



August 20, 2025

Mitch Brendle
Integrity Expediting
mitch@integrityexpediting.com

**RE: Request for Determination of Jurisdiction
425 North Street, Manorville, Town of Brookhaven
SCTM Numbers 200-410-1-11 and 20
Central Pine Barrens Core Preservation Area**

Dear Mr. Brendle:

On July 25, 2025, the Central Pine Barrens Commission office received a request on the referenced property in the Core Preservation Area of the Central Pine Barrens.

According to the information that was submitted, the property was purchased by Thomas Farrel on September 7, 2023. A determination was issued on March 15, 2023 for activities on the project site that were proposed by the prior owner or buyer.

The property is 14.36 acres. It is in the A Residence 5 zoning district. It is a private residence with three small outbuildings and natural features including vegetated areas and a freshwater wetland habitat. The house is listed as an historic structure and the property is listed as a cultural resource in Chapter 7 in Volume 2 of the Central Pine Barrens Comprehensive Land Use Plan.

An illegible copy of a marked up survey prepared by Paul Barylski was provided. The dimensions of structures are illegible. The property is in the watershed of the headwaters of Peconic River.

At the present time, the owner proposes activities for the private residence including:

- a 1,055 square foot (sf) addition to the dwelling including an additional bedroom for senior parents, a laundry room and larger kitchen
- a 120 sf front porch
- two rear decks, one that is 100 sf and one that is 33 sf
- a 1,000 square foot barn to store equipment and supplies to continue farming the property for private use
- fencing for farm animals including chickens and pigs and fencing to protect fruit and other crops
- irrigation system
- a new sanitary system to accommodate additional bedrooms

The submission confirmed, "The property is proposed to be improved to the benefit of the owner's family." Therefore, it is expected that no commercial or non-resident users will utilize the facilities.

The proposed activities for additions to an existing residential dwelling and accessory uses for the private residence appear to constitute "non-development" pursuant to the definitions outlined in New York State Environmental Conservation Law Article 57 Sections 57-0107.13 (iii) and (iv), which state:

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
<https://pb.state.ny.us/>

Development shall mean performance of any building activity or mining operation, the making of any material change in the use or intensity of use of any structure or land and the creation or termination of rights of access or riparian rights. Without limitation, the following activities or uses shall be taken for the purposes of the article to involve development as defined in this subdivision:

The following operations or uses do not constitute development for the purposes of this article:

(iii) work for the maintenance, renewal, replacement, reconstruction, improvement or alteration of any existing structure or additions to an existing residence or residential property owned by an associated formed for the common interest in real property

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

Please coordinate with the Town of Brookhaven to obtain a letter confirming that the structures and uses are customarily incidental to the residence on the property, pursuant to the definition in the Act, and submit the letter to this office. Please confirm with the Brookhaven Town Historian if the site and/or structures are listed as historic and if construction activities are subject to guidelines to preserve historic features. The parcels were on a list of properties in the proposed Manorville Historic District, but, from our understanding the District was not approved by the Town. Please obtain any applicable permits and approvals prior to construction including a Town of Brookhaven freshwater wetland permit if necessary and applicable.

It is strongly encouraged that clearing of natural vegetation on the property be avoided or limited to protect the ecological communities, water quality, cultural resources and character of the Central Pine Barrens.

Please coordinate the proposal with the New York State Department of Environmental Conservation to obtain any required permits and approvals to protect wetland habitats and other natural ecosystems and to protect listed species including the habitat of the New York State and Federally listed Endangered Northern Long-eared Bat (NLEB).

If the proposed activity changes, please notify this office and forward the updated information for Commission review prior to implementation as the revised project may constitute activity defined as development.

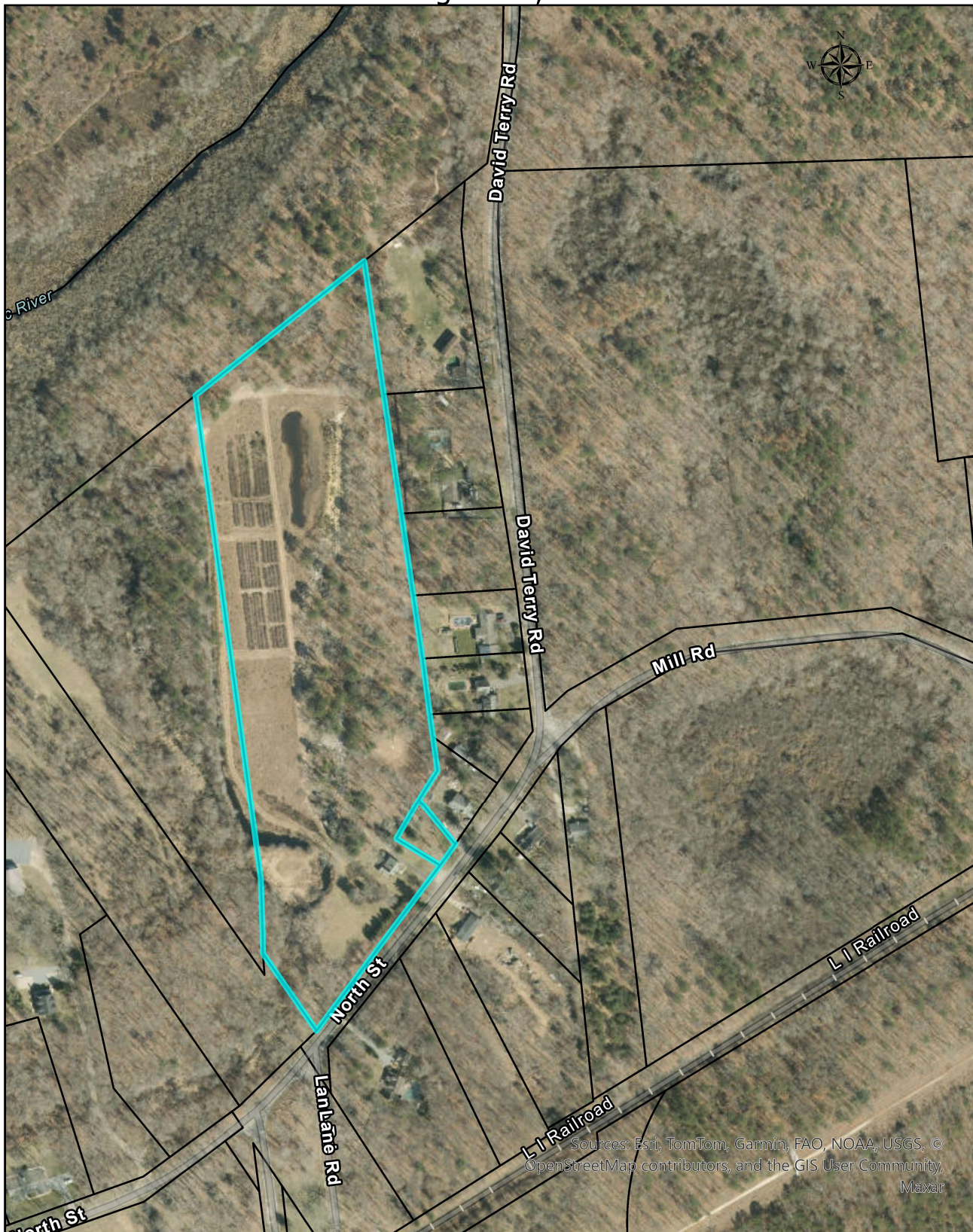
The proposal must conform to all other involved agency jurisdictions and permit requirements in effect on the project site. Thank you for your attention, and if you have any questions, please do not hesitate to contact me at (631) 218-1192.

Sincerely,


Julie Hargrave
Pine Barrens Manager

cc: Judy Jakobsen, Executive Director
John C. Milazzo, Counsel
Michelle DiBrita, Brookhaven Town Deputy Commissioner and Commission Designated Representative
Barbara M. Russell, Brookhaven Town Historian
Chip Hamilton, NYSDEC Region 1
Suffolk County Department of Health Services

425 North Street, Manorville
SCTM #s 200-410-1-11 and 20
Central Pine Barrens Core Preservation Area
August 20, 2025



0 300 600 1,200 Feet



Mitch Brendle
Integrity Expediting
Building Permit Services
mitch@integrityexpediting.com
631-296-1397

PROJECT ADDRESS: 425 North Street, Manorville, NY 11949
SCTM: 0200-410.00-01.00-011.000 & 0200-410.00-01.00-020.000

On behalf of the owner at the subject parcel, I am submitting the following description prepared by their architect.

"I represent the owner of the property located at 425 North Street Manorville aka Farrell Family Farm. The owner's affidavit is forthcoming. The property is proposed to be improved to the benefit of the owner's family.

The owner, Thomas Farrell, is interested in maintaining all the existing outbuildings on the property and improving the house to be more up to date on today's building code. Thomas is interested in putting an Addition on the house to have better function and use for his family. He is interested in a larger kitchen, a laundry room and a first-floor bedroom for senior parents. This addition will be approximately 1,055 sqft. with a proposed front porch of 120 sqft. and 2 proposed rear decks, one at approximately 100 sqft. & the other at approximately 33 sqft. In addition, a proposed new sanitary system to accommodate the additional bedrooms and current Suffolk County Health Department standards.

Thomas wants to add one outbuilding, an approximately 1,000sqft. barn to house equipment & supplies to continue farming the property.

We want to get an understanding of what is permissible to fencing. We need to fence a few areas to farm animals such as chickens and pigs. We would also like to fence and net fruits and vegetables, including the existing blueberry patch. We also need to install irrigation for the blueberries and other crops.

We would appreciate your guidance and support so we can make sure our use is permissible."

Regards,

Mitch Brendle
Integrity Expediting

SURVEY OF:
PROPERTY LOCATED AT RANDOLPHVILLE
TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK
S.C.T.N. # 288-418-1-11
AREA = 682.4254 SF = 15.83 ACRES
SCALE: 1"=50'

NOTE: THE EXISTENCE OF RIGHT OF WAYS,
WETLANDS AND/OR EASEMENTS OF RECORD
IF ANY, NOT SHOWN ARE NOT GUARANTEED



LAND N/F
COUNTY OF SUFFOLK

N 06°12'00"E
1083.91'



N 09°29'00"E
104.16'

N 31°50'00"W
245.99'

S 55°58'00"W
27.87'

NORTH STREET

LAND N/F
COUNTY OF SUFFOLK

N 65°15'10"E
522.52'

LAND N/F
NATHANIEL BRUFFLOER &
NICOLE BROCKMANN

LAND N/F
KATHAVEN CENTER
OF HOPE INC

LAND N/F
MARK ROY OSKIN &
ROY T OSKIN

LAND N/F
PHILIP J BOULIER
(IRREVOCABLE TRUST)

LAND N/F
BERTHA GUTOWSKI &
PAUL J GUTOWSKI

LAND N/F
EMILY TROCCHIO &
JOSEPH TROCCHIO

DAVID TERRY STREET



SURVEYED BY
PAUL BARYLSKI LAND SURVEYING
PATCHOGUE NY 11772
PHONE 631-294-8985
FAX 631-627-3185
PAULBARYLSKI@YAHOO.COM
MAY 1, 2023
110-2824, LOCATE WETLAND & PROP ADD.

UNRECORDED IN FULL OR IN PART TO THIS SURVEY IS A VIOLATION
OF SECTION 130 OF THE NEW YORK STATE ELECTION LAW
IN VIOLATION OF THE NEW YORK STATE ELECTION LAW
A COPY OF THIS SURVEY MAY BE OBTAINED BY THE LAND SURVEYING
DIVISION OF THE STATE OF NEW YORK FOR A FEE OF \$10.00 PER COPY
IF THE SURVEY IS NOT RECORDED IN FULL OR IN PART TO THIS SURVEY
IT IS A VIOLATION OF THE NEW YORK STATE ELECTION LAW

OWNER'S AFFIDAVIT

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

STATE OF New York

COUNTY OF Suffolk)ss:

I, Thomas Farrell Jr, being duly sworn, deposes and says that I am
(Authorized Officer's Name)

Owner / Officer of the Farrell Family Farm LLC corporation
(Official Title) (Landowner's Name)

Located at 425 North St, Manorville, NY, 11949
(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 425 North St, Manorville, NY 11949
(Property Address)

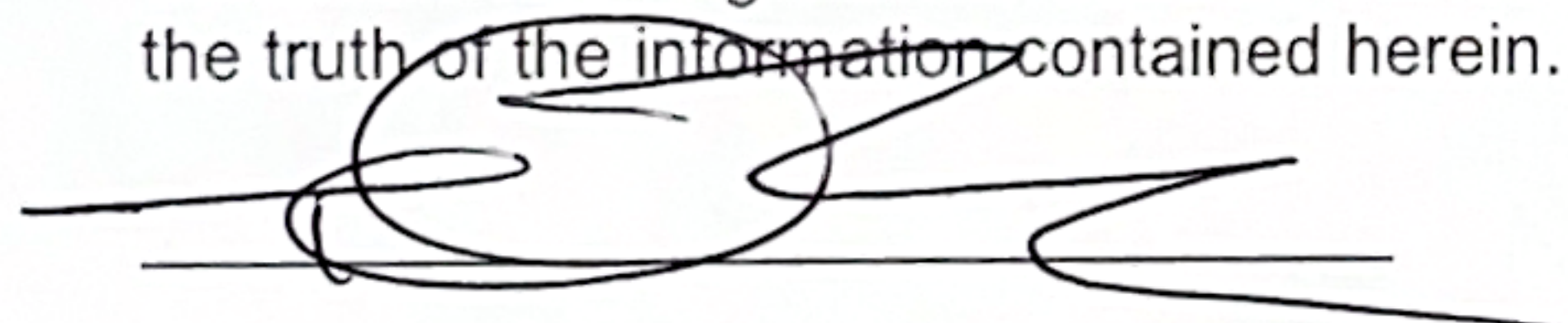
which is also designated as Suffolk County Tax Map Number(s) _____

0200-410.00-01.00-011.000 & 0200-410.00-01.00-020.000 and that this corporation has been the

owner of this property continuously since September 7th, 2023, and that I have
(Date)

authorized Mitch Brendle & Integrity Expediting to make a permit application to the
(Applicant's Name)

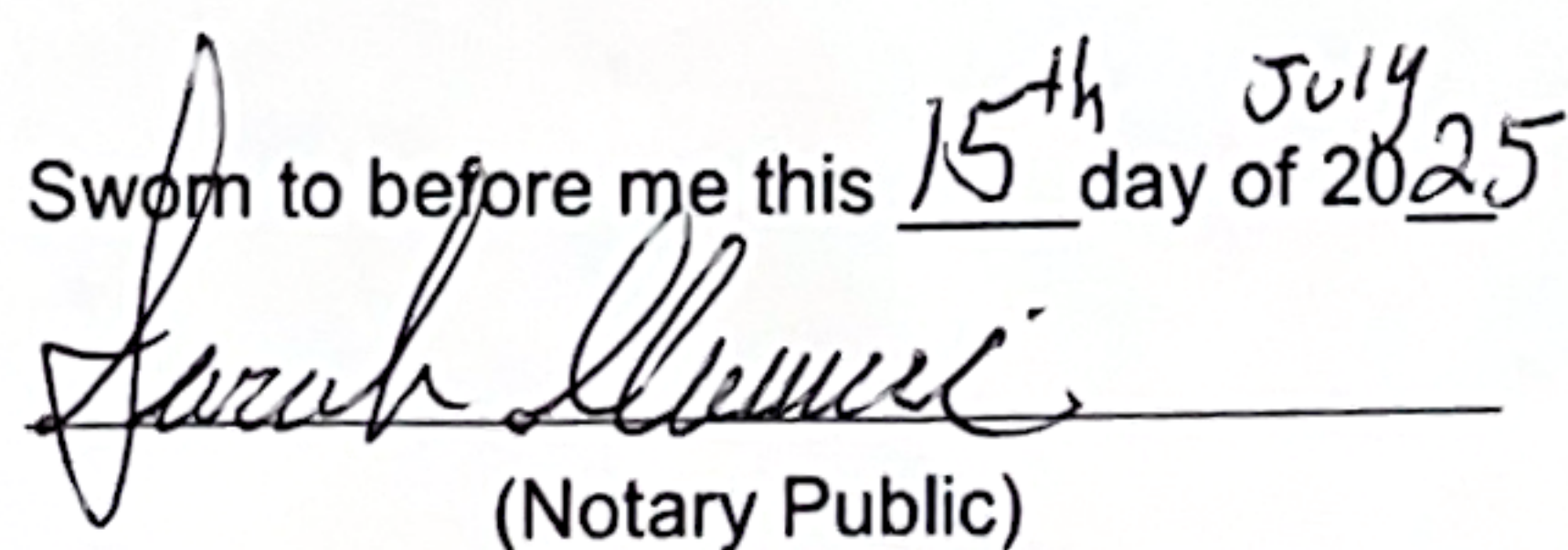
Central Pine Barrens Joint Planning and Policy Commission for this property. I make this Statement knowing that the Central Pine Barrens Joint Planning and Policy Commission will rely upon the truth of the information contained herein.



(Authorized Officer's Signature)

Thomas Farrell Jr
(Officer's Name - Please Print)

7/15/2025
Date

Sworn to before me this 15th day of July 2025

(Notary Public)

SARAH E ILOVIC
Notary Public, State of New York
Reg. No. 01IL0008563
Qualified in Suffolk County
Commission Expires 5/24/2027