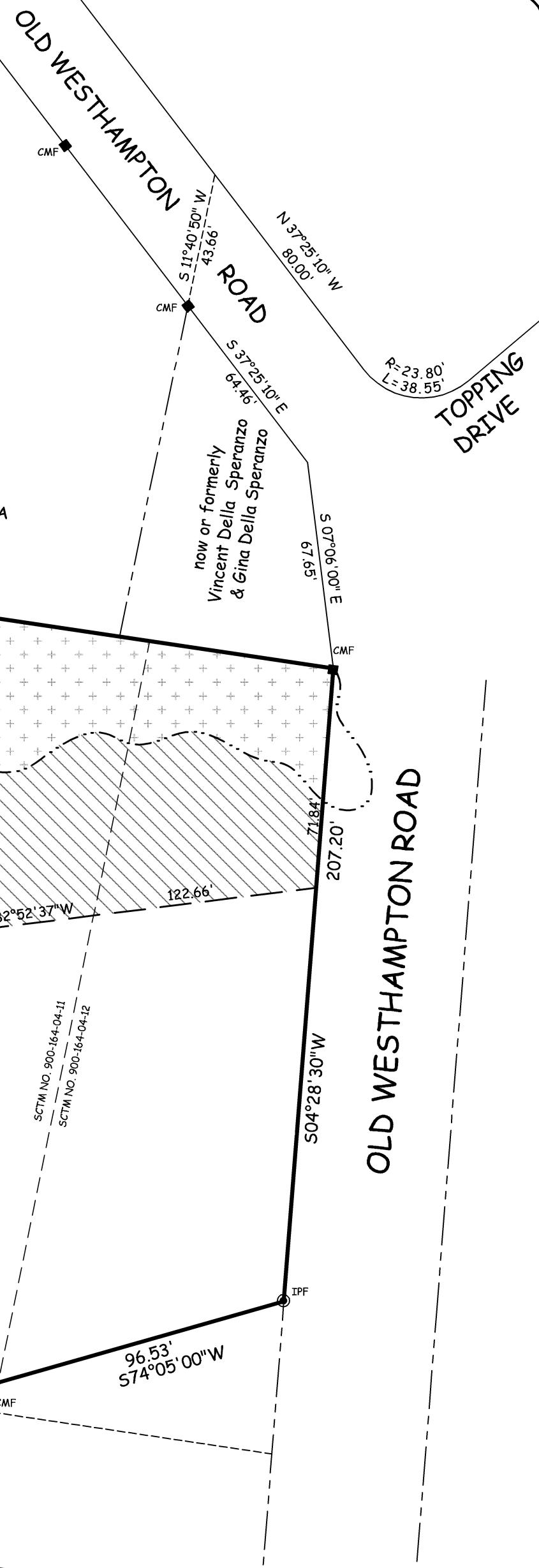
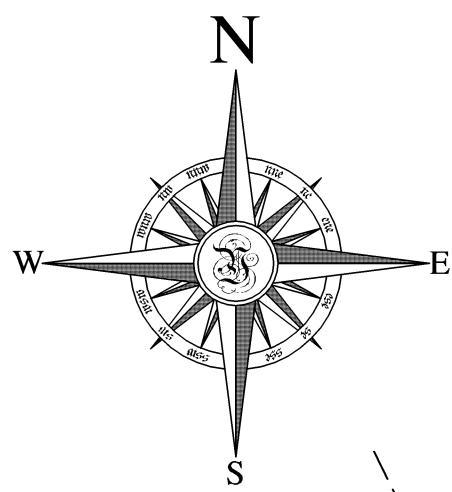
JULY 21, 2022
JULY 22, 2022

Record of Revisions

REVISION	DATE
ADDED BUILDING PERMIT DATA	MAR. 29, 2023
GENERAL AMENDMENTS	AUG. 03, 2023
WETLANDS & TOPO	SEPT. 26, 2023
GENERAL AMENDMENTS	OCT. 05, 2023
NYSDEC	OCT. 25, 2023
MULTIPLE	NOV. 10, 2023
GENERAL AMENDMENTS	MAR. 22, 2024
BLKHD & DOCK NOTES	JUN. 04, 2024
ADD COVERED PORCH	MAY 22, 2025

40 0 20 40 80 120
Scale: 1" = 40'

JOB NO. 2022-0133
DWG. 2022_0133_bp_r3



SURVEYOR'S DESCRIPTION

ALL that certain plot, piece, or parcel of land situate, lying and being at Northampton, Town of Southampton, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at a concrete monument on the Westerly side of Old Westhampton Road which said point is the following five (5) courses and distances from the terminus of a curve designating the intersection of the Westerly side of Topping Drive with the Northerly side of Old Westhampton Road:

1. Along a curve to the right with a Radius of 23.80 feet and a Length of 38.55 feet;
2. N 37° 25' 10" sec. W 80.00 feet;
3. S 11° 40' 50" sec. W 43.66 feet;
4. S 37° 25' 10" sec. E 64.46 feet;
5. S 07° 06' 00" sec. E 67.65 feet;

RUNNING thence from said point of beginning South 4 deg. 28 min. 30 sec. West along the Westerly side of Old Westhampton Road 71.84 feet;

RUNNING thence through the land of Jason P. Gosselin & Nancy Gosselin the following five (5) courses and distances to the land now or formerly Frederick R. Pintz & Helen V. Frauga:

1. S 82 deg. 52 min. 37 sec. W 122.66 feet;
2. S 27 deg. 03 min. 32 sec. W 60.10 feet;
3. S 11 deg. 42 min. 18 sec. E 30.09 feet;
4. S 16 deg. 33 min. 34 sec. W 28.62 feet;
5. S 11 deg. 24 min. 48 sec. W 28.48 feet;

RUNNING thence North 81 deg. 30 min. 30 sec. West along land now or formerly Frederick R. Pintz & Helen V. Frauga, 155.92 feet to Wildwood Lake;

RUNNING thence along Wildwood Lake the following thirteen (13) courses and distances:

1. N 13 deg. 13 min. 53 sec. E 2.60 feet;
2. N 16 deg. 34 min. 52 sec. E 24.31 feet;
3. N 00 deg. 54 min. 29 sec. W 51.38 feet;
4. N 06 deg. 05 min. 34 sec. W 28.83 feet;
5. N 38 deg. 02 min. 10 sec. W 5.44 feet;
6. N 10 deg. 16 min. 49 sec. E 16.14 feet;
7. N 33 deg. 17 min. 56 sec. E 16.24 feet;
8. N 00 deg. 22 min. 46 sec. E 15.83 feet;
9. N 12 deg. 15 min. 30 sec. E 10.15 feet;
10. N 45 deg. 31 min. 49 sec. E 12.14 feet;
11. N 20 deg. 08 min. 26 sec. E 21.81 feet;
12. N 90 deg. 07 min. 07 sec. W 66.88 feet;
13. N 70 deg. 52 sec. W 23.80 feet to the land now or formerly Mastronardi Irrevocable Trust & land now or formerly Vincent Della Speranza & Gina Della Speranza;

RUNNING thence along land now or formerly Mastronardi Irrevocable Trust & land now or formerly Vincent Della Speranza & Gina Della Speranza, S 81 deg. 33 min. 00 sec. E, 413.95 feet to the point or place of BEGINNING;

EXCEPTING therefrom the following parcel:

BEGINNING at a point, which said point is the following ten (10) courses and distances from the terminus of a curve designating the intersection of the Westerly side of Topping Drive with the Northerly side of Old Westhampton Road:

1. Along a curve to the right with a Radius of 23.80 feet and a Length of 38.55 feet;
2. N 37° 25' 10" sec. W 80.00 feet;
3. S 11° 40' 50" sec. W 43.66 feet;
4. S 37° 25' 10" sec. E 64.46 feet;
5. S 07° 06' 00" sec. E 67.65 feet;
6. S 04 deg. 28 min. 30 sec. W 20.70 feet to the land now or formerly Frederick R. Pintz & Helen V. Frauga;
7. S 74 deg. 02 min. 32 sec. W 17.21 feet;
8. S 04 deg. 28 min. 30 sec. W 96.53 feet along land now or formerly Frederick R. Pintz & Helen V. Frauga;
9. S 87 deg. 18 min. 25 sec. W 51.50 feet continuing along land now or formerly Frederick R. Pintz & Helen V. Frauga to a point;
10. N 81 deg. 30 min. 30 sec. W 89.10 feet;
10. N 08 deg. 29 min. 30 sec. E 38.60 feet through the land of Jason P. Gosselin & Nancy Gosselin;

RUNNING thence from said point of beginning, through the land of Jason P. Gosselin & Nancy Gosselin the following seven (7) courses and distances:

1. N 64 deg. 57 min. 15 sec. W 30.58 feet;
2. S 74 deg. 02 min. 32 sec. W 17.21 feet;
3. N 10 deg. 39 min. 13 sec. W 16.06 feet;
4. N 04 deg. 30 min. 55 sec. E 35.03 feet;
5. S 65 deg. 07 min. 17 sec. E 71.10 feet;
6. S 25 deg. 09 min. 22 sec. W 27.65 feet;
7. S 64 deg. 18 min. 44 sec. W 9.19 feet, to the point or place of BEGINNING.

400 Ostrander Avenue, Riverhead, New York 11901
tel. 631.727.2303 fax. 631.727.0144
admin@youngengineering.com



Young associates

Howard W. Young, Land Surveyor
Thomas C. Wolpert, Professional Engineer
Douglas E. Adams, Professional Engineer
Daniel A. Weaver, Land Surveyor

SITE DATA

AREA = 1.7256 ACRES

SURVEYOR'S CERTIFICATION

* WE HEREBY CERTIFY TO JASON P. GOSSELIN & NANCY GOSSELIN THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

HOWARD W. YOUNG, N.Y.S. L.S. NO. 45893

SURVEY FOR

JASON P. GOSSELIN & NANCY GOSSELIN

at Northampton, Town of Southampton
Suffolk County, New York

MAP OF CONVENANTED WETLAND PRESERVATION AREA & NATURALLY VEGETATED WETLAND NON-DISTURBANCE/NON-FERTILIZATION BUFFER

900	164	04	11	
County Tax Map	900	Section 164	Block 04	Lot 12

FIELD SURVEY COMPLETED
MAP PREPARED

JULY 21, 2022
MAR. 22, 2024

Record of Revisions

REVISION
NO CHANGES THIS SHEET
NO CHANGES THIS SHEET

DATE
JUN. 04, 2024
MAY 22, 2025

LEGEND

CMF = CONCRETE MONUMENT FOUND
CMS = CONCRETE MONUMENT SET
IPF = IRON PIPE FOUND
WSF = WOOD STAKE FOUND
WSS = WOOD STAKE SET
● = END OF DIRECTION/DISTANCE

40 0 20 40 80 120
Scale: 1" = 40'