

January 7, 2026

Ms. Julie Hargrave
Pine Barrens Manager
Central Pine Barrens Commission
624 Old Riverhead Road
Westhampton Beach, NY 11978

Re: 645 Grumman Boulevard, Calverton, New York
District 600, Section 141, Block 2, Lot 2.1

Julie:

Hope all is well.

The enclosed report comprises our application for the above captioned property to determine if the applicant meets the requirements to reopen the site in the Core Preservation Area of the Central Pine Barrens. In addition, we have enclosed a copy of the Deed for the property.

We also seek a determination of jurisdiction for the project.

The attached report should adequately demonstrate that the proposed project is not a development, but an adaptive reuse of existing structures that have been abandoned from a previous manufacturing use.

At the inception of the project, our primary focus is to renovate the interior of building 78 and repair the existing parking lots in front of and behind the building. The façade will be cleaned and portions repainted to restore it to its original glory. This is a simple, mostly cosmetic repair of an existing structure with no alteration to the building's exterior. It is critical that we get this building up, running and leased as soon as possible. Buildings 2 &3 represent the second phase of the project and will require much more work and additional approvals.

We intend to reposition the property to be used for agricultural / horticultural use which we believe is an as-of-right use within the National Resource Protection (NRP) zone.

The specific type of horticultural users we are targeting are Tier 2 and Tier 3 cannabis cultivators who have been granted a license or licenses by the New York State Office of Cannabis Management (OCM). We want to be clear that we are not in the cannabis business and are just providing a suitable facility to grow plants indoors under controlled and secure conditions.

At this time, we are not going to be submitting a request to obtain Pine Barron Credits for the existing wooded portion of the property. We may wish in the future to obtain Pine Barren Credits or to donate the land and would like to keep both options open.

In the interim, we will do nothing to injure or impair the existing majestic pine trees and will do our best to protect and preserve the land, vegetation and associated wildlife.

We will endeavor to make the project's end product a sustainable and environmentally compatible three (3) building campus, in a park-like setting, in harmony with its natural surroundings.

Please note that we have already approached other government agencies. The following is a list of who we are currently in direct contact with:

1) Riverhead Planning

When we went to contract to purchase the property, we met with Greg Bergman of Riverhead Planning who directed us to you because the property was located within The Pine Barrens Core Area and your assessment of the project was the first step. Our architect has engaged Riverhead Planning with questions about parking requirements for the proposed specific use.

2) Riverhead Sewer District

We have had multiple conversations with the Riverhead Sewer District concerning the property which is in the sewer district but has viable septic systems that we believe will be more than sufficient to support agricultural use.

3) Suffolk County DHS

Our architect has had multiple conversations with the SCDHS concerning our utilizing the high-capacity septic systems that exist for each building. We are in discussions to determine what steps need to be taken to update the system and get it up and running.

4) Riverhead Water District

Both our architect and construction manager have met with Frank Mancini to discuss the procedure of bringing the water main to the property.

Please feel free to contact me with any questions, comments or requests for additional information.



We look forward to the January 21st meeting at Riverhead Town Hall and thank you again for your assistance.

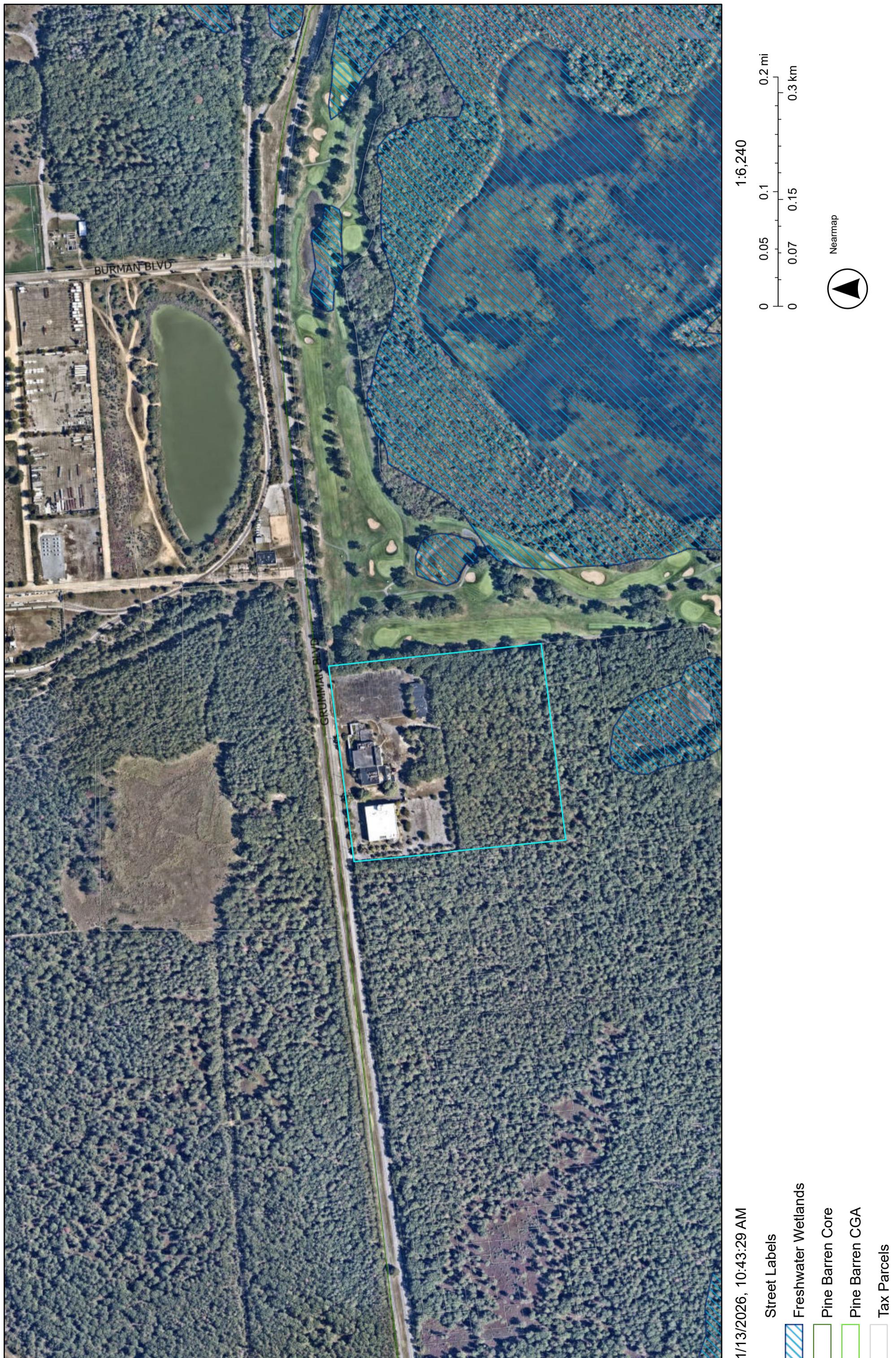
Sincerely,

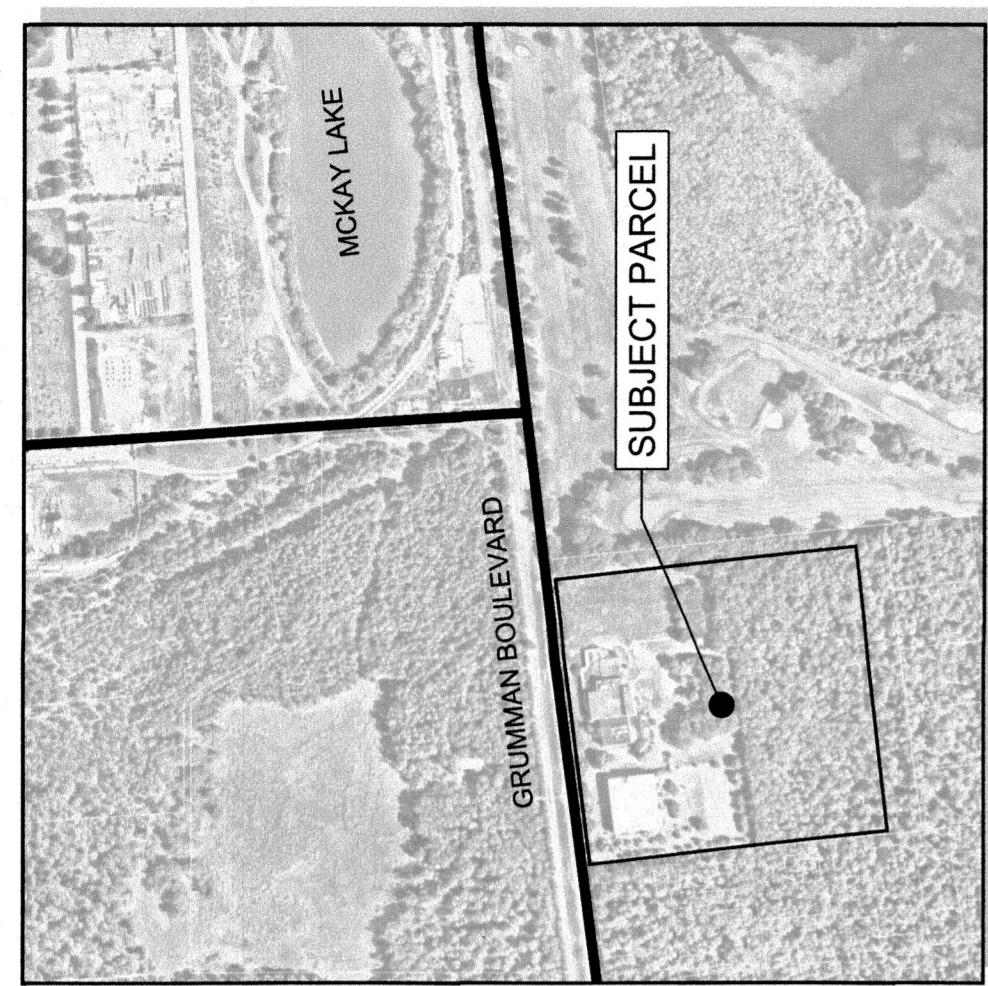
A handwritten signature in black ink, appearing to read "Andrew M. Weiss, Jr." The signature is fluid and cursive.

Andrew M. Weiss, Jr.
Co-Managing Member
645 Grumman Boulevard LLC

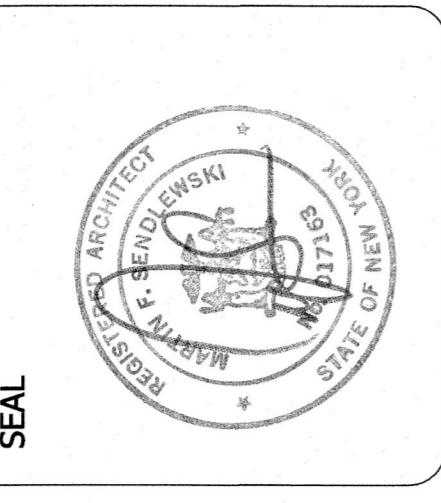
Chief Executive Officer
Signature Partners LLC
200 Madison Avenue, Suite 1910
New York, NY 10016

645 Grumman Boulevard, Calverton





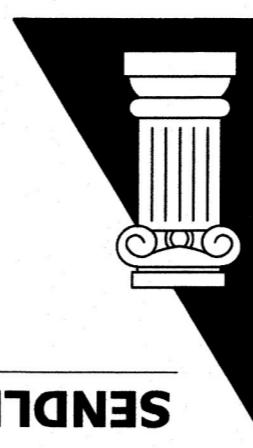
LOCATION MAP SCALE: 1" = 600'



SEAL

215 ROANOKE AVENUE
RIVERHEAD, NY 11901
(631) 727-5352

SENDLEWSKI ARCHITECTS, P.C. ARCHITECTS - PLANNERS



SITE DEVELOPMENT PLAN

PROPOSED ADAPTIVE REUSE
645 GRUMMAN BOULEVARD
CALVERTON, NY 11949

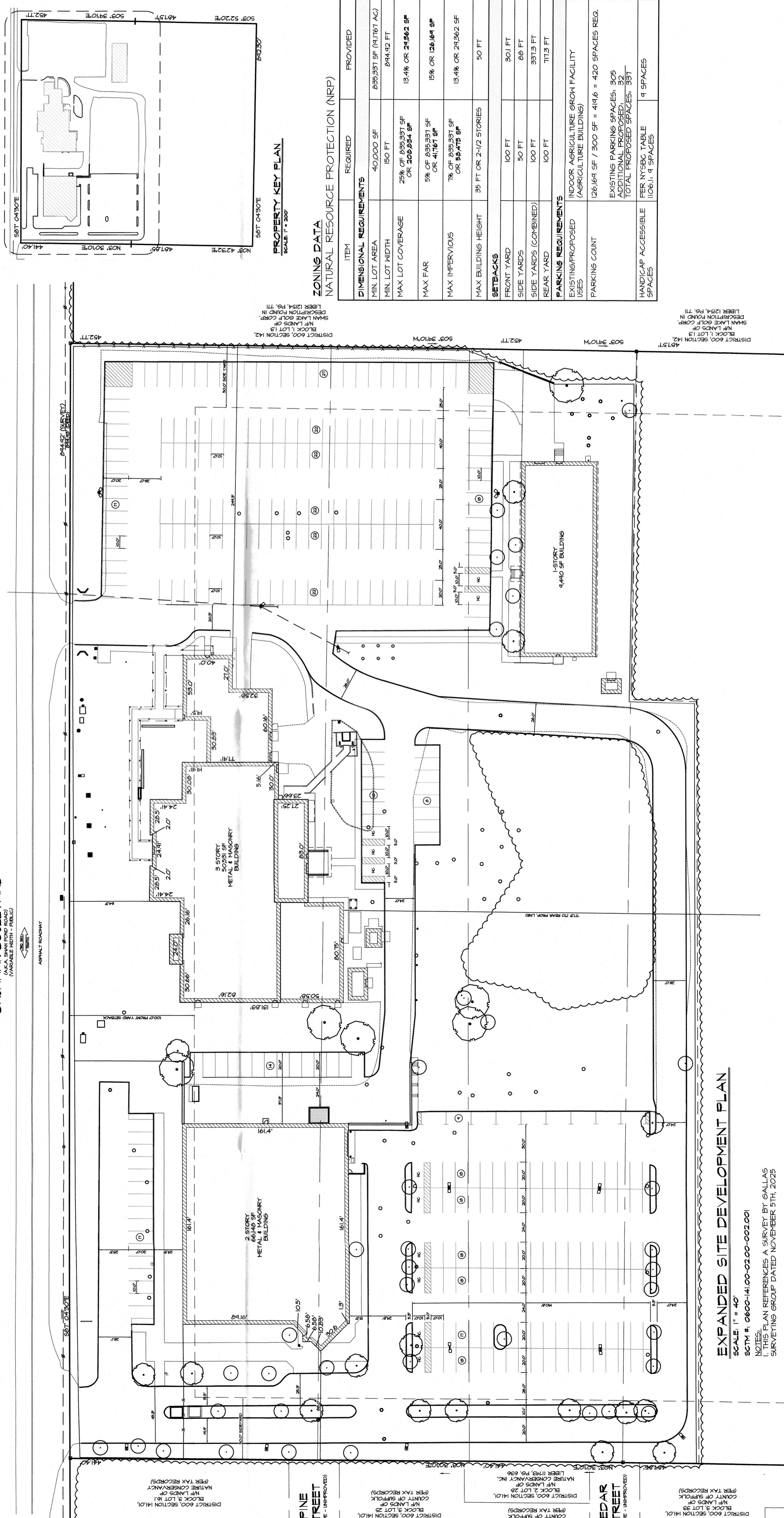
PROJECT No 2511

12

111

DRAWING:

SP-100



SUFFOLK COUNTY
FULL ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 1 – Environment and Setting

Instructions: Part 1 is to be completed by the applicant or project sponsor. 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. If a question is not applicable to the proposed project indicate with "N/A".

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 is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information

Name of Action/Project:	645 Grumman Boulevard
Project Location (specify Town, Village, Hamlet and attach general location map*):	Manorville
Street Address:	645 Grummand Boulevard, Manorville, NY 11949
Name of Property or Waterway:	645 Grummand Boulevard

* Maps of Property and Project: Attach relevant available maps including a location map (note: use road map, Hagstrom Atlas, USGS topography map, tax map or equivalent) and preliminary site plans showing orientation, scale, buildings, roads, landmarks, drainage systems, area to be altered by project, etc.

Type of Project: New Expansion

Capital Program: Item # - Date Adopted: - Amount: \$ -

Brief Description of Proposed Action (include purpose or need/attach relevant design reports, plans, etc.):

Adaptive reuse of an existing commercial development, from a mix of business and industrial uses to agricultural indoor growing, is proposed. The site consists of three (3) existing buildings which will be utilized as is, with no proposed exterior alterations with exception to cosmetic changes. Interior alterations are proposed for all structures to bring the existing structures to current standards of the building code. Existing hardscapes and parking areas are to be refurbished and brought to original working order. The existing sanitary systems are to be reused. The existing water supply (well water) is proposed to be reused, with the supplement of public water via a main extension to be provided.

Project Status:

	Start	Completion
Proposal		
Study		
Preliminary Planning		
Final Plans: Specs		
Site Acquisition	11/15/2025	
Construction		
Other		

Departments Involved:

	Dept. Performing Design & Construction	Initiating Dept. (if different)
Name:	Sendlewski Architects PC	
Street/PO:	215 Roanoke Avenue	
City, State:	Riverhead, New York	
Zip:	11901	
Contact Person:	Arthur Rast	
Business Phone:	631-655-3903	
Email:	arthur@firehouseplanner.com	

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)
i. City Council, Town Board or Village Board of Trustees	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Town Board	Proj: 3/26
ii. City, Town or Village Planning Board or Commission	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Planning Board	Proj: 3/26
iii. City, Town or Village Zoning Board of Appeals	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		
iv. Other local agencies	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Water District	Proj: 3/26
v. County agencies	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Health Department	Proj: 3/26
vi. Regional agencies	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		
vii. State agencies	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NYSDEC	Proj: 3/26
viii. Federal agencies	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		
ix. Coastal Resources Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway?				
If YES,	Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

C. Planning and Zoning

C.1. Planning and Zoning Actions	
Will administrative or legislative adoption or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
C.2. Adopted Land Use Plans	
a. Do any municipally-adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes: Does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes <input type="checkbox"/> No <input type="checkbox"/>	
b. Is the site of the proposed action within any local or regional special planning district (i.e. Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; et. al)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If Yes, identify the plan(s): NYS Heritage Areas: LI North Shore Heritage Area	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, identify the plan(s): [Empty box]	
C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If Yes, what is the zoning classification(s) including any applicable overlay district? Natural Resources Protection (NRP) Zoning	
b. Is the use permitted or allowed by a special or conditional use permit?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
c. Is a zoning change requested as part of the proposed action?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, what is the proposed new zoning for the site? [Empty box]	
C.4. Existing Community Services	
a. In what school district is the project site located?	Riverhead Central School District
b. What police or other public protection forces serve the project site?	Riverhead Police
c. Which fire protection and emergency medical services serve the project site?	Manorville Fire District
d. What parks serve the project site?	

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action? (if mixed, include all components)

Residential ; Industrial ; Commercial ; Recreational ; Other

b. Total acreage of the site of the proposed action: 19.1767 acres

c. Total acreage to be physically disturbed: 0 acres

d. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor: 19.1767 acres

e. Is the proposed action an expansion of an existing project or use?

If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet, etc.)?

Yes No

f. Is the proposed action a subdivision, or does it include a subdivision?

If Yes:

i. Purpose or type of subdivision? (if mixed, specify types)

Residential ; Industrial ; Commercial ; Recreational ; Other

Yes No

ii.

Is a cluster/conservation layout proposed?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Number of lots proposed:	
Minimum and maximum proposed lot sizes:	

g. Will proposed action be constructed in multiple phases?

If No, What is the anticipated period of construction?

If Yes:

Total number of phases anticipated:

Anticipated commencement date of phase I (including demolition):

Anticipated completion date of final phase:

Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

Yes No

h. Does the project include new residential uses?

If Yes, show number of units proposed.

	Single Family	Two Family	Three Family	Multi-Family (4+)
Initial Phase				
At Completion				

Yes No

i. Does the proposed action include new non-residential construction (including expansions)?

If Yes:

Total Number of Structures:

Dimensions of largest proposed structure:

Approximate extent of building space to be heated or cooled:

Yes No

j. 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?

If Yes:

Purpose of the impoundment:

If a water impoundment, the principal source of the water:

Ground Water ; Surface Water Streams ; Other (specify):

If other than water, identify the type of impounded/contained liquids and their source:

Yes No

Approximate size of the proposed impoundment (include units):

Volume: Surface area:

Dimensions of the proposed dam or impounding structure:

Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining or dredging, during construction, operations or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

What is the purpose of the excavation or dredging?

How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

Volume: Over what duration of time:

Yes No

Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them:

D.2.a (cont.) – only answer following if checked “Yes” above

Will there be onsite dewatering or processing of excavated materials?

If Yes, describe:

What is the total area to be dredged or excavated?

What is the maximum area to be worked at any one time?

What would be the maximum depth of excavation or dredging?

Will the excavation require blasting?

Summarize site reclamation goals and plans:

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, water body, shoreline, beach or adjacent area?

If Yes:

Identify the wetland or water body which would be affected (by name, water index number, wetland map number or geographic description):

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

Will proposed action cause or result in disturbance to bottom sediments?

If Yes, describe:

Will proposed action cause or result in the destruction or removal of aquatic vegetation?

If Yes:

Area of vegetation proposed to be removed:

Expected acreage of aquatic vegetation remaining after project completion:

Purpose of proposed removal (e.g., beach clearing, invasive control, boat access):

Proposed method of plant removal:

If chemical/herbicide treatment will be used, specify product(s):

Yes No

Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use or create a new demand for water?

If Yes:

Total anticipated water usage/demand per day:
3,785 GPD

Will the proposed action obtain water from an existing public water supply?

YES

If Yes:

Name of district/service area:
Riverhead Water District

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

Will line extension within an existing district be necessary to supply the project?

Yes

Yes No

If Yes:

Describe extensions or capacity expansions proposed to serve this project:

1,000 ft Main extension from the east to supply the site

Source(s) of supply for the district:

Aquifer

Is a new water supply district or service area proposed to be formed to serve the project site?

NO

If Yes:

Applicant/sponsor for new district:

Date application submitted or anticipated:

Proposed source(s) of supply for new district:

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

If water supply will be from wells (public or private), what will be the maximum pumping capacity?

d. Will the proposed action generate liquid wastes?

YES

If Yes:

Total anticipated liquid waste generation per day:
3,785 GPD

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

If sanitary wastewater identify proposed disinfection technology and treatment goals for the following:

Disinfection technology:

Nitrogen:

Phosphorus:

Total Suspended Solids (TSS):

Biological Oxygen Demand (BOD):

Will the proposed action use any existing public wastewater treatment facilities?

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 line extension within an existing district be necessary to serve the project?

NO

If Yes:

Describe extensions or capacity expansions proposed to serve this project:

Yes No

Will a new wastewater (sewage) treatment district be formed to serve the project site?

NO

If Yes:

Applicant/Sponsor for new district:

Date application submitted or anticipated:

What is the receiving water for the wastewater discharge?

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):

Describe any plans or designs to capture, recycle or reuse liquid waste:

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?

If Yes:

How much impervious surface will the project create in relation to total size of project parcel?

Area of Impervious Surface:

Area of Parcel:

Describe types of new point sources:

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)?

Yes No

If to surface waters, identify receiving water bodies or wetlands:

Will stormwater runoff flow to adjacent properties?

Yes No

Does 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?

If Yes, identify:

Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles):

Yes No

Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers):

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 or Federal Clean Air Act Title IV or Title V Permit?

If Yes:

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

In addition to emissions as calculated in the application, the project will generate:

Yes No

- Tons/year (metric) of Carbon Dioxide (CO₂)
- Tons/year (metric) of Nitrous Oxide (N₂O)
- Tons/year (metric) of Perfluorocarbons (PFCs)
- Tons/year (metric) of Sulfur Hexafluoride (SF₆)
- Tons/year (metric) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- Tons/year (metric) of Hazardous Air Pollutants (HAPs)

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?</p> <p>If Yes:</p> <p>Estimate methane generation in tons/year (metric):</p> <p>Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring):</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes such as quarry or landfill operations?</p> <p>If Yes, describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?</p> <p>If Yes:</p> <p>When is the peak traffic expected? (check all that apply)</p> <p>Morning <input type="checkbox"/>; Evening <input type="checkbox"/>; Weekend <input type="checkbox"/>; Randomly <input type="checkbox"/> between the hours of _____ to _____</p> <p>For commercial activities only, projected number of semi-trailer truck trips/day:</p> <p>Parking spaces:</p> <table border="0"> <tr> <td>Existing:</td> <td>Proposed:</td> <td>Net Increase/Decrease:</td> </tr> </table> <p>Does the proposed action include any shared use parking?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:</p> <p>Are public/private transportation service(s) or facilities available within ½ mile of the proposed site?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>	Existing:	Proposed:	Net Increase/Decrease:	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
Existing:	Proposed:	Net Increase/Decrease:		
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?</p> <p>If Yes:</p> <p>Estimate annual electricity demand during operation of the proposed action: TBD</p> <p>Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility or other): grid/local utility</p> <p>Will the proposed action require a new, or an upgrade to, an existing substation?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>			

1. Hours of operation (Answer all items which apply)	<table border="1"> <tr> <td>During Construction</td> <td>During Operations</td> </tr> <tr> <td>Monday-Friday: 7am-4pm</td> <td>Monday-Friday: 24/7</td> </tr> <tr> <td>Saturday: 7am-4pm</td> <td>Saturday: 24/7</td> </tr> <tr> <td>Sunday: -</td> <td>Sunday: 24/7</td> </tr> <tr> <td>Holidays: -</td> <td>Holidays: 24/7</td> </tr> </table>	During Construction	During Operations	Monday-Friday: 7am-4pm	Monday-Friday: 24/7	Saturday: 7am-4pm	Saturday: 24/7	Sunday: -	Sunday: 24/7	Holidays: -	Holidays: 24/7	N/A <input type="checkbox"/>
During Construction	During Operations											
Monday-Friday: 7am-4pm	Monday-Friday: 24/7											
Saturday: 7am-4pm	Saturday: 24/7											
Sunday: -	Sunday: 24/7											
Holidays: -	Holidays: 24/7											
m. Does the proposed action produce noise that will exceed existing ambient noise levels during construction, operation or both?	<p>If Yes: <input type="checkbox"/> Provide details including sources, time of day and duration: <input type="checkbox"/> Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Describe:</p>											
n. Will the proposed action have outdoor lighting?	<p>If Yes: <input type="checkbox"/> Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: Building mounted and parking light poles, spec to be dark skies compliant <input type="checkbox"/> 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 <input type="checkbox"/> <input checked="" type="checkbox"/> Describe:</p>											
o. Does the proposed action have the potential to produce odors for more than one hour per day?	<p>If Yes: <input type="checkbox"/> Describe possible sources, potential frequency and duration of odor emissions and proximity to nearest occupied structures:</p>											
p. Will the proposed action include any bulk storage of petroleum (over 1,100 gallons) or chemical products (over 550 gallons)?	<p>If Yes: <input type="checkbox"/> Product(s) to be stored: <input type="checkbox"/> Volume(s): per unit time: (e.g., month, year) <input type="checkbox"/> Generally describe proposed storage facilities:</p>											
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?	<p>If Yes: <input type="checkbox"/> Describe proposed treatment(s): <input type="checkbox"/> Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>											

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?

If Yes:

Describe any solid waste(s) to be generated during construction or operation of the facility:

Construction: tons per (unit of time)

Operation: tons per (unit of time)

Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

Construction:

Operation:

Proposed disposal methods/facilities for solid waste generated on-site:

Construction:

Operation:

Yes No

s. Does the proposed action include construction or modification of a solid waste management facility?

If Yes:

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

Anticipated rate of disposal/processing:

tons/month, if transfer or other non-combustion/thermal treatment, or

tons/hour, if combustion or thermal treatment

If landfill, anticipated site life: years

Yes No

t. Will proposed action at the site involve the commercial generation, treatment, storage or disposal of hazardous waste?

If Yes:

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

Generally describe processes or activities involving hazardous wastes or constituents:

Specify amount to be handled or generated:

tons/month

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

Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?

Yes No

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:

u. Will proposed action adhere to Leadership in Energy and Environmental Design (LEED) or any other green building principals?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes: Describe proposed green building methods and attempted level of certification, if any:	
v. Does the project sponsor propose the use of energy benchmarking to monitor and adjust project energy needs?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, explain: [Redacted]	
w. Will the proposed action use native plants for all landscaping needs?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Identify species to be used and method of irrigation: [Redacted]	
x. Does the proposed action promote local tourism?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, explain: [Redacted]	

E. Site and Setting of Proposed Action

E.1. Land Uses on and Surrounding the Project Site

a. Existing land uses (Check all uses that occur on, adjoining and near the project site): (include map)

Urban <input type="checkbox"/>	Industrial <input type="checkbox"/>	Commercial <input checked="" type="checkbox"/>	Residential <input type="checkbox"/>	Rural <input checked="" type="checkbox"/>
Forest <input checked="" type="checkbox"/>	Agriculture <input type="checkbox"/>	Aquatic <input type="checkbox"/>	Other <input type="checkbox"/> Specify: _____	

If mix of uses, generally describe: Subject parcel is partially developed as commercial use, with the majority being forest. Surrounding areas are a mix of rural, forest and partially commercial uses.

b. Land uses and cover types on the project site:

Land Use or Cover Type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
Roads, buildings and other paved or impervious surfaces	6.10	6.10	0
Forested	9.85	9.85	0
Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.22	3.22	0
Agricultural (includes active orchards, fields, greenhouse, etc.)	0	0	0
Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
Wetlands (freshwater or tidal)	0	0	0
Non-Vegetated (bare rock, earth or fill)	0	0	0
Other Describe:	0	0	0
TOTAL:	19.17	19.17	0

c. Is the project site presently used by members of the community for public recreation?

If Yes, explain:

Yes No

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers or group homes) within 1,500 feet of the project site?

If Yes, identify facilities:

Yes No

e. Does the project site contain an existing dam?

If Yes:

Dimensions of the dam and impoundment:

- Dam height: feet
- Dam length: feet
- Surface area: acres
- Volume impounded: gallons or acre-feet

Yes No

Dam's existing hazard classification:

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:

Has the facility been formally closed?

Yes No

If Yes, cite sources/documentation:

Describe the location of the project site relative to the boundaries of the solid waste management facility:

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:

Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

Yes No

h. Has there been a reported contamination spill at the proposed project site or have any remedial actions been conducted at or adjacent to the proposed site?

If Yes:

Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? (Check all that apply)

Yes – Spills Incidents database
 Yes – Environmental Site Remediation database
 Neither database

Provide DEC ID number(s):

Provide DEC ID number(s):

If site has been subject to RCRA corrective activities, describe control measures:

No

Yes No

Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No

If Yes:

DEC ID number(s): 152136

Describe current status of site(s): Developed, unoccupied

E.1.h. (cont.) – only answer following if checked “Yes” above

Is the project site subject to an institutional control limiting property uses?

NO

If Yes:

DEC site ID number(s):

Describe the type of institutional control (e.g., deed restriction or easement):

Describe any use limitations:

Describe any engineering controls:

Will the project affect the institutional or engineering controls in place? Yes No

Explain:

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site:

Over 30 feet

b. Are there bedrock outcroppings on the project site? No

If Yes:

What proportion of the site is comprised of bedrock outcroppings?

%

Yes No

c. Predominant soil type(s) present on project site: (include map)

1. Dark Brown medium-fine sand	100	% of site
2.	0	% of site
3.	0	% of site
4.	0	% of site

d. What is the average depth to the water table on the project site?

over 30 feet

e. Drainage status of project site soils:

1. <input checked="" type="checkbox"/> Well Drained	90	% of site
2. <input checked="" type="checkbox"/> Moderately Well Drained	10	% of site
3. <input type="checkbox"/> Poorly Drained		% of site

f. Approximate proportion of proposed action site with slopes: (include topographic map)

1. <input checked="" type="checkbox"/> 0-10%	95	% of site
2. <input checked="" type="checkbox"/> 11-15%	5	% of site
3. <input type="checkbox"/> 16% or greater		% of site

g. Are there any unique geologic features on the project site? NO

If Yes, describe:

Yes No

h. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?

Yes No

i. Do any wetlands or other waterbodies adjoin the project site?

Yes No

If Yes to either E.2.h or E.2.i, continue. If No, skip to E.2.m

j. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? (include map)

Yes No

k. For each identified wetland and waterbody on the project site, provide the following information:

Streams:	Name:	Classification:
Lakes or Ponds:	Name:	Classification:
Wetlands: YES	Name:	Approx. Size: 2,330.9 Acres
Wetland No. (if regulated by DEC):	R-5	

l. Are any of the above waterbodies listed in the most recent compilation of NYS water quality-impaired waterbodies?

Yes No

If Yes, name of impaired water body/bodies and basis for listing as impaired:

m. Is the project site in a designated floodway?

Yes No

n. Is the project site in the 100 year floodplain?

Yes No

o. Is the project site in the 500 year floodplain?

Yes No

p. Is the project site located over or immediately adjoining a primary, principal or sole source aquifer?

If Yes:

Name of aquifer: Nassau-Suffolk SSA

Source of information:

Yes No

q. Identify the predominant wildlife species that occupy or use the project site:

r. Does the project site contain a designated significant natural community?

If Yes:

Describe the habitat/community (composition, function and basis for designation):

Pitch Pine-Oak Forest, Coastal Plain Pond Shore

Source(s) of description or evaluation:

Yes No

Extent of community/habitat:

- Currently: acres 58.39, 7.83
- Following completion of project as proposed: acres 58.39, 7.83
- Gain or loss (indicate + or -): 0 acres

s. 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?

Tiger Salamander, Banded Sunfish, Swamp Darter, Short-Eared Owl, Northern Long-eared Bat, Northern Harrier

Yes No

If Yes:

Species and listing (endangered or threatened):

Nature of use of site by the species (e.g., resident, seasonal, transient): Resident

t. Does project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?

If Yes:

Species and listing: Coastal Barrens Buckmoth

Nature of use of site by the species (e.g., resident, seasonal, transient): Resident

Yes No

u. Is the project site or adjoining area currently used for hunting, trapping, fishing or shellfishing?

If Yes, give a brief description of how the proposed action may affect that use:

Yes No

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?

Yes No

If Yes, provide county plus district name/number:

--

b. Are agricultural lands consisting of highly productive soils present?

Yes No

If Yes:

Acreage(s) on project site:

Source(s) of soil rating(s):

<p>c. Does the project site contain all or part of, or is it substantially contiguous to a registered National Natural Landmark?</p> <p>If Yes:</p> <p>Nature of the natural landmark: <input type="checkbox"/> Biological Community; <input type="checkbox"/> Geological Feature</p> <p>Provide brief description of landmark, including values behind designation and approximate size/extent:</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area, including Special Groundwater Protection Areas?</p> <p>If Yes:</p> <p>CEA name: SGPA, Central Suffolk Pine Barrens</p> <p>Basis for designation: Protect groundwater, Benefit to human health & protect drinking water</p> <p>Designating agency and date: Date: 3-19-93, date: 2-10-88, Agency: Long Island Regional Planning, Suffolk County</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>e. Does the project site contain, or is it substantially contiguous to, a building, archeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places?</p> <p>If Yes:</p> <p>Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site; <input type="checkbox"/> Historic Building or district</p> <p>Name:</p> <p>Brief description of attributes on which listing is based:</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site?</p> <p>If Yes:</p> <p>Describe possible resource(s):</p> <p>Basis for identification:</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>h. Would the project site be visible from any officially designated and publicly assessable federal, state or local scenic or aesthetic resource?</p> <p>If Yes:</p> <p>Identify resource:</p> <p>Nature of, or basis for designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):</p> <p>Distance between project and resource:</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR Part 666?</p> <p>If Yes:</p> <p>Identify the name of the river and its designation: Peconic River</p> <p>Is the activity consistent with development restrictions contained in 6 NYCRR Part 666?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>

F. Additional Information

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

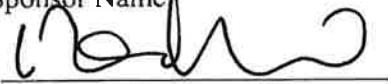
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name:

Signature:



Date: January 8, 2026

Title: CO-Managing Member

SIGNATURE

645 Grumman Boulevard

Central Pine Barrens Commission

January 2026

**645 Grumman Blvd LLC
Signature Partners, LLC
200 Madison Avenue, Rm 1910
New York, NY 10016**

SIGNATURE

CENTRAL PINE BARRENS
REPORT

SIGNATURE

EXHIBIT A - PROPERTY
SURVEY

SIGNATURE

EXHIBIT B - SITE PLAN

SIGNATURE

EXHIBIT C - BLDG 78
FLOOR PLANS

SIGNATURE

EXHIBIT C - BLDG 78
ELEVATIONS

SIGNATURE

EXHIBIT D BLDG 08
FLOOR PLANS

SIGNATURE

EXHIBIT E - ONE STORY
BLDG, FLOOR PLAN

Property Description

The property, in the aggregate, encompasses approximately twenty (20) acres of land.

Please see the property survey provided in Exhibit A.

There are currently three (3) principal structures, numerous small "out" buildings, and a guard house at the main entrance to building 78. In addition, there are three (3) paved parking lots and several other parking areas which are all located on approximately one half (1/2) of the parcel of land with the balance of the site consisting of multiple species of native pine trees in a natural setting.

Each building is both fully sprinklered and handicap accessible.

There are approximately one hundred and thirty-five (135) parking spaces in Lot A & B (in front of and behind Building 78) as well as spaces in front of building 08 and the single story office building. In the aggregate and in both suggested phases of the project, we have identified three hundred and thirty-seven (337) possible parking spaces and are still working to create additional spaces, if required.

Each building has its own sanitary system which was designed for a much heavier use that included hundreds of people.

A preliminary site plan can be found in Exhibit B.

A description of each existing structure follows:

Structure 1 / aka Building 78

This building consists of two (2) above-grade floors plus a basement level with two (2) sets of egress stairs and an elevator accessible by all floors. There is approximately 66,000 SF of leasable space including the basement. The building was built between 1988 - 1992 (est).

As-built floorplans and elevations can be found in Exhibit C.

Structure 2 / aka building 08

This building consists of three (3) above grade floors with no basement and has multiple sets of egress stairs and an elevator accessible by all floors. There is approximately 51,000 SF of leasable space in the building. The building was built in 1960 with additions in 1967, 1977 and 1985 (est).

As-built floorplans can be found in Exhibit D.

Structure 3 / Modular office building

This building is a one (1) story structure with no basement and consists of approximately 9,500 SF of leasable space. There are three (3) means of egress. This building was built before 1984.

An as-built floorplan can be found in Exhibit E.

Item 1 / A - Description of project

The project is an adaptive re-use of all existing structures and not a development, in our opinion.

There will be no changes made to the footprint of any of the existing structures nor any change in building envelope.

The existing sanitary systems, one (1) for each building, were designed for a much higher density of personnel. We are planning to restore and update each system.

The existing parking lots are far in excess of what we believe will be required for the suggested use.

The complex has been shuttered and out of use since 1996; and we plan to renovate / restore the property in two (2) phases.

The following are the suggested modifications for each existing structure:

Structure 1 / aka Building 78

The restoration of building 78 is suggested to be the first phase of the project.

A new roof was installed in 2005 and is in serviceable condition. No contamination requiring any further action was found on multiple inspections.

We plan to make the following restorations:

Replace existing broken windows and glass bricks with matching materials.

Power wash façade and repaint painted surfaces.

Restore existing bathrooms on the first and second floors to good working order with new fixtures and partitions.

Install two (2) unisex handicap accessible bathrooms and janitors closet in the basement.

Restore existing septic system to good working order.

Restore existing fire control and sprinkler systems to good working order.

Reconnect existing electric service and deliver in good working order.

Repaint the entire building's interior.

Restore existing elevator to good working order.

Demolish existing drop ceilings throughout and other select demolition.

Restore existing roll down doors to good working order and condition.

Power wash existing concrete sidewalks surrounding the building.

Replace all existing outdoor lights with LED lighting.

Resurface and restripe both front and rear parking lots.

Trim and shape all existing trees and shrubs adding flowering annuals and other plants.

Restore or replace existing entry gates and existing guard house.

Structure 2 / aka building 08

Building 08 will be part of phase 2 of the project.

This building is in terrible condition because of continuous water intrusion over the three (3) decades it has been empty. The building's interior is beyond repair.

We also understand that there is existence of mold, lead paint, asbestos containing materials and a lot of debris.

We are currently having H2M provide us with an estimate to abate the ACM materials. Once any and all hazardous materials have been abated, we plan to gut the entire interior down to the bare concrete floors and steel joists. We will then evaluate if the building skin is salvageable and will endeavor to salvage or replace it.

We then plan to rebuild the interiors to suit incoming tenants.

Structure 3 / Single story office building

This building is also in poor condition and is part of phase 2 of the development. We plan to raise and replace the entire roof and floors and will look to replace the existing windows and clad the façade in a similar manner as building 08.

Item 1 / B – Intended Use

We are planning to use the entire property for agricultural / horticultural use which we believe is an as-of-right use in the National Resource Protection (NRP) zone.

The specific type of horticultural users we are targeting are Tier 2 and Tier 3 cannabis cultivators who have been granted a license or licenses by the New York State Office of Cannabis Management (OCM). We want to be clear that we are not in the cannabis business and are just providing a suitable facility to grow plants indoors under controlled and secure conditions.

We do not feel we have a hardship associated with the use of the property as what we propose is an as of right use coupled with an adaptive reuse of existing structures.

We do feel we have a hardship related to the delivery of water to the property. The Riverhead Water District has never run a water main to the property as it has for all other “affected” properties in the area. In fact, there is a US Navy monitoring well located on our property evidencing concern.

We understand that Suffolk County Public Water visited the property over a year ago to collect a water sample but the power was turned off and the existing well pumps were not operational so it was not possible to take a water sample in order to test the water and there has been no further action. It is vital that the property has clean potable water, the same as all other properties in the area have.

Item 2 – Pine Barrons Statute 57-0121(10)

The project at hand is an adaptive reuse of existing structures which does not endanger or threaten the Pine Barron’s ecosystem. This project will help to protect and preserve the “core area” and to continue the 350-year tradition that promotes public health and welfare.

This project ensures the Pine Barron’s long-term integrity while it preserves the Pine Barrons in its natural state.

The project will utilize compatible agricultural / horticultural use and preserve the hydrologic and ecologic foundation of the area.

The revamping of the existing structures will be done in an environmentally responsible and socially equitable manner. As an ongoing practice, we will conserve natural resources efficiently using water and energy as sparingly as possible.

The façade of building 78 is concrete covered with thick metal plating, in fact the whole building is RF shielded and has a very high R factor. We plan to remove the existing oil tanks and oil-fired boilers and replace them with electric fired units which will radically reduce the building's carbon footprint. The heating / cooling systems for the other two (2) structures will also be electric.

We are currently researching the viability of utilizing geothermal heat and air and cogeneration in addition to generating power via photovoltaic cells and will utilize various storage technologies.

The end product will be a sustainable and environmentally compatible three (3) building campus, in a park like setting, in harmony with its natural surroundings.

EXHIBIT A

PROPERTY SURVEY

GRUMMAN BOULEVARD
(A.S.A. 1964 FIGHTING 6000)

ANNUAL
SCHOOL FUND ROLL
PENNSYLVANIA: PUBL. 67

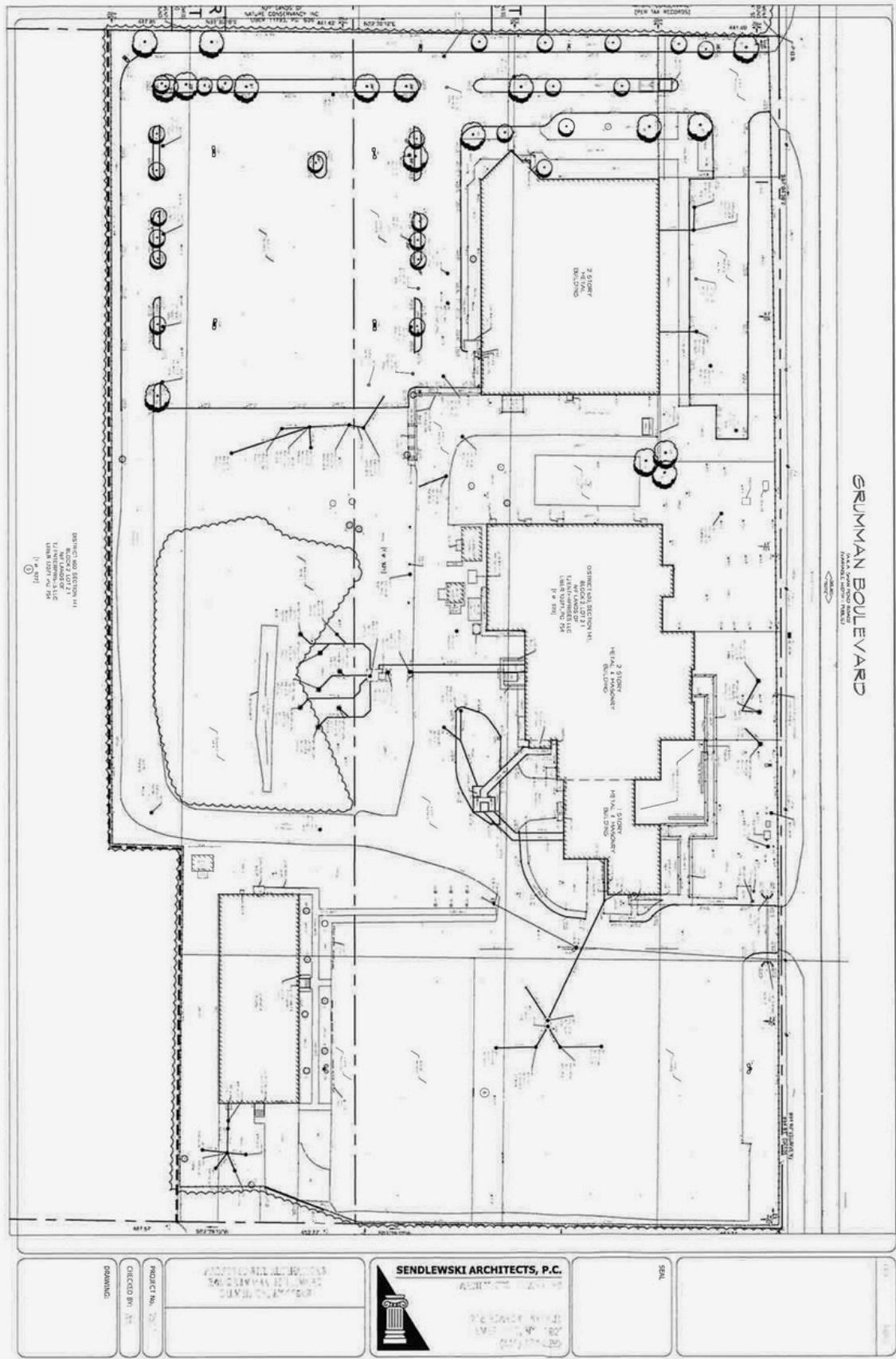
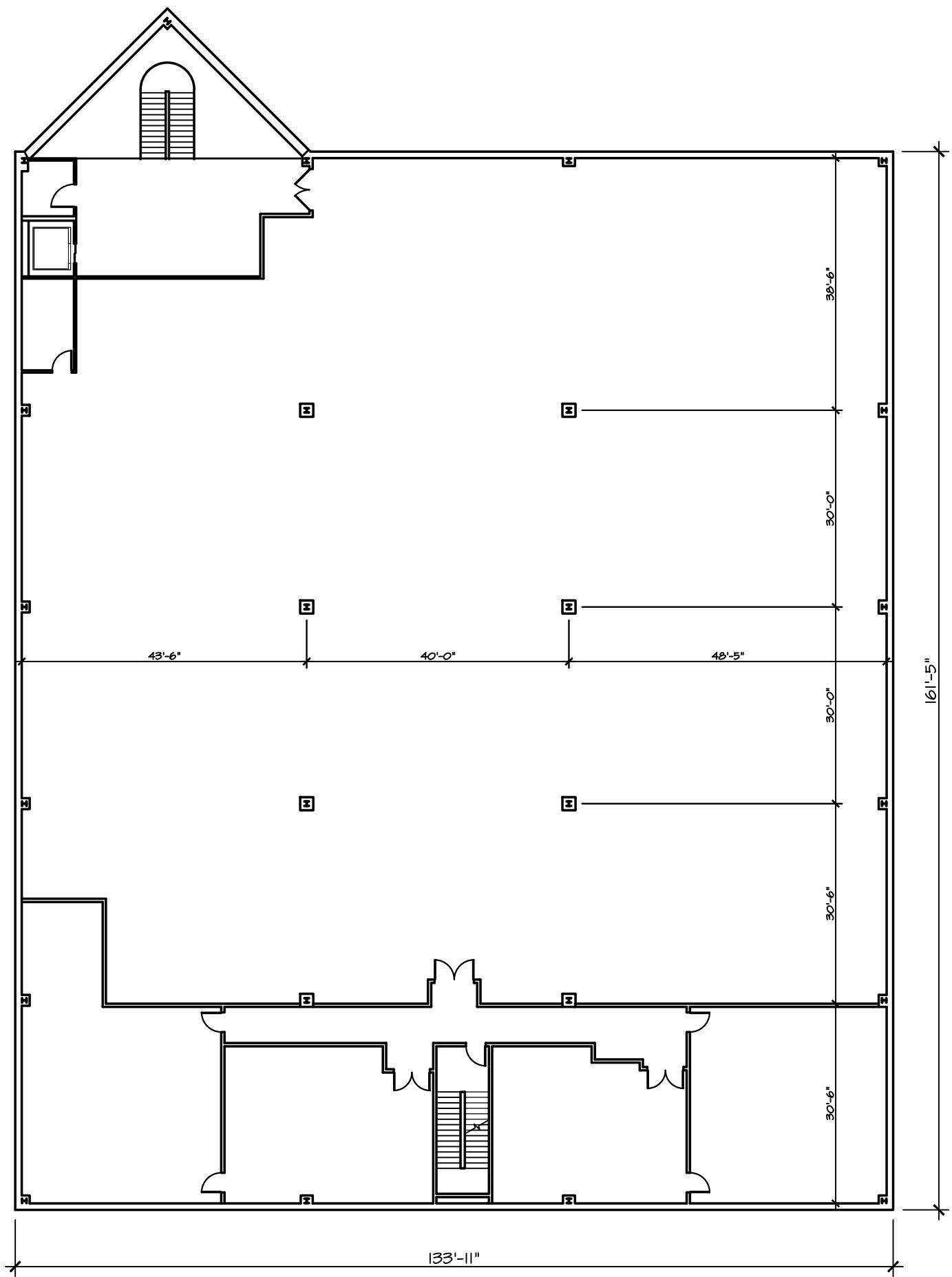


EXHIBIT B

SITE PLAN

EXHIBIT C

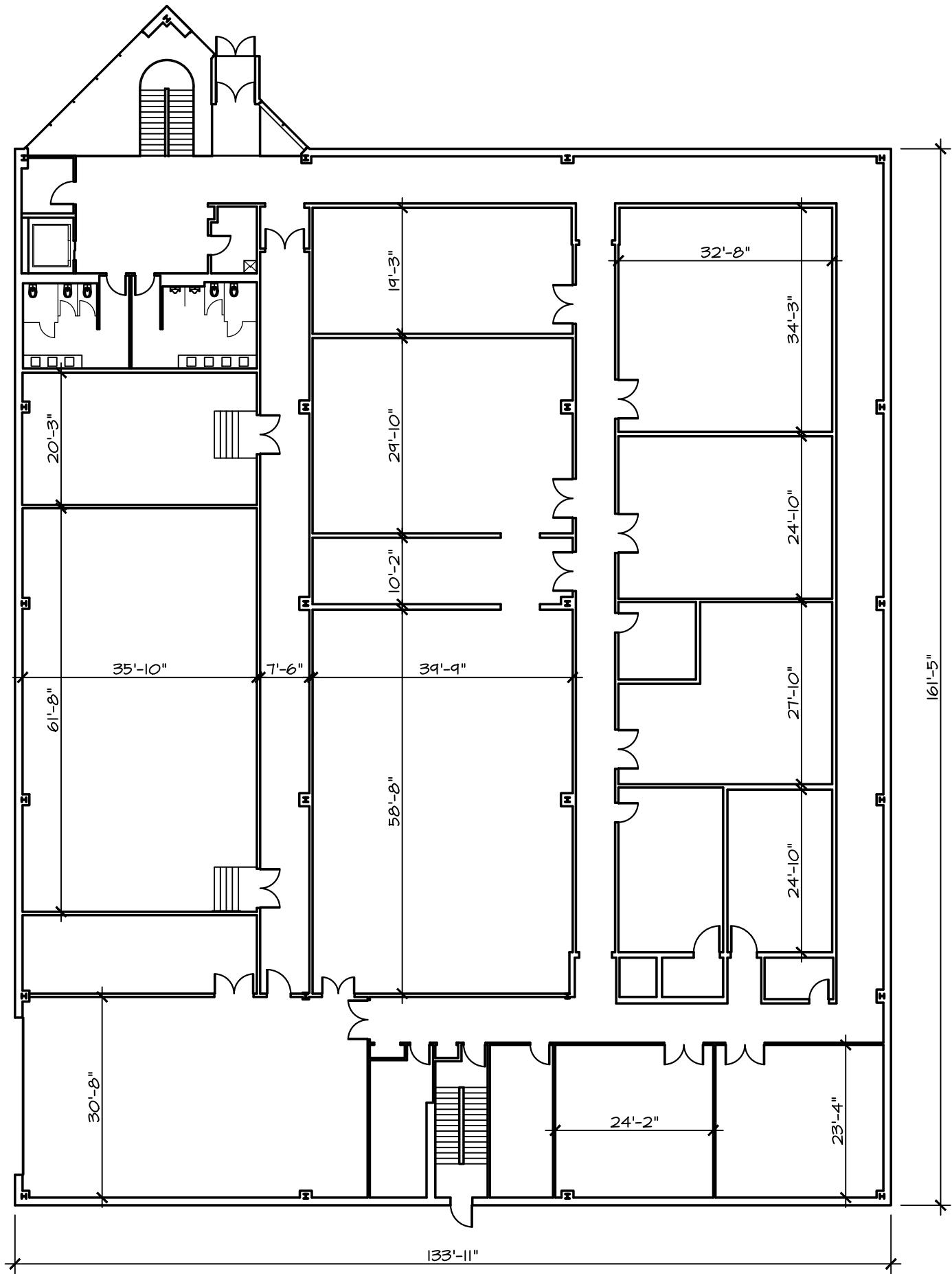
BUILDING 78 FLOOR PLANS AND ELEVATIONS

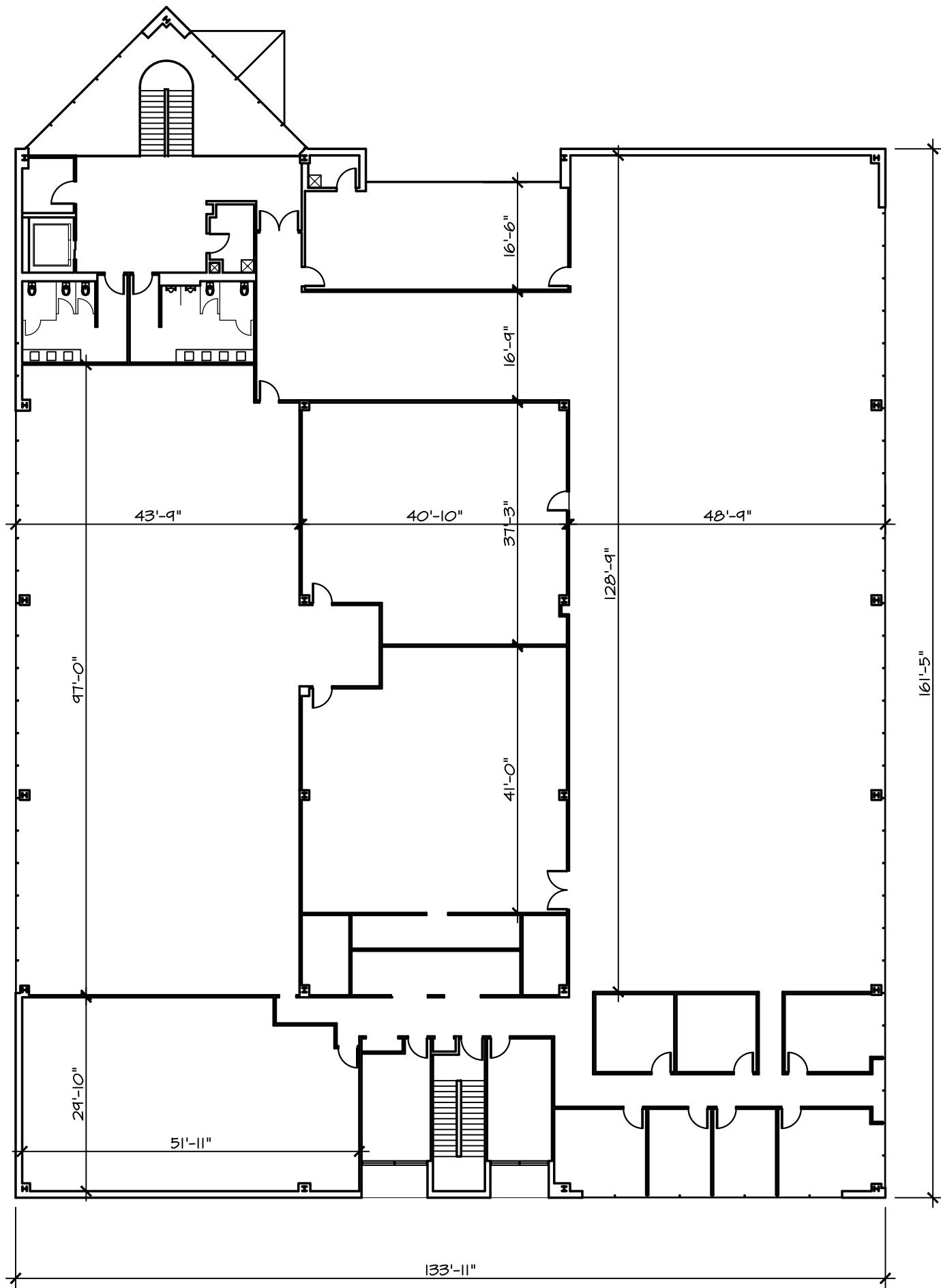


BUILDING 78 - BASEMENT



0 5 10 15 20 30 40 50

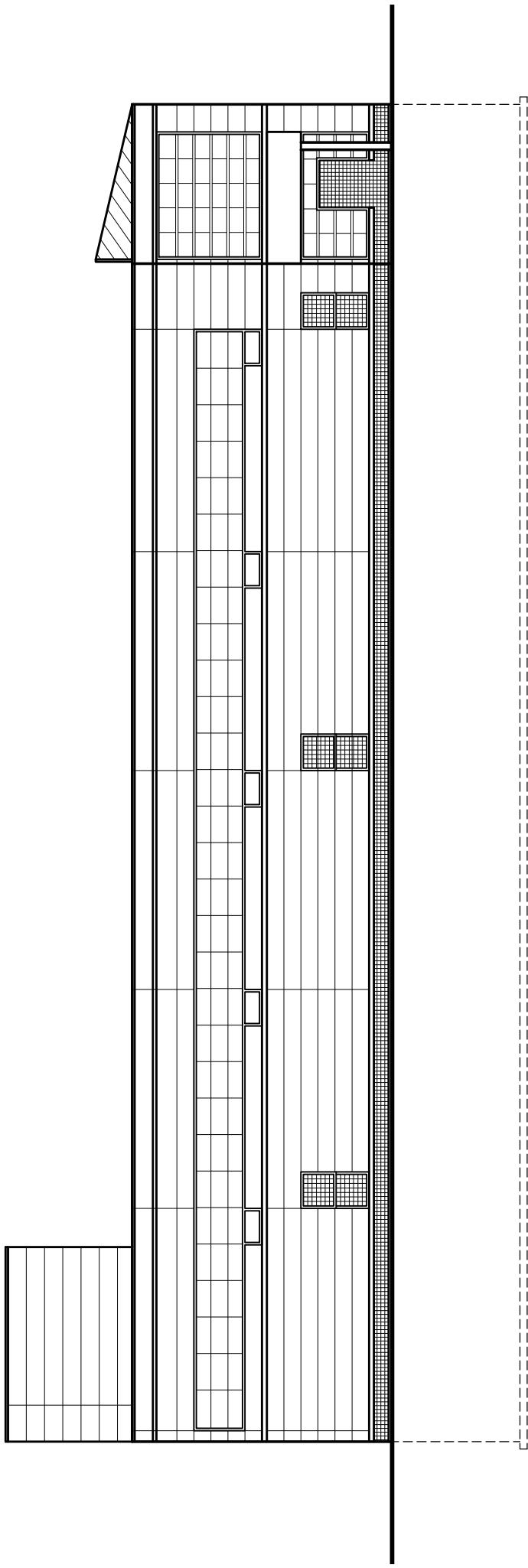




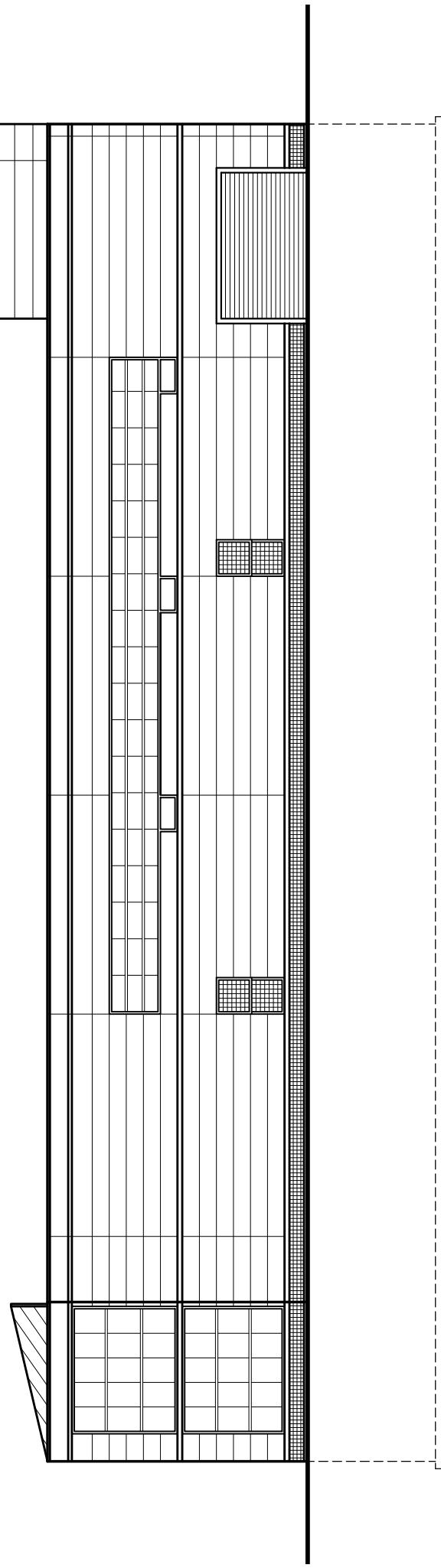
BUILDING 78 - SECOND FLOOR



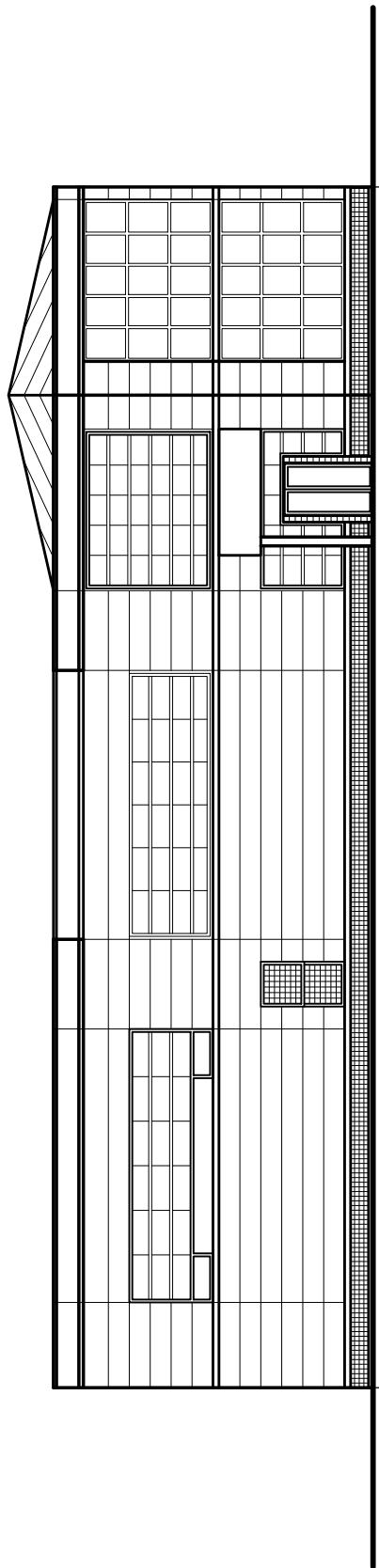
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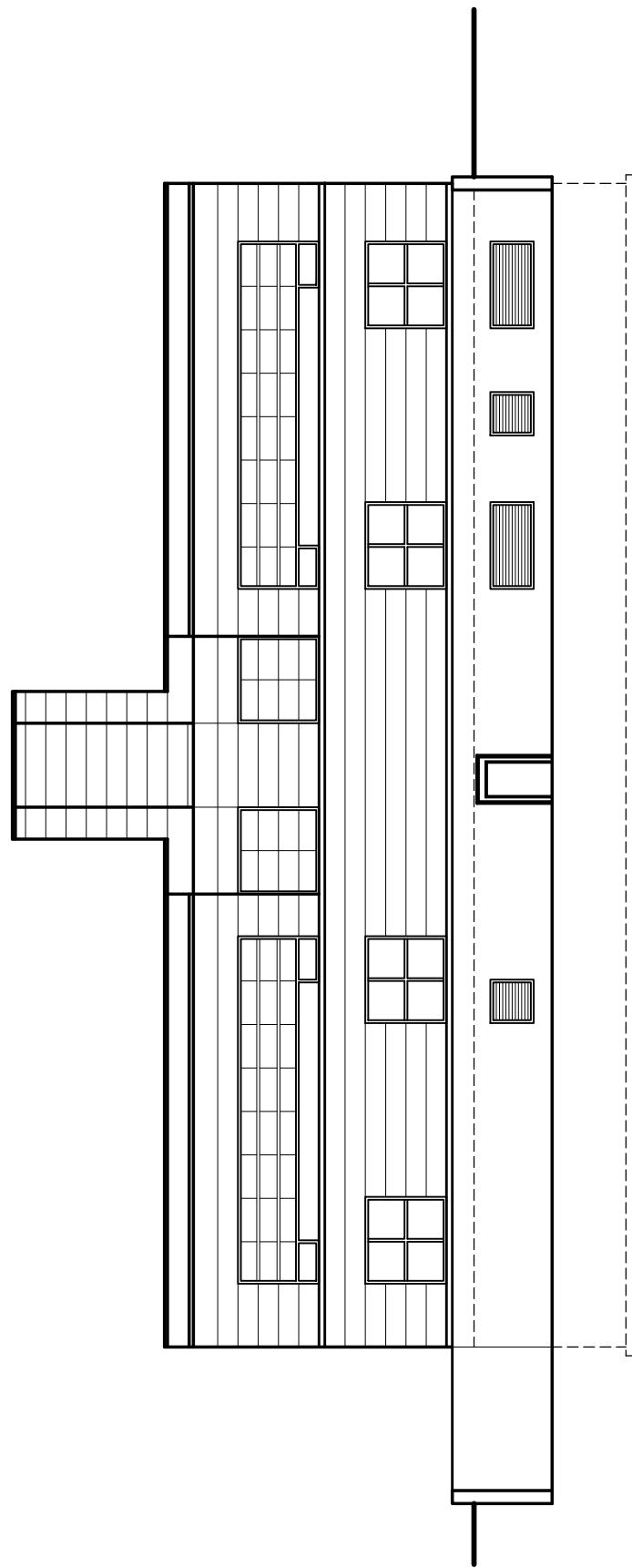
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION 0 5 10 15 20 30 40 50

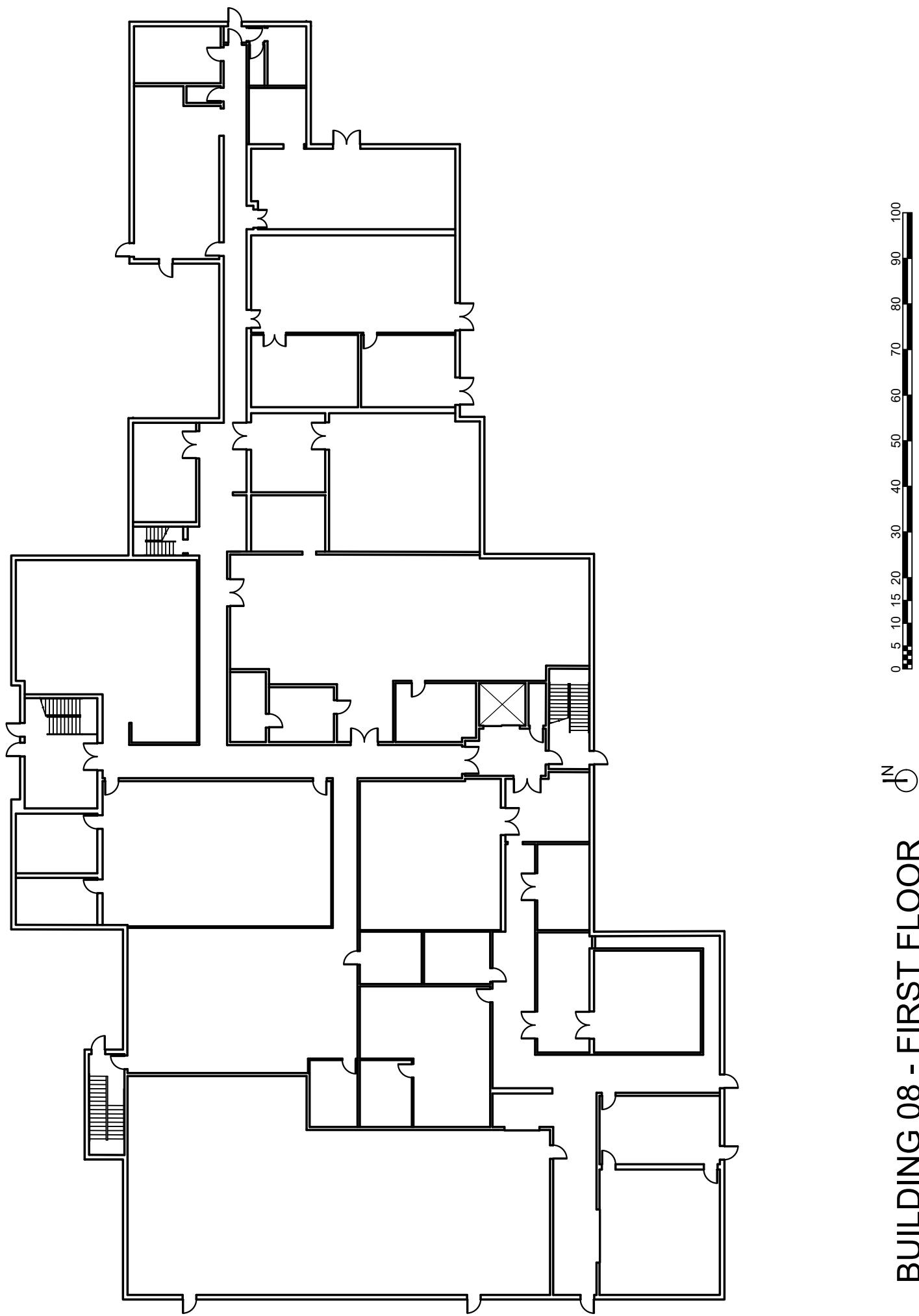


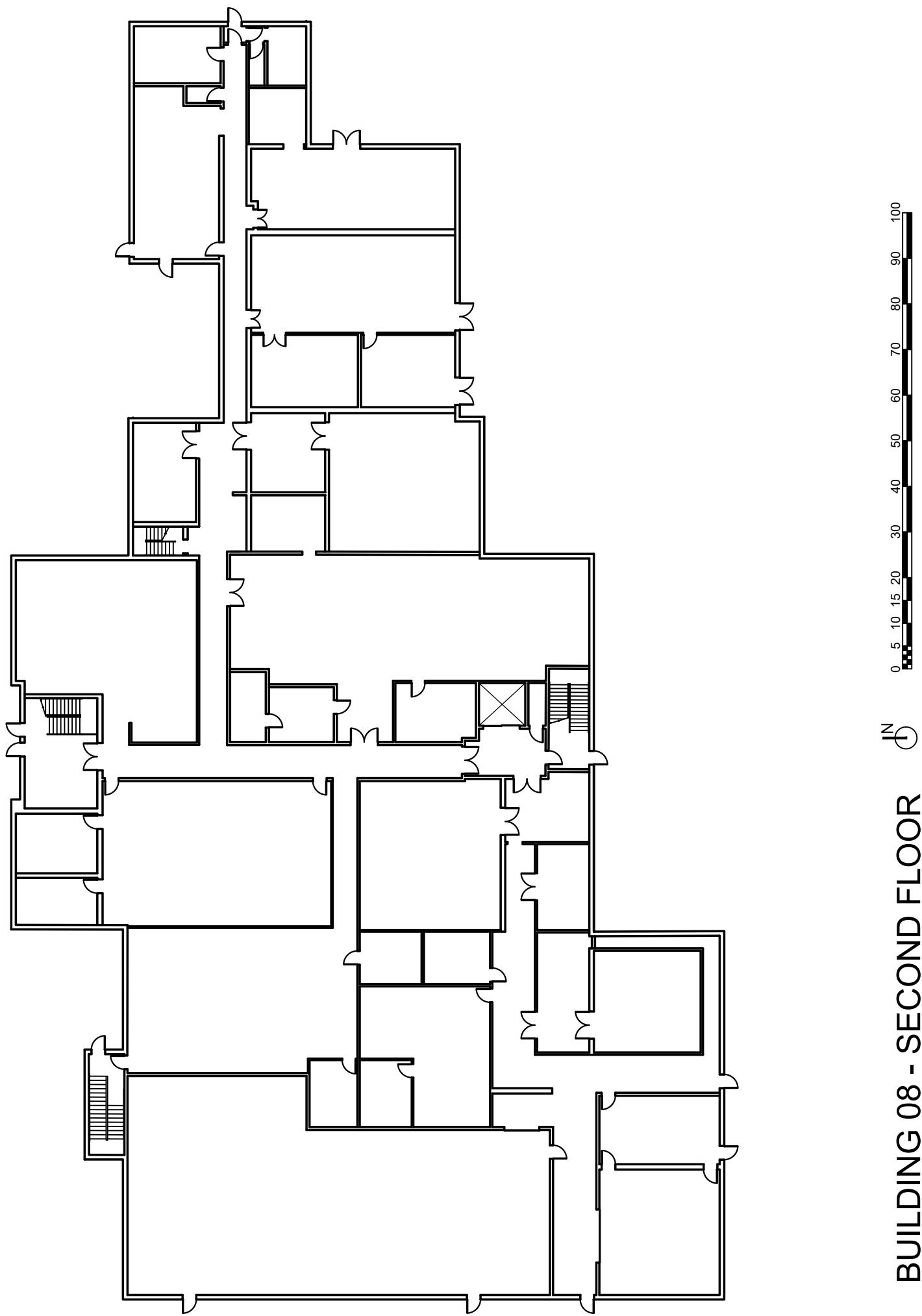
EAST ELEVATION 0 5 10 15 20 30 40 50

EXHIBIT D

BUILDING 08

FLOOR PLANS





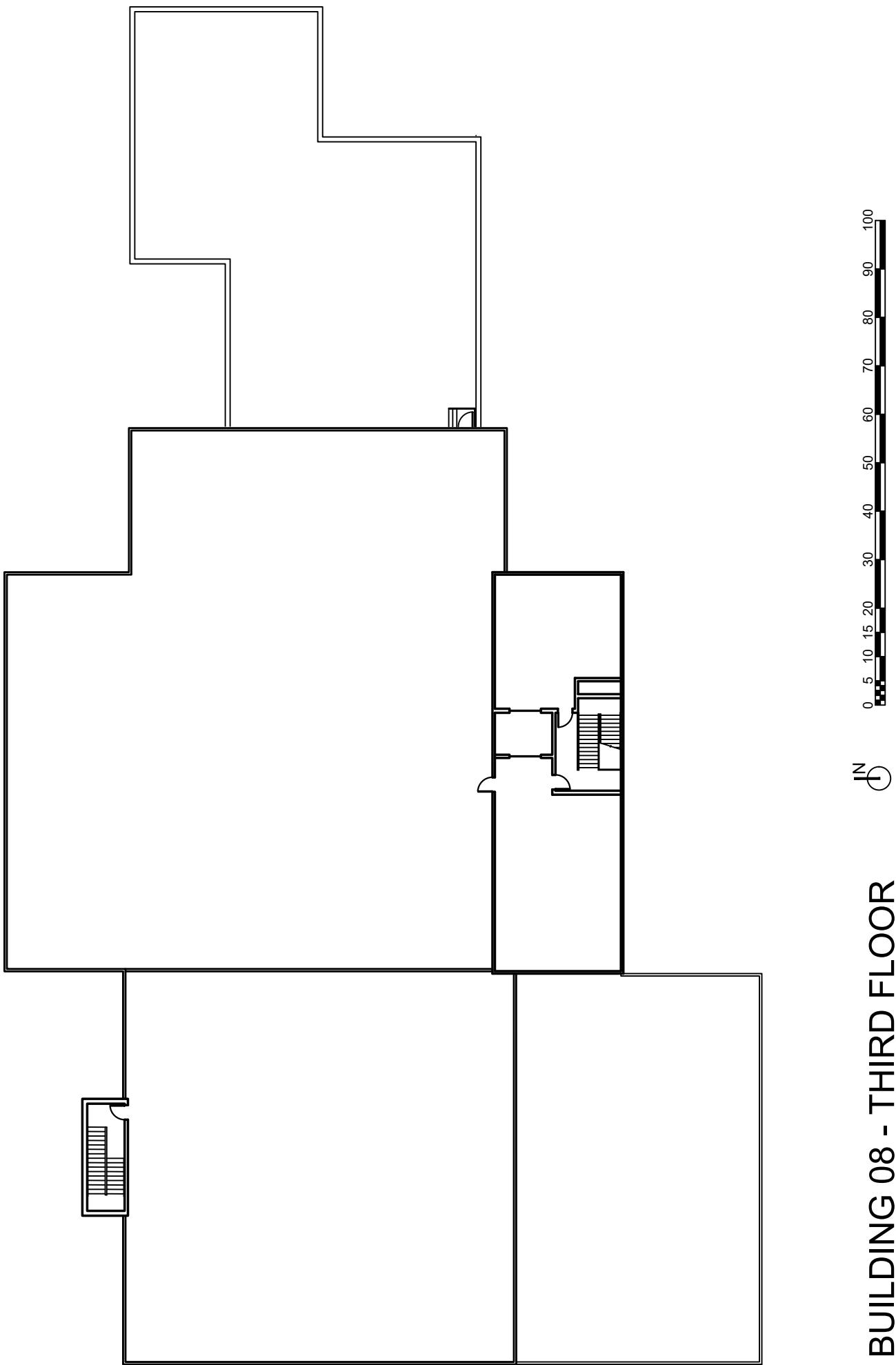


EXHIBIT E

ONE-STORY BUILDING

FLOORPLAN

