

RECEIVED

JUL 09 2025

*Central Pine Barrens
Joint Planning & Policy Commission*



178 JUNIPER AVENUE, SMITHTOWN, NY 11787
mk@mjkarchitect.com
(516) 361-7828

**Central Pine Barrens Joint Planning
& Policy Commission**
624 Old Riverhead Road,
Westhampton Beach, NY 11978

July 7, 2025

[Supplement to application package from May 19, 2025]

To Whom It May Concern:

Item 1: A written description of the project.

Description of the Project:

1. Proposed 2nd floor office building addition:

2nd floor addition will be erected on top of existing 1st. floor structure and within the perimeter (footprint) of the 1st floor walls.

The proposed area for the 2nd floor addition will be 1,450 square feet (measured at exterior side of walls).

The addition will contain office space only.

Exterior of the 2nd floor (elevations) and construction materials shall match existing 1st. floor; traditional wood framing structure with matching siding or brick veneer and low pitch asphalt shingle roof (optional standing seam metal roofing). The proposed building height will not exceed 25 feet.

Adding additional office space requires additional parking space.

2. Proposed addition of 12 parking spaces:

An additional one parking stall is proposed in the front yard, and 11 parking spaces are proposed in the rear yard.

The existing parking lot in the front yard is paved with asphalt, thus the one additional parking stall will be an extension of the existing 10 parking stall area.

A proposed 11 parking stalls in the rear will be paved with crushed limestone, because it creates a permeable surface. The gaps between the compacted stones allow water to seep through, which reduces surface runoff and contributes to an eco-friendlier parking option. Additionally, all existing trees or shrubs will remain intact.

Rear parking access is guaranteed by a covenant as a "right of way" in a legal form of an easement for ingress & egress per liber 9388 page 109 (attached).

Item 2. A description of how the project satisfies the requirements of the Pine Barrens statute.

Supplement to application package:

1. Extraordinary hardship for the proposed project according to § 57-0121 (10). Central Pine Barrens comprehensive land use plan; interim regulations.
 - a. Existing office building with relatively very modest square footage (1,796 SF) restricts proper accommodation for the employees. The business owner employs 26 office workers. Existing one floor office can accommodate 16-17 workers max. Thus, some employees work on rotating schedules, since the character of work requires physical presence in the office due to transactions confidentiality. Assuming legal office occupancy is 100-150 SF per person, this scarce office area puts a real burden on business activity. The office space limitation creates extra hardship for the owner.
 - b. Summary: The condition & specifics:
The limited office space creates extraordinary hardship, thus, restricts beneficial use of the property.
 - c. This proposed project does not affect neighboring properties in any aspect of the 2nd floor addition.
 - d. The owner purchased this property in 2023 to establish a computer-based trading business.
 - e. The inability to have a beneficial use is not the result of any action or inaction by the applicant or the owner or his or her predecessors in title including any transfer of contiguous lands which were in common ownership on or after June 1, 1993.
2. Total area of existing cleared space: 10,162 sf
Total area of existing natural space: 5,841 sf
Total area of proposed cleared space: 10,162 sf
Total area of proposed natural space: 5,841 sf
Refer to revised site plan SP-1.
3. Compliance with requirements of Article 6 of the Suffolk County Sanitary Code for non-residential developments – refer to revised site plan SP-1

The following additional standards also will be met:

The proposed project will not be materially detrimental or injurious to other property or improvements in the area in which the subject property is located, increase the danger of fire, endanger public safety or especially result in substantial impairment of the resources of the core preservation area.

Item 3: A Full Environmental Assessment Form (EAF) with Part 1 completed.

- attached

Item 4: Determination of significance and designation of lead agency if adopted by any other permit-issuing agency.

- Site plan, notes, Survey & photographs attached.

Item 5: Copies of any approvals granted by other agencies in connection with the project.

- Town of Brookhaven – Planning & Environmental Department conditioned approval after Central Pine Barrens Joint Planning & Policy Commission approval.

Item 6: Completed and Notarized Owner's Affidavit.

- attached

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Central Pine Barrens
Joint Planning & Policy Commission

**PROPOSED SITE PLAN FOR
2ND. STORY OFFICE
ADDITION (1,450 SF)**

This table shows total overall development project site clearance and requirement for open space including lots, roads, drainage and other improvements.

Zoning lot size (see Notes at end of table)*	Maximum overall development project site clearance (**)	Minimum open space requirement (**)
10,000 square feet residential (1/4 acre)	90 %	10 %
15,000 square feet residential (1/3 acre)	70 %	30 %
20,000 square feet residential (1/2 acre)	60 %	40 %
30,000 square feet residential (2/3 acre)	58 %	42 %
40,000 square feet residential (1 acre)	47 %	47 %
60,000 square feet residential (1.5 acre)	46 %	54 %
80,000 square feet residential (2 acres)	35 %	65 %
120,000 square feet residential (3 acres)	30 %	70 %
160,000 through 200,000+ square feet residential (4 - 5+ acres)	25 %	75 %

The total amount of disturbance of natural vegetation shall not exceed the clearance percentage, except on flagpole lots where the area of the pole shall be exempt from the total lot area and the total amount of clearing permitted.

Other defined residential zoning lot size

Interpolate from entries
above.

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entries above.

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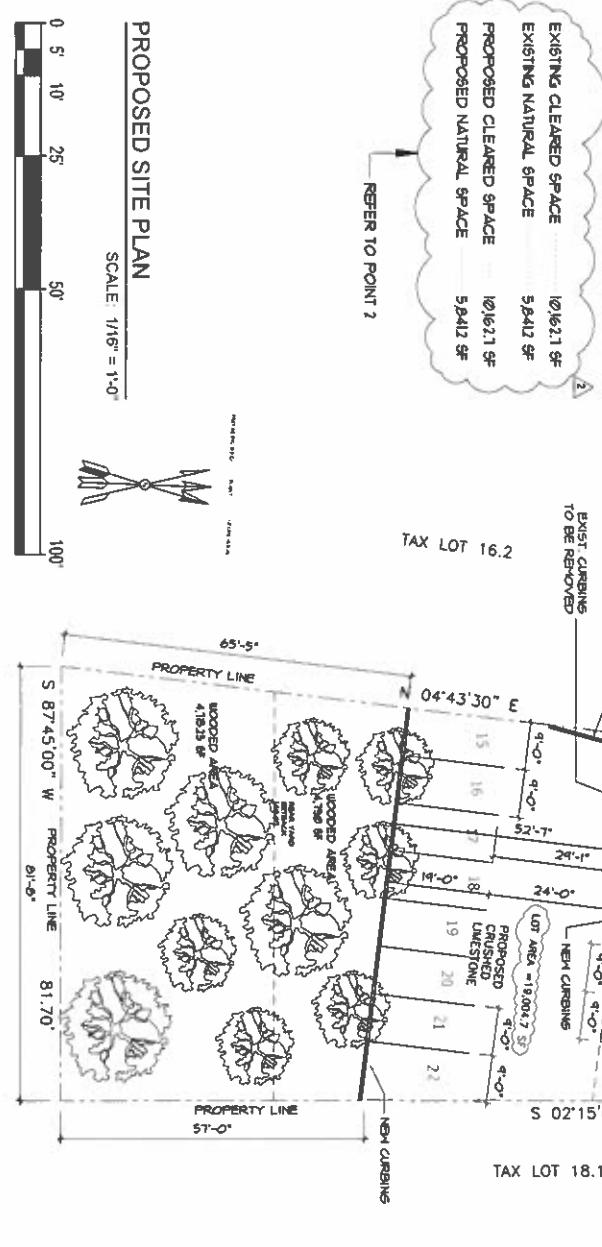
Interpolate from
entries above.

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Notes:
(*) These entries are the minimum lot sizes required by zoning as of June 28, 1995 or the date the parcel is added to the Central Pine Barrens, if later or the current zoning, whichever is more protective of the environment by minimizing clearing or maximizing open space, not the size of the subject parcels.
(**) In calculating the percentage of land cleared and the percentage of open space to be retained, the preserved areas in a development should preferably be existing native vegetation. These are maximum clearance and minimum open space standards, and more restrictive standards may be imposed during the review by the Commission, involved agency, or local municipality due to consideration of other standards, especially those addressing preservation of rare or endangered species, or unique flora or vegetation.



PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"
(1) Improved and developed on street parking along the development street for garage or municipal parking within 200 feet of the site may be included in meeting the parking requirement at the discretion of the Planning Board.

PROPOSED OFFICE GROSS FLOOR AREA: 3,246 SF
22 PARKING SPACES ARE REQUIRED.

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COVER PAGE

Central Pine Barrens Joint Planning Application

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- 1-15: A Full Environmental Assessment Form (EAF) with Part 1 completed.
- 1: Site Plan
- 1: Survey
- 1-3: Appendix 1 – Photographs
- 1-7 Legal form of an easement for ingress & egress per liber 9388 page 109.
- 1: Completed and Notarized Owner's Affidavit.

**Central Pine Barrens Joint Planning
& Policy Commission**
624 Old Riverhead Road,
Westhampton Beach, NY 11978

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May 19, 2025

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Project Location

MJK

ARCHITECT PLLC

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*Central Pine Barrens
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Description of the Project:

1. Proposed 2nd floor office building addition:

2nd floor addition will be erected on top of existing 1st. floor structure and within the perimeter (footprint) of the 1st floor walls.

The proposed area for the 2nd floor addition will be 1,450 square feet (measured at exterior side of walls).

The addition will contain office space only.

Exterior of the 2nd floor (elevations) and construction materials shall match existing 1st. floor; traditional wood framing structure with matching siding or brick veneer and low pitch asphalt shingle roof (optional standing seam metal roofing). The proposed building height will not exceed 25 feet.

Adding additional office space requires additional parking space.

2. Proposed addition of 12 parking spaces:

An additional one parking stall is proposed in the front yard, and 11 parking spaces are proposed in the rear yard.

The existing parking lot in the front yard is paved with asphalt, thus the one additional parking stall will be an extension of the existing 10 parking stall area.

A proposed 11 parking stalls in the rear will be paved with crushed limestone, because it creates a permeable surface. The gaps between the compacted stones allow water to seep through, which reduces surface runoff and contributes to an eco-friendlier parking option. Additionally, all existing trees or shrubs will remain intact.

Rear parking access is guaranteed by a covenant as a “right of way” in a legal form of an easement for ingress & egress per liber 9388 page 109 (attached).

Item 2. A description of how the project satisfies the requirements of the Pine Barrens statute.

1. Compelling public need for the proposed project according to 57-0121. Central Pine Barrens comprehensive land use plan; interim regulations.

This business growth is restricted by limited office area, thus the impossibility of employing more people, especially in the central Suffolk area.

The business owner undertakes to employ an additional 15 people if he would be allowed to pursue the project and be able to enlarge the office space.

Job creation will go along with the public need and interest.

The following additional standards also will be met:

The proposed project will not be materially detrimental or injurious to other property or improvements in the area in which the subject property is located, increase the danger of fire, endanger public safety or especially result in substantial impairment of the resources of the core preservation area.

Item 3: A Full Environmental Assessment Form (EAF) with Part 1 completed.

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Item 4: Determination of significance and designation of lead agency if adopted by any other permit-issuing agency.

- Site plan, notes, Survey & photographs (appendix-1) attached.

Item 5: Copies of any approvals granted by other agencies in connection with the project.

- Town of Brookhaven – Planning & Environmental Department conditioned approval after Central Pine Barrens Joint Planning & Policy Commission approval.

Item 6: Completed and Notarized Owner's Affidavit.

- attached

Full Environmental Assessment Form
Part I - 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: Office Building - 2nd Floor Addition		
Project Location (describe, and attach a general location map): 608 Middle Country Road, Middle Island, NY 11953		
Brief Description of Proposed Action (include purpose or need): Proposed 2nd Floor Addition (1,450 SF) within existing building footprint. Addition of 12 parking stalls (gravel surface and plant clearing). Business (rare coin collection business) expansion and potential hiring of 15 local office employees.		
 JUN 9 2025		
<i>Central Pine Barrens Joint Planning & Policy Commission</i>		
Name of Applicant/Sponsor: Maciej Kazubowski		Telephone: 516-361-7828 E-Mail: mk@mjkarchitect.com
Address: 178 Juniper Avenue		
City/PO: Smithtown		State: NY Zip Code: 11787
Project Contact (if not same as sponsor; give name and title/role): Robert Klein		Telephone: E-Mail: rrkinc@yahoo.com
Address: 38 Island Trial		
City/PO: Mount Sinai		State: NY Zip Code: 11766

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, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Planning & Environmental Department	June 2025 - projected
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Central Pine Barrens Joint Planning & Policy Commission	May 20, 2025
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
iii. Is the project site within a Coastal Erosion Hazard Area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No only approval(s) which must be granted to enable the proposed action to proceed?		
<ul style="list-style-type: none"> • 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): NYS Heritage Areas: LI North Shore Heritage Area	Central Pine Barrens Core Preservation Area _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or an adopted municipal farmland protection plan?		
If Yes, identify the plan(s):	<u>Proposed property is within Pine Barrens Core Preservation Area. See attached Site Plan.</u> _____ _____	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?

Zoning: JJ Business District

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? Yes No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Longwood CSD

b. What police or other public protection forces serve the project site?

Suffolk Police

c. Which fire protection and emergency medical services serve the project site?

Middle Island Fire Department / Brookhaven Hospital

d. What parks serve the project site?

Cathedral Pines County Park

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)? commercial / business

b. a. Total acreage of the site of the proposed action? 0.075 acres

b. Total acreage to be physically disturbed? 0.075 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.436 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)? % 1,450 sqft Units: Office 2nd floor

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) _____

Yes No

ii. Is a cluster/conservation layout proposed? _____

Yes No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

Yes No

e. Will the proposed action be constructed in multiple phases?

i. If No, anticipated period of construction: 10 months

ii. If Yes:

• Total number of phases anticipated _____ month _____ year

• 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? If Yes, show numbers of units proposed.				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	<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)? If Yes,				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
i.	Total number of structures			1	
ii.	Dimensions (in feet) of largest proposed structure:			25' height; 29.6' width; and 49.3' length	
iii.	Approximate extent of building space to be heated or cooled:			1,450 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?				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes,					
i.	Purpose of the impoundment:				
ii.	If a water impoundment, the principal source of the water:			<input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)					
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?				
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?			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?					
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: _____ 87 gallons/day

Yes No

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? _____

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: _____ 87 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 (87 gal/day)

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? Yes No
- Will a line extension within an existing district be necessary to serve the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

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): _____

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? Yes No

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)?

Existing on-site storm drains, on-site surface water

• If to surface waters, identify receiving water bodies or wetlands: _____
groundwater /pervious gravel area

• Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? 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? Yes No

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)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, Yes No 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) Yes No

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)

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 10 Proposed 22 Net increase/decrease 12

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: _____

15,000 kWh / 100 kW

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

PSEG Long Island - grid

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.

i. During Construction:

- Monday - Friday: 8am - 5pm
- Saturday: 8am - 2pm
- Sunday: -
- Holidays: -

ii. During Operations:

- Monday - Friday: 10am - 6pm
- Saturday: -
- Sunday: -
- Holidays: -

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes:	
i. Provide details including sources, time of day and duration:	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Describe:	
n. Will the proposed action have outdoor lighting?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes:	
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:	
LED pole down lights DarkSky approved - 12' high / 20' from other office building	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Describe:	
o. Does the proposed action have the potential to produce odors for more than one hour per day?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Describe proposed treatment(s):	
ii. Will the proposed action use Integrated Pest Management Practices?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Describe any solid waste(s) to be generated during construction or operation of the facility:	
• Construction: 1.5 tons per construction period (unit of time)	
• Operation: 0 tons per _____ (unit of time)	
ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:	
• Construction: Reuse existing roof elements (studs, metal bracing)	
• Operation: operation of this business is exclusively in electronic form (computers), minimal paper usage.	
iii. Proposed disposal methods/facilities for solid waste generated on-site:	
• Construction: Managed by the contractor / landfill	
• Operation: Brookhaven Town's designated carting companies for garbage pickup	

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 Yes No waste?

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:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.198	0.203	+0.005
• Forested	0.108	0.108	0
• 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: _____	-	-	-

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

v. Is the project site subject to an institutional control limiting property uses?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> If yes, DEC site ID number: _____ Describe the type of institutional control (e.g., deed restriction or easement): _____ Describe any use limitations: _____ Describe any engineering controls: _____ Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Explain: _____ _____ _____ 		
E.2. Natural Resources On or Near Project Site		
a. What is the average depth to bedrock on the project site? _____ feet		
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %		
c. Predominant soil type(s) present on project site: _____ % _____ % _____ %		
d. What is the average depth to the water table on the project site? Average: _____ feet		
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input type="checkbox"/> Poorly Drained: _____ % of site		
f. Approximate proportion of proposed action site with slopes: <input type="checkbox"/> 0-10%: _____ % of site <input type="checkbox"/> 10-15%: _____ % of site <input type="checkbox"/> 15% or greater: _____ % of site		
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
ii. Do any wetlands or other waterbodies adjoin the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes to either i or ii, 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <ul style="list-style-type: none"> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____		
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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:	
<hr/> <hr/> <hr/>	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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:	
<ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Species and listing: _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, give a brief description of how the proposed action may affect that use: _____	
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature	
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____	
Pine Barrens Preservation Area	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. CEA name: _____	
ii. Basis for designation: _____	
iii. Designating agency and date: _____	

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? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: Long Island North Shore Heritage Area

iii. Brief description of attributes on which listing is based:

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? Yes No

If Yes:

i. Describe possible resource(s):

ii. Basis for identification:

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource:

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

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

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 Maciej Kazubowski Date 05/05/2025

Signature _____



Title Registered Architect

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

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]	No
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 – 1 Photographs



Front parking lot and office building in the background

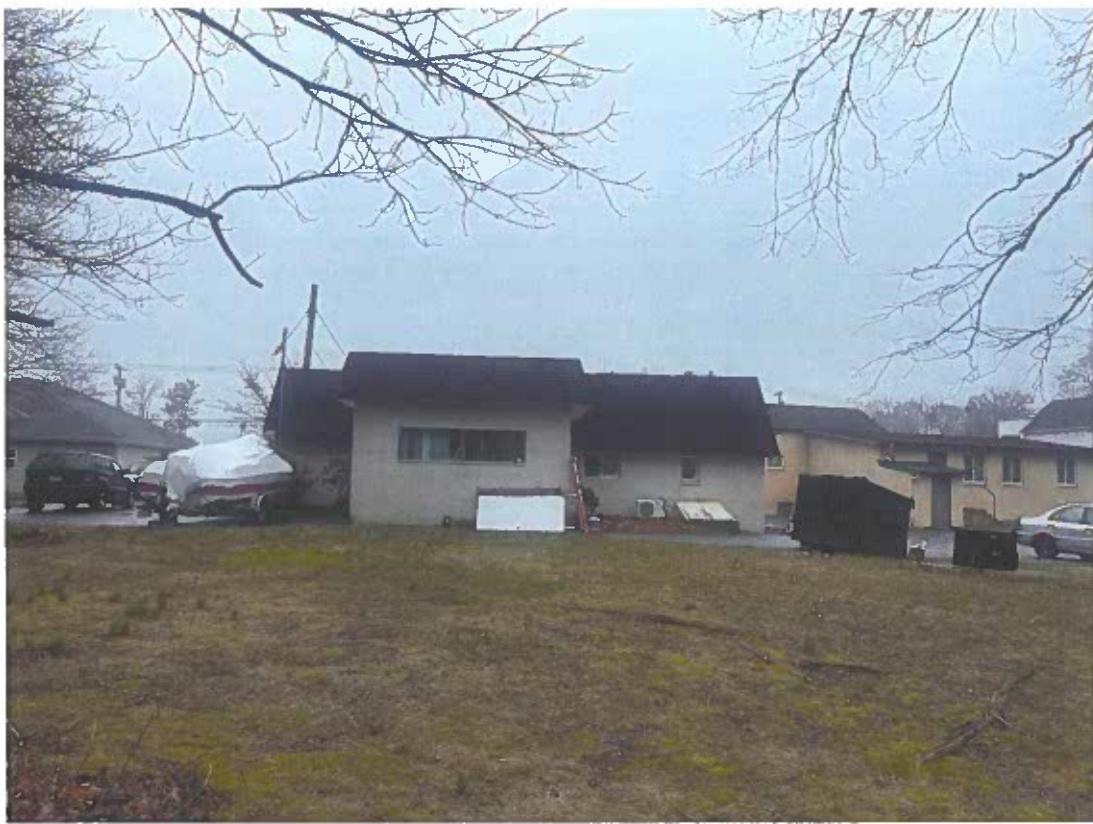


Office building – front elevation

RECEIVED

JUN 9 2025

Central Pine Barrens
Joint Planning & Zoning Commission



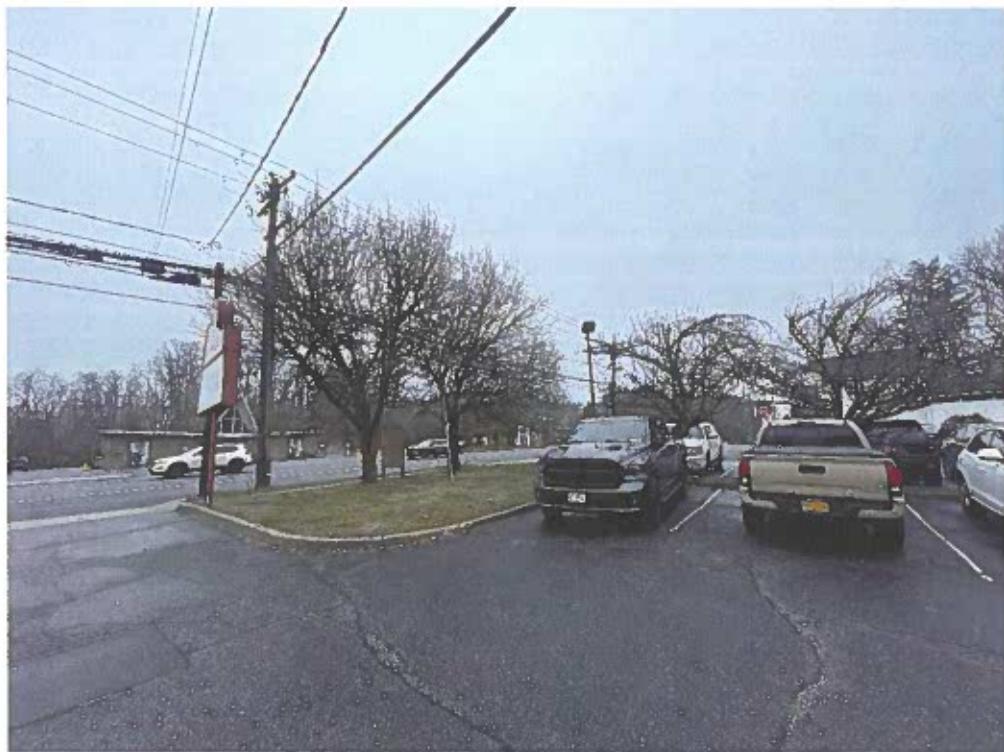
Backyard – Office building rear elevation
Area of additional parking lot



Proposed rear parking lot range area



"Right of Way" – backyard access way



View on Middle Country Road from the parking lot

OWNER'S AFFIDAVIT

(Use this form if property is owned by an individual or a partnership)

RECEIVED

STATE OF New York

)ss:

COUNTY OF Suffolk

JUN 9 2025

----- being duly sworn, deposes

Robert Klein

Central Pine Barrens
Joint Planning & Policy Commission

and says that I/we reside at 38 Island Trail, Mt Sinai, NY 11766
(Owner's Address)

in the County of Suffolk State of New York, and that

I/we am/are the owner in fee of the property located at 608 Middle Country Rd., Middle Island, NY
(Property Address)

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

200-402-01-18.12

and that I/we have been the

owner(s) of this property continuously since 2023, and that I/we
(Date)

have authorized Maciej Kazubowski R.A. to make a permit application to the
(Applicant's Name)

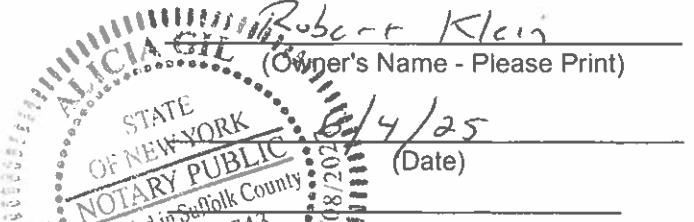
Central Pine Barrens Joint Planning and Policy Commission for this property. I/we make this Statement knowing that the Central Pine Barrens Joint Planning and Policy Commission will rely upon the truth of the information contained herein.

Robert Klein
(Owner's
Signature)

(2nd Owner's Signature)

ALICIA GIL
(Owner's Name - Please Print)

(2nd Owner's Name - Please Print)



(Date)

Sworn to before me this 4th day
of, 2025

June

Notary

Sworn to before me this ___ day
of, 20___

Notary

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT--THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

LIBER 9388 PAGE 109

32880

THIS INDENTURE, made the 7th day of JULY, nineteen hundred and EIGHTY-THREE

BETWEEN ROSALIND DOUGLASS, residing at 26 Fairway, Hempstead, New York; and HARVEY KAPLAN, residing at 90 Ingraham Boulevard, Hempstead, New York

RECEIVED

JUN 9 2025

co/

as executors of the ESTATE OF LEO LENTIN under the last will and testament of LEO LENTIN

the County of Suffolk, State of New York who died on the 15th day of June, nineteen hundred and seventy-seven party of the first part, and

ALBINO T. SALVADOR and REGINA A. SALVADOR, his wife, residing at 17 Huber Place, St. James, New York

party of the second part,

WITNESSETH, that the party of the first part, to whom testamentary were issued by the Surrogate's Court, Suffolk County, New York on 28th June 1977 and by virtue of the power and authority given in and by said last will and testament, and/or by Article 11 of the Estates, Powers and Trusts Law, and in consideration of

Eighty thousand and no/100 (\$80,000.00) dollars,

paid by the party of the second part, does hereby grant and release unto the party of the second part, the distributees or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Middle Island, Town of Brookhaven, County of Suffolk and State of New York, bounded and described as follows:

Parcel 1: BEGINNING at a point in the southerly side of Middle Country Road, where it is intersected by the boundary line between land now or formerly of Rebecca Kaplan and the Estate of Leo Lentin; said point of beginning being also approximately 2252.70 feet easterly from the intersection of the easterly side of Bartlett Road with the southerly side of Middle Country Road, as measured along the southerly side of Middle Country Road; said point of beginning also being a distance of 629.26 feet easterly from the easterly boundary of land now or formerly of Herbert Crannon, as measured along the southerly side of Middle Country Road; from said point of beginning running South 04 degrees 43 minutes 30 seconds West along property of Kaplan, a distance of 302.24 feet; thence running North 87 degrees 45 minutes 00 seconds East, a distance of 81.70 feet; thence running North 02 degrees 15 minutes 00 seconds West, a distance of 300 feet to the southerly side of Middle Country Road; running thence along the southerly side of Middle Country Road South 87 degrees 45 minutes 00 seconds West, 45.00 feet to the point or place of beginning.

Parcel 2: BEGINNING at a point in the southerly side of Middle Country Road, where it is intersected by the boundary line between Rebecca Kaplan and the Estate of Leo Lentin. Said point of beginning being also approximately 2252.70 feet easterly from the intersection of the easterly side of Bartlett Road with the southerly side of Middle Country Road, as measured along the southerly side of Middle Country Road; said point of beginning also being a distance of 629.26 feet easterly from the easterly boundary of land now or formerly of Herbert Crannon, as measured along the southerly side of Middle Country Road, which point is also the point of beginning described in Parcel 1 above; from said point of beginning running South 04 degrees 43 minutes 30 seconds West, 302.24 feet to land now or formerly of Rebecca Kaplan; running thence South 87 degrees 45 minutes 00 seconds West, a distance of 63.30 feet to a concrete monument and the easterly line of land now or formerly of Oscar Kaplan; running thence along the easterly line of land now or formerly of Oscar Kaplan North 02 degrees 15 minutes 00 seconds West, a distance of 300 feet to the southerly side of Middle Country Road and running along the southerly side of Middle Country

RECEIVED
\$ 320.00
REAL ESTATE
JUL 15 1983
TRANSFER TAX
SUFFOLK
COUNTY

letters

DIST
0000SECT
402.00BLK
01.00LOT
018.002
018.009
016.002

HR

Road North 87 degrees 45 minutes 00 seconds East, 100 feet to the point or place of beginning.

TOGETHER WITH an easement or right-of-way for ingress and egress over land now or formerly of Rebecca Kaplan beginning at the northwest corner of the above described parcel and running along the west line of the above described parcel S 4° 43' 30" W a distance of 192.77 ft. to a point, thence running through land now or formerly of Rebecca Kaplan (1) along the arc of a curve bearing to the right with a radius of 43.00 ft., a distance of 75.30 ft. (the chord of said arc runs N 26° 09' 00" W a distance of 66.04 ft.) (2) N 24° 01' 00" E a distance of 57.50 ft.; and (3) N 4° 43' 30" E a distance of 80.00 ft. to the south side of Middle Country Road, thence running along the south side of Middle Country Road No 87° 45' 00" E a distance of 15.00 ft. to the point or place of beginning.

TOGETHER WITH an easement or right of way for ingress and egress through the land formerly of Leo Lentini and beginning at a point in the south side of Middle Country Road said point of beginning being 40.00 ft. east of the northeast corner of land first described above as measured along the south side of Middle Country Road. From said point of beginning running the following courses and distances: (1) S 2° 15' 00" E a distance of 10.00 ft.; (2) along the arc of a tangent curve having a radius of 25.00 ft. and bearing to left, a distance of 17.89 ft.; (3) S 43° 15' 00" E a distance of 37.40 ft.; (4) along the arc of a curve having a radius of 40.00 ft. and bearing to the right, a distance of 23.74 ft.; (5) S 9° 15' 00" E a distance of 71.05 ft.; (6) along the arc of a curve having a radius of 45.00 ft. and bearing to the right, a distance of 76.18 ft.; (7) S 87° 45' 00" W a distance of 44.18 ft. to a point in the east line of property and first described above. Thence running along the east line of said property N 2° 15' 00" a distance of 20.00 ft. to a point 177.00 ft. south of the south side of Middle Country Road. Thence running (1) N 87° 45' 00" E a distance of 49.21 ft.; (2) along the arc of a curve having a radius of 25.00 ft. and bearing to the left, a distance of 42.32 ft.; (3) N 9° 15' 00" W a distance of 71.66 ft.; (4) along the arc of a curve having a radius of 25.00 ft. and bearing to the left a distance of 14.84 ft.; (5) N 43° 15' 00" W a distance of 37.40 ft.; (6) along the arc of a curve having a radius of 40.00 ft. and bearing to the right, a distance of 28.62 ft.; (7) N 2° 15' 00" W a distance of 10.00 ft. to the south side of Middle Country Road. Thence running along the south side of Middle Country Road a distance of 15.00 ft. to the point of place of beginning of described right of way.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances, and also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise,

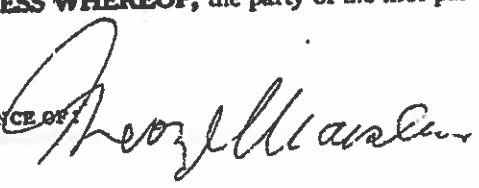
TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the distributees or successors and assigns of the party of the second part forever.

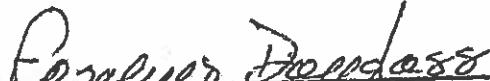
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

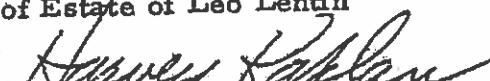
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:




ROSALIND DOUGLASS, Co-Executor
of Estate of Leo Lentin


HARVEY KAPLAN, Co-Executor
of Estate of Leo Lentin

LIBER 9388 PAGE 112

STATE OF NEW YORK, COUNTY OF NASSAU
On the 7 day of July, 1983, before me
personally came

RODALIND DOUGLASS

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
she executed the same.

Harvey Kaplan

GEORGE MAISLEN
Notary Public, State of New York
No. 30-2442870
Qualified in Nassau County
Term Expires March 30, 1985

STATE OF NEW YORK, COUNTY OF
On the 19 day of July, 1983, before me
personally came

to me known, who, being by me duly sworn, did depose and
say that he resides at No.

that he is the
of

, the corporation described
in and which executed the foregoing instrument; that he
knows the seal of said corporation; that the seal affixed
to said instrument is such corporate seal; that it was so
affixed by order of the board of directors of said corpora-
tion, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF NASSAU
On the 7 day of July, 1983, before me
personally came

HARVEY KAPLAN

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
he executed the same.

Harvey Kaplan

GEORGE MAISLEN
Notary Public, State of New York
No. 30-2442870
Qualified in Nassau County
Term Expires March 30, 1985

STATE OF NEW YORK, COUNTY OF

On the 19 day of July, 1983, before me
personally came

the subscribing witness to the foregoing instrument, with
whom I am personally acquainted, who, being by me duly
sworn, did depose and say that he resides at No.

that he knows

to be the individual
described in and who executed the foregoing instrument;
that he, said subscribing witness, was present and saw
execute the same; and that he, said witness,
at the same time subscribed his name as witness thereto.

Executor's Deed

TITLE NO. 111-5-5596

Estate of Leo Lentner

TO

Albert T. Salvador &
Regina A. Salvador

SECTION
BLOCK
LOT
COUNTY OR TOWN

Recorded At Request of

RETURN BY MAIL TO:

S/CHARLES BUSCEMI
2364 MIDDLE COUNTRY RD
CENTERREACH, N.Y.
Zip No. 11720

(5)

ARTHUR J. FELICE
JUL 15 1988
E8, HHS C 51 701

2176

RECORDED

RECEIPT
Suffolk County Clerk
VINCENT PULEO
County Clerk

DATE : 3/27/2025

TIME: 6:53:27 PM

RECEIPT NUMBER: 25-0042438

PAYOR NAME: COUNTY-CLERK

DESCRIPTION	ITEMS	TRANS AMOUNT
Type of Instrument: CERTIFIED COPIES (\$1.25-MINIMUM \$5.00)		
General Fee	1	\$5.00
Fees Paid		\$5.00
RECEIPT TOTAL		\$5.00
CHECK AMT PAID		
TOTAL AMOUNT PAID		\$5.00
CHECK RETURNED		\$0.00

COMMENTS : ELECTRONICALLY FILED CERTIFIED COPY/Auth

Code:09956C/TransID:80961655914

CC # : C25-17038



COUNTY CLERK'S OFFICE

STATE OF NEW YORK
COUNTY OF SUFFOLK

I, VINCENT PULEO, Clerk of the County of Suffolk and the Court of Record thereof do hereby certify that I have compared the annexed with the original
DEED

recorded in my office on **7/15/1983** under Liber **D00009388** and Page **109**
and that the same is a true copy thereof, and of the whole of such original.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said County and Court this **3/27/2025 6:53:27 PM**

SUFFOLK COUNTY CLERK

V. Puleo

VINCENT PULEO

SEAL



LIBER 9388 PAGE 112

STATE OF NEW YORK, COUNTY OF NASSAU
On the 7 day of July, 1983, before me
personally came

ROSALIND DOUGLASS

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
she executed the same.

George Maislen

CC : GCNH - JHHD - AFIV - NJIA

GEORGE MAISLEN
Notary Public, State of New York
No. 30-2467800
Qualified in Nassau County
Term Expires March 30, 1983



STATE OF NEW YORK, COUNTY OF
ss:

On the 19 day of July, 1983, before me
personally came

to me known, who, being by me duly sworn, did depose and
say that he resides at No. ;

that he is the
of

, the corporation described
in and which executed the foregoing instrument; that he
knows the seal of said corporation; that the seal affixed
to said instrument is such corporate seal; that it was so
affixed by order of the board of directors of said corpora-
tion, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF NASSAU
On the 7 day of July, 1983, before me
personally came

HARVEY KAPLAN

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
he executed the same.

Rosalind Douglass

GEORGE MAISLEN
Notary Public, State of New York
No. 30-2467800
Qualified in Nassau County
Term Expires March 30, 1983

STATE OF NEW YORK, COUNTY OF
ss:

On the 19 day of July, 1983, before me
personally came

the subscribing witness to the foregoing instrument, with
whom I am personally acquainted, who, being by me duly
sworn, did depose and say that he resides at No. ;

that he knows

to be the individual
described in and who executed the foregoing instrument;
that he, said subscribing witness, was present and saw
execute the same; and that he, said witness,
at the same time subscribed his name as witness thereto.

Executor's Deed

TITLE NO. 111-5-5596

Estate of Leo Lontor

TO

Alfred T. Salvador &
Regina A. Salvador

SECTION
BLOCK
LOT
COUNTY OR TOWN

Recorded At Request of
RETURN BY MAIL TO:

CHARLES BUSCEMI
1364 MIDDLE COUNTRY RD
CENTEREACH, N.Y.
Zip No. 11720

(5)

RECORDED
JUL 15 1983
ARTHUR J. FELLO
E8, HHS 3 51 709
2176

RECORDED

**PROPOSED SITE PLAN FOR
2ND. STORY OFFICE
ADDITION (1,450 SF)**

This table shows total overall development project site clearance and requirements for open space including lots, roads, drainage and other improvements.

Zoning lot size (see Notes at end of table)(*)	Max. overall development project site clearance (**)	Min. open space requirement (**)
10,000 square feet residential (1/4 acre)	90 %	10 %
15,000 square feet residential (1/3 acre)	70 %	30 %
20,000 square feet residential (1/2 acre)	60 %	40 %
30,000 square feet residential (2/3 acre)	58 %	42 %
40,000 square feet residential (1 acre)	53 %	47 %
60,000 square feet residential (1.5 acre)	46 %	54 %
80,000 square feet residential (2 acres)	35 %	65 %
120,000 square feet residential (3 acres)	30 %	70 %
160,000 through 200,000+ square feet residential (4 - 5+ acres)	25 %	75 %

The total amount of disturbance of natural vegetation shall not exceed the clearance percentage, except on flagpole lots where the area of the pole shall be exempt from the total lot area and the total amount of clearing permitted.

Other defined residential zoning lot size

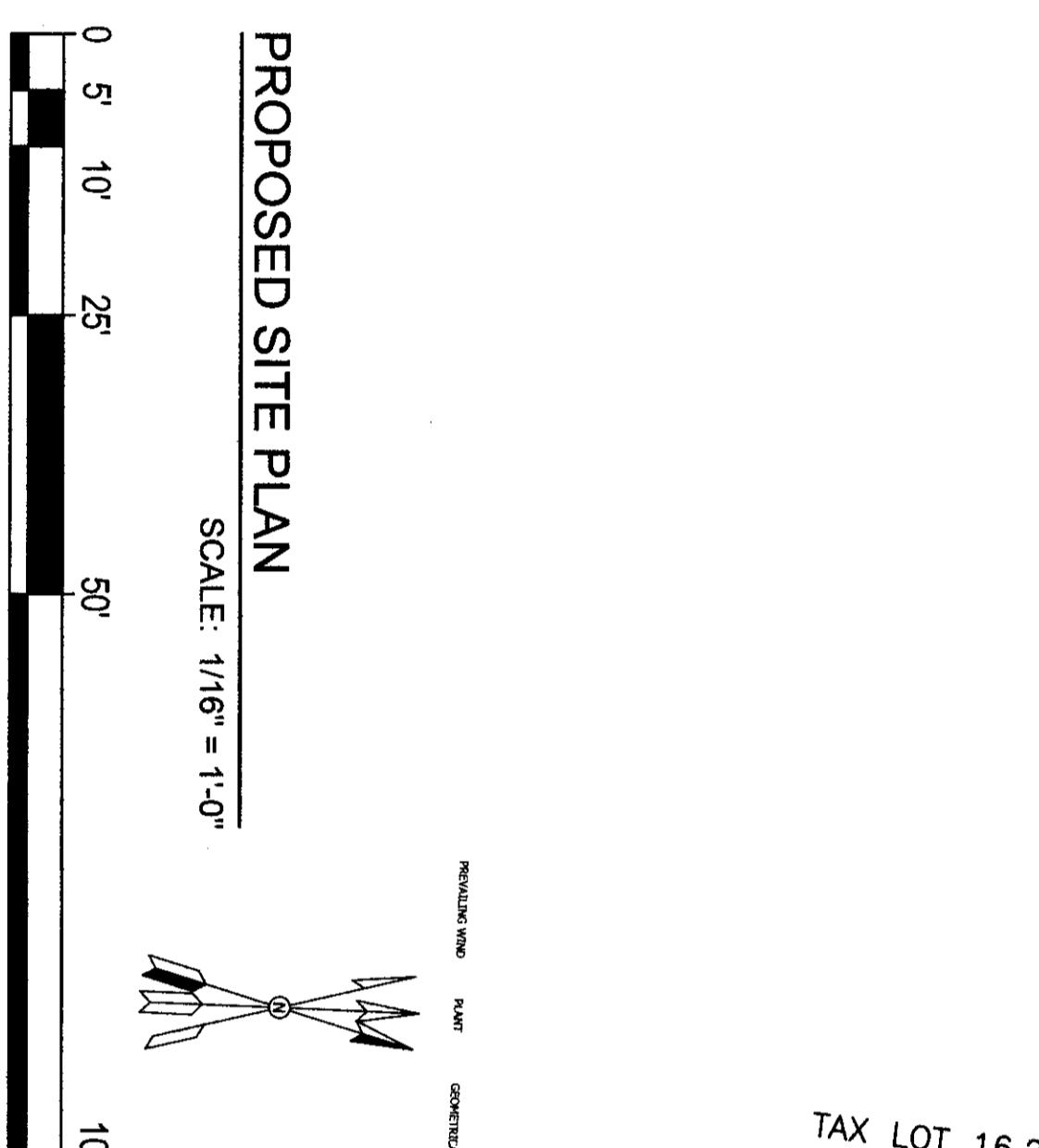
Interpolate from entries above.

All other zoning categories, including those categories without defined zoning lot sizes and parcels owned by the State or a public corporation

Interpolate from entries above.

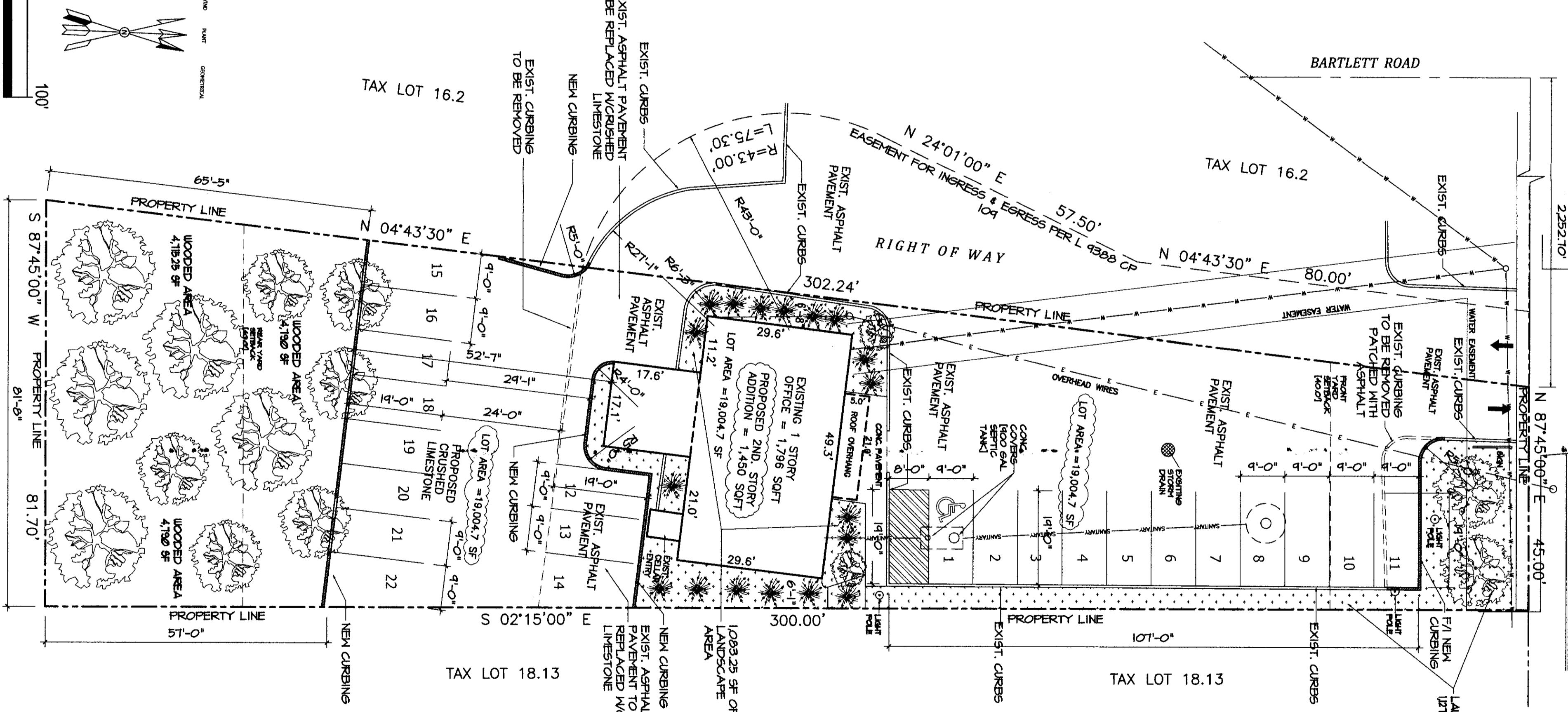
Notes:
(*) These entries are the minimum lot sizes required by zoning as of June 28, 1995 or the date the parcel is added to the Central Pine Barrens if later or the current zoning, whichever is more protective of the environment by minimizing clearing or maximizing open space, not the size of the subject parcels.

(**) In calculating the percentage of land cleared and the percentage of open space to be retained, the preserved areas in a development should preferably be existing native vegetation. These are maximum clearance and minimum open space standards, and more restrictive standards may be imposed during the review by the Commission, involved agency, or local municipality due to consideration of other standards, especially those addressing preservation of rare or endangered species, or unique flora or vegetation.



PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"



SUBJECT TO COVENANTS & RESTRICTIONS		
WATER EASEMENT: LIBER 1812, PAGE 001		
RIGHT OF WAY - EASEMENT FOR INGRESS & EGREGS: LIBER 3388 PAGE 103		
(REFER TO FIGURE 5-1 ON THIS PAGE)		

This Site Plan shall fully comply with the Town of Brookhaven Land Use Legislation, Chapter 85, Article 34
885-849 Required parking spaces.
885-852 Table of parking requirements
ADA parking requirements
& NYS Building and Property Maintenance Code

Paving, curbing, sidewalks, signs, traffic signs, catch basins and any other required work or installation shall fully comply with the Town of Brookhaven standard street and public improvement construction specifications

Parking lot or field maintenance. Any paving, sealing, striping or signage changes shall require a building permit and must be maintained in accordance with the current ADA parking requirements of the NYS Building and Property Maintenance Code.

PROPOSED OFFICE GROSS FLOOR AREA: 3,246 SF
PARKING SPACES CALCULATION: 3,246 SF / 150 SF = 21.64
22 PARKING SPACES ARE REQUIRED.

**SURVEY INFORMATION OBTAINED
FROM SURVEY MAP SUPPLIED BY
JOSHUA R. NICKS LICENSED LAND
SURVEYOR,
LIC.# 051025**
**PO Box 5913
Center Moriches, NY 11934
joshuarnicks@gmail.com
P: 631-405-8108**
**178 JUNIPER AVENUE
SMITHTHORPE, NY 11763
(516) 361-7828**

RECEIVED

JUN 9 2025

Central Pine Barrens
Planning & Policy Commission

2025-210

N 87°45'00"E 45.00'

PROSPECT LINE

PROPERTY LINE

WATER EASEMENT

EXIST. CURBES

EXIST. PAVEMENT

EXIST. DRINK. HOLE

EXIST. WIRE

EXIST. PAVEMENT

EXIST. CURB

JOSHUA R. WICKS P.L.S.

SURVEYED BY: J.R.W.

DRAWN BY: J.R.W.

JOB NO.: JRW25-0005

P.O. BOX 593
Center Moriches, N.Y. 11934
JoshuaRWicks@gmail.com
#631-405-8108

GRAPHIC SCALE

0 (0)
1 (10)
2 (20)
3 (30)

SURVEY OF PROPERTY

SITuate

MIDDLE ISLAND, TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK

Suffolk County Tax Map No.:
0200-402.00-01.00-018.012

DATE SURVEYED: 01/15/2025
SCALE: 1" = 30'

MIDDLE COUNTRY ROAD

(NYS ROUTE 25)

N 87°45'00" E

N 87°45'00" E 45.00'
15.00'

CONC. CURB

RECEIVED

JUN 9 2025

Central Pine Barrens
Joint Planning & Policy Commission

BARTLETT ROAD

N 04°43'30" E
TAX LOT 16.2
302.24'

TAX LOT 16.4
COUNTY OF
SUFFOLK

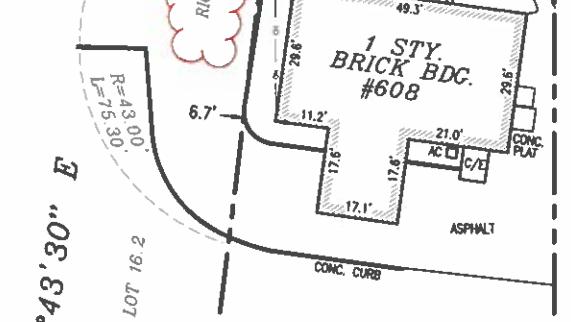
TAX LOT 19.2
COUNTY OF SUFFOLK

S 87°45'00" W
81.70'

300.00'

TAX LOT 18.13

S 02°15'00" E



LOT AREA
19,005.50 S.F.
0.44 ACRE(S)



CHECKED BY:

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARS A LIEN. (2) SURVEYOR'S SEAL IS A COPYRIGHT OF SECTION 3904, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. (3) ONLY BOUNDARY SURVEY MAP WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE, TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL SURVEY AND OPINION. (4) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYING AS PUBLISHED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LEVYING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. (5) THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE. (6) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (7) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (8) PROPERTY CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY. (9) THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED.