



**Central Pine Barrens Commission Meeting Agenda**  
**Wednesday, January 21, 2026 at 2:00 pm**  
**Riverhead Town Hall**  
**4 West Second Street, Riverhead, NY 11091**

REVISED

**1. Administrative and Public Comment**

- a. Public Comment
- b. Minutes for Commission Meeting of 12/17/25 review (*approve*)
- c. Authorization to pay Atlantis in Riverhead for the Annual Cooperator's Meeting, \$5,490
- d. Draft Resolution to approve the Commission's General Contract Budget #DEC01-C01013GG-3350000 for the period from October 1, 2025 to September 30, 2026

**2. Invoices for Payment**

- a. Draft resolution for payment to USGS invoice for \$31,648.00 for monitoring performed July 1 to September 30, 2025, funding agreement: 24LKJFA24570031
- b. Invoice for payment to Chuck Hamilton, Academy Coordinator, New York Wildfire and Incident Management Academy, from April to December 2025, for \$8,010.00
- c. Invoice for payment to Judith Jakobsen, Consultant, from January 5 to January 9, for \$1,200

**3. Planning, Land Use and the Pine Barrens Credit Program**

**Core Preservation Area**

- a. **Gazza Wildfire Buffer Core Preservation Area Hardship Waiver Application** / w/s of Old Riverhead Road, Westhampton / remove 1.93 acres of vegetation to minimize wildfire risk on six separate parcels containing a total of 8.4 acres that are developed with industrial uses in the LI 40 and CR 200 zoning districts / decision deadline 2/18/26 / *draft decision* (Ms. Hargrave)
- b. **Request for Determination of Jurisdiction:** 645 Grumman Boulevard, Calverton / 600-141-2-2.1 / two-phased redevelopment of a 20 acre site with three existing industrial buildings that contain 126,500 square feet and a parking lot for 337 vehicles for the use of indoor cannabis cultivation in the Natural Resources Protection zoning district / *draft response* (Ms. Hargrave)

**Compatible Growth Area**

- c. **Brookhaven Town Referral:** RA Willow Wood LLC Change of Zone / w/s NY State Route 112, Coram / 200-523-1-1.3 / change of zone and development of 80 multi-family units complex with recreational amenities on 9 acres in the NH-H zoning district / *draft response* (Ms. Hargrave)
- d. **Southampton Town Referral:** Toplands Realty Holdings, LLC Subdivision / Old Country Road, East Quogue / 900-314-2-9 and 10 / two-lot subdivision where one single-family residence exists on 3.46 acres (150,849 square feet) in the CR 80 zoning district / *draft response* (Ms. Hargrave)

**4. Public Comment**

**5. Closed Advisory Session** (if necessary)

624 Old Riverhead Road  
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Next Commission Meeting, Wednesday, February 18, 2026 at 2:00 pm  
Brookhaven Town Hall, One Independence Hill, Farmingville  
For meeting information visit <https://pb.state.ny.us/>

Phone (631) 288-1079  
[www.pb.state.ny.us](http://www.pb.state.ny.us)



**Central Pine Barrens Commission Meeting Summary**  
**Wednesday, December 17, 2025**  
**Brookhaven Town Hall**  
**One Independence Hill, Farmingville**

**2:00 pm**

*Commission members present: Mr. McGarry (New York State Governor's Representative), Mr. Panico and Ms. DiBrita (for Brookhaven), Ms. Juengst (for Suffolk County), Ms. Moore, Mr. Wilcox (for Southampton) and Mr. Charters (for Riverhead)*

*Others present: Commission and other agency staff members included Ms. Jakobsen, Ms. Hargrave, Mr. Milazzo, Mr. Tverdyy, Mr. Motz, Mr. Jaquez, Mr. Smith, Ms. Lawston, Mr. Ward, Mr. Callagy, Ms. Drew and Ms. Brown-Walton*

Ryan P. McGarry  
*Chairman*

*The meeting started with the pledge to the flag led by Ms. Jakobsen and Ms. Jakobsen noted that with five Commission members present, there is a quorum.*

Timothy C. Hubbard  
*Member*

Maria Z. Moore  
*Member*

Daniel J. Panico  
*Member*

Edward P. Romaine  
*Member*

**1. Administrative and Public Comment**

**a. Public Comment**

*Summary: No public comments were received*

**b. Minutes for 11/19/25 review**

*Summary: **The motion was made by Ms. Moore and seconded by Ms. DiBrita to adopt November 19, 2025 meeting minutes. The motion was approved by 5:0 vote.***

**c. Central Pine Barrens Nature Center Feasibility Study: Accept Final Report by Marvel/DBI**  
*Summary: Marvel presented the Final Central Pine Barrens Nature Center Feasibility Study Report to the Commission. **The motion was made by Mr. Charters and seconded by Mr. Panico to accept the Central Pine Barrens Nature Center Final Feasibility Study. The motion was approved by 5:0 vote.***

**d. Draft resolution to authorize signature of Credit Certificates, insurances and other items.**  
*Summary: **The motion was made by Ms. Moore and seconded by Ms. Juengst to approve the Draft Resolution Delegating Specified Authorities to Ms. Hargrave to advance the Commission's mission. The motion was approved by 5:0 vote.***

**e. Draft resolution to approve payment of Marvel invoice 2467-6 for \$7,342.60 for expenses incurred related to Central Pine Barrens Nature Center Feasibility Study**  
*Summary: **The motion was made by Ms. DiBrita and seconded by Mr. Charters to authorize payment of the Marvel invoice. The motion was approved by 5:0 vote.***

**f. Commission Members:**

**a. Welcome New York State Governor's Representative, Ryan McGarry**

**b. Draft resolution to Appoint Commission Chairperson**

*Summary: **The motion was made by Ms. Moore and seconded by Ms. Juengst to approve the Draft Resolution to appoint Mr. McGarry as Commission Chairperson. The motion was approved by 5:0 vote.***

**2. Division Reports**

**a. Education, Outreach and Communications: update**

*Summary: Mr. Motz discussed highlights and updates on the Education and Outreach division's activities covered in the previously distributed Education and Outreach division report.*

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- b. *Science and Stewardship*
  - a. *Division: update*  
Summary: Mr. Smith discussed highlights and updates on the Science and Stewardship division's activities covered in the previously distributed Science and Stewardship division report.
  - b. *Draft resolution to purchase equipment for the prescribed fire monitoring program*  
Summary: **The motion was made by Ms. Moore and seconded by Ms. Juengst to authorize establishing a purchase budget not to exceed \$125,000 for monitoring equipment that would be allocated from the State Grant Capital Budget in the Prescribed Fire Program Grant. The motion was approved by 5:0 vote.**
- c. *New York Wildfire and Incident Management Academy: update*  
Summary: Ms. Drew discussed the updates on the New York Wildfire Incident and Management Academy's activities.
- d. *Compliance and Enforcement Division: update*  
Summary: Mr. Ward discussed highlights and updates on the Compliance and Enforcement division's activities covered in the previously distributed Compliance and Enforcement division report.
- e. *Land Use Division: update*  
Summary: Ms. Hargrave discussed highlights and updates on the Land Use division's activities covered in the previously distributed Land Use division report.
- f. *Credit Program: update*  
Summary: Mr. Tverdyy discussed highlights and updates on the Credit Program's activities covered in the previously distributed Credit Program division report.

### 3. **Planning, Land Use and the Pine Barrens Credit Program**

#### **Core Preservation Area**

- a. *Request: Eastern Suffolk BOCES / 215 Old Riverhead Road, Westhampton / 900-310-3-20.2 and 900-310-3-21 / proposal to manage vegetation to reduce wildfire risk.*  
Summary: **The motion was made by Mr. Charters and seconded by Ms. Juengst to approve sending the draft response to Eastern Suffolk BOCES. The motion was approved by 5:0 vote.**

#### **Compatible Growth Area**

- b. *Sartory Compatible Growth Area Hardship Application / 102 Gull Dip Road, Ridge / 200-327-4-7 / development of a 1,200 square foot single family residence on a 0.56 acre project site in the A Residence 1 zoning district. Requesting covenant and CGA relief to clear from 25% to 39.5%.*  
Summary: **The motion was made by Ms. Juengst and seconded by Mr. Panico to suspend the review of the Sartory Compatible Growth Area Hardship Application based on the town's enforcement proceedings. The motion was approved by 5:0 vote.**
- c. *Request for determination: Jessica Hernandez / 77 Canterbury Drive, Wading River / 600-115-1-10.78 / legalize deck and shed for single-family residence on 0.72 acres in the \_RB 80 zoning district.*  
Summary: **The motion was made by Mr. McGarry and seconded by Mr. Charters to approve sending the draft response to Jessica Hernandez. The motion was approved by 5:0 vote.**

**4. Public Comment**

*Summary: No public comments were received.*

*The Commission Staff and Commissioners formally recognized and extended their deepest appreciation to Ms. Jakobsen, Executive Director, as she enters retirement. We honor her many years of exemplary service, steadfast leadership and enduring dedication to the preservation and protection of the Pine Barrens. The Commissioners also presented Ms. Jakobsen with proclamations in recognition of her distinguished service and significant contributions over the years. Ms. Jakobsen thanked everyone and acknowledged that this was the best job ever.*

**5. Closed Advisory Session (if necessary)**

*The motion was made by Mr. Panico and seconded by Ms. Moore to close the public portion of the meeting and to move into an advisory session for the purpose of discussing enforcement matters and obtaining legal advice from Commission counsel. The Commission will not return to public session. The motion was approved by a 5:0 vote.*

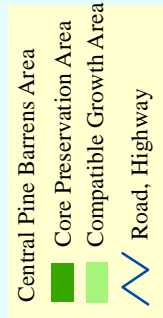
*The meeting was adjourned at approximately 3:27 pm.*

**Attachments (in order of discussion)**

1. Draft Commission meeting summary for November 18, 2025
2. Final Commission meeting summary for November 18, 2025
3. Central Pine Barrens Nature Center Feasibility Study Final Report by Marvel/DBI dated December 17, 2025
4. Draft resolution to authorize signature of Credit Certificates, Insurances and other items dated December 17, 2025
5. Final resolution to authorize signature of Credit Certificates, Insurances and other items dated December 17, 2025
6. Marvel invoice dated November 30, 2025; Marvel statement dated December 5, 2025
7. Letter from Governor Kathy Hochul to appoint Ryan McGarry as a member of the Central Pine Barrens Joint Planning & Policy Commission dated November 21, 2025
8. Education Outreach and Communication Division update dated December 2025
9. Science Stewardship Division update dated December 17, 2025; Science Stewardship Division memo for remote sensing equipment justification dated December 17, 2025
10. New York Wildfire and Incident Management Academy update dated December 2025
11. Compliance and Enforcement Division update dated December 2025
12. Land Use Division update dated December 17, 2025
13. Credit Program update dated December 17, 2025
14. Draft response and maps regarding Eastern Suffolk BOCES dated December 17, 2025; Letter and attachments from Eastern Suffolk BOCES dated November 10, 2025
15. Final response regarding Eastern Suffolk BOCES dated December 17, 2025.
16. Draft response and map regarding referral request for determination: Jessica Hernandez dated December 17, 2025; Letter from Jessica Hernandez request for approval dated November 5, 2025
17. Final response regarding referral request for determination: Jessica Hernandez dated December 17, 2025

June 12, 2026 cooperators meeting  
 Quotes from Jan 2026

	East Wind	100 people	Bellport Club	100 people	Atlantis Riverhead	100 people
<b>pp</b>	\$47.95	\$4,795.00	\$54.00	\$5,400.00	\$45.00	\$4,500.00
<b>fee</b>	22%	\$1,054.90	22%	\$1,188.00	22%	\$990.00
<b>total</b>		<b>\$5,849.90</b>		<b>\$6,588.00</b>		<b>\$5,490.00</b>



Note: This map is intended for general reference only and is not to be used for surveying, legal interpretation of jurisdictional boundaries, or other precise purposes. Information shown on this map may contain defects, errors, and/or omissions. Refer to NYS ECL Article 87-0107 (10), (11), and (12) for the official description of the Central Pine Barrens boundaries. Prepared by Commission Staff (j) January 13, 2026





**Commission Meeting of January 21, 2026  
Riverhead Town Hall  
4 West Second Street, Riverhead, NY 11901**

**Draft Resolution to authorize payment of USGS invoice for surface water  
and groundwater monitoring services  
Commission-USGS Joint Funding Agreement 24LKJFA24570031**

Present:

, for the Governor of New York State  
, for the Suffolk County Executive  
, for Brookhaven Town Supervisor  
, for the Riverhead Town Supervisor  
, for the Southampton Town Supervisor

**Whereas**, the Long Island Pine Barrens Protection Act, as specified in Article 57 of the New York State Environmental Conservation Law (ECL Article 57), states that the hydrologic integrity of the Central Pine Barrens should be protected and that through its Comprehensive Land Use Plan the Commission should seek to protect the quality of surface water and groundwater within the Central Pine Barrens, and

Ryan P. McGarry  
*Chairman*

Jerome Halpin  
*Member*

Maria Z. Moore  
*Member*

Daniel J. Panico  
*Member*

Edward P. Romaine  
*Member*

**Whereas**, Chapter 8 of the Central Pine Barrens Comprehensive Land Use Plan (Plan), entitled “Water Resources and Hydrology,” recommended that additional hydrological research and data collection efforts be undertaken in the Central Pine Barrens to better understand its hydrological resources and means of protecting them, and

**Whereas**, the United States Geological Survey (USGS) continues to be a longtime cooperating agency involved with the protection and management of the Central Pine Barrens through its ground water and surface water research initiatives, and

**Whereas**, the Commission entered into a contract agreement (Joint Funding Agreement 24LKJFA24570031) with USGS on April 10, 2024 to conduct surface water quality and groundwater level monitoring from October 2024 through September 2026, and

**Whereas**, the Commission on December 11, 2025, received an invoice from USGS (Bill #90147538, dated December 5, 2025) for \$31,648.00 which covers the monitoring period July 1, 2025 to September 30, 2025,

**Now therefore be it**

**Resolved**, the Commission hereby authorizes the payment of the USGS invoice (Bill # 90147538, dated December 5, 2025) for \$31,648.00 which covers the monitoring period July 1, 2025 to September 30, 2025.

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**Motion by:**

**Second by:**

**Ayes:**

**Nays:**

**Abstentions:**

**Absent:**



DI-1040

UNITED STATES DEPARTMENT OF THE INTERIOR  
DOWN PAYMENT (BILL) REQUEST

Page:1

Make Remittance Payable To: U.S. Geological Survey  
Billing Contact: Tracy Bristol Phone: 518-285-5626Bill #: 90147538  
Customer: 6000006100  
Date: 12/05/2025  
Due Date: 02/03/2026Remit Payment To: United States Geological Survey  
P.O. Box 6200-27  
Portland, OR 97228-6200Payer: Central Pine Barrens Joint Planning and  
624 Old Riverhead Road  
Westhampton Beach NY 11978

RECEIVED

DEC 11 2025

Central Pine Barrens Joint

Planning &amp; Policy Commission

Additional forms of payment may be accepted. Please  
email GS-A-HQ\_RMS@USGS.GOV or call  
703-648-7683 for additional information.To pay through Pay.gov go to <https://www.pay.gov>.Checks must be made payable to  
U.S. Geological Survey. Please detach the top portion  
or include bill number on all remittances.

Amount of Payment: \$ \_\_\_\_\_

Date	Description	Qty	Unit Price		Amount
			Cost	Per	
12/05/2025	Expenses incurred under Joint Funding Agreement 24LKJFA24570031 for the Surface water-quality and groundwater level monitoring in the Central Pine Barrens Region, Suffolk County, New York for the period July 1, 2025 to September 30, 2025 24LKJFA24570031	1	31,648.00	1	31,648.00

Amount Due this Bill: 31,648.00

## Accounting Classification:

Sales Order: 142113

Sales Office: GELK

Customer: 6000006100

Accounting #: 11638563

TIN: \*\*\*\*\*6762

OK TO PAY JH  
CENTRAL PINE BARRENS  
G/L NUMBER 590028  
COST CENTER NUMBER 70000  
ORDER NUMBER 101567

**Billing back-up for Central Pine Barrens Commission**

**Project title:** A comprehensive water resources monitoring program for the Central Pine Barrens Region, Suffolk County, New York

**Account number:** GC25LK000033100

**Billing cycle:** July 1, 2025 through September 30, 2025

**Completed tasks:**

- 1) Collection and analysis of water-quality samples.** No water-quality samples were collected during this period.
- 2) Collection of water levels (GW).** Real-time continuous groundwater level measurements began October 2024 at S 46542. 1 - USGS Water Data for the Nation and S 6413. 2 - USGS Water Data for the Nation. S 6413. 2 telemetry has been operating without issue. S 46542. 1 telemetry issues have been communicated with the cooperator previously. Data was downloaded and uploaded at site S 46542 manually, providing continuous data. Other groundwater wells have been tested for telemetry, but so far, S 46542 has the best continuous data.
- 3) Any meetings this summer?** No meetings occurred during this period.

**INVOICE # 2026-01**

Judith Jakobsen  
42 Mooney Pond Road, Selden, NY 11784

**DATE**

**BILL TO**

Suffolk County Water Authority  
PO BOX 38, Oakdale NY 11769

**FOR**

Consulting Services - Central Pine  
Barrens Commission work

**Details**

**AMOUNT**

Work performed January 5 - January 9, 2026

15 hours at \$80/hour

\$1,200.00

See attached detailed explanation of work performed

TOTAL \$1,200.00

Make all checks payable to Judith Jakobsen  
If you have any questions concerning this invoice, call 631-559-5996  
or email [mooneypdfarm@optonline.net](mailto:mooneypdfarm@optonline.net)

# Judith Jakobsen

Date	Work Task	hours
1/5/2026 in office	Meeting with Julie Hargrave - update on staffing, litigation matters and worked with Julie on budget preparation for Commission Attended zoom kickoff meeting for Community Wildfire Protection Plan held with stakeholders. Discussion with staff after meeting	6
1/6/2026	Reviewed purchasing information for NYS Green Survey to obtain data for survey	1.5
1/7/2026	NYS Commission on Ethics and Lobbying - updated training statistics for Commission members for 2025-November and December, updated Financial Disclosure database with Commission member changes. Call with Frank Tassone Budget review Respond to emails NYS Green Survey required under NYS Executive Order 22 -90% completed	5
1/8/2026	Budget	1.5
1/9/2026	Reviewed Insurance Accords that need updating Respond to emails	1

Total hours 15



AM WEBER ASSOCIATES, LLC

P.O. Box 2753  
EAST SETAUKET, NY 11733  
631.484.9164

## Invoice

**Invoice Date: December 18, 2025**

**Submitted To: Judy Jakobsen, Executive Director  
Central Pine Barrens Joint Planning and Policy Commission**

**For: Services provided as described below**

**Total Amount Due: \$8010**

**Payable To: AM Weber Associates  
PO Box 2753., East Setauket, NY 11733  
Amweber2012@optimum.net**

**Description of Services: Academy Coordinator for 2025 October NYWIMA  
and 2025 December NYWIMA**

**Total Hours 267 hours (April 18 to December 8, 2025) attached Time/Task  
Reports (5pages)**

**Total Due: 267 Hours at \$30/hour \$8010**

**Total due \$8010**





## AM WEBER ASSOCIATES

P.O. Box 2753  
EAST SETAUKET, NY 11733  
631.484.9164

**Client Name: Central Pine Barrens Commission**

**Project: 2025 New York Wildfire and Incident Management Academy**

Date	Hours Worked	Description of Work Completed
4/18/2025	2	Coordinate with BNL rooms and schedule
4/19/2025	2	Coordinate meeting dates and schedule
4/22/2025	2	Review and draft brochure
4/24/2025	8	Prepare for and hold Planning Team meeting
5/3/2025	2	Coordinate for S-212 Pump class instructor
5/8/2025	2	Review courses for Academy
6/15/2025	2	Research other Wildland Academy course work and schedules
7/1/2025	4	Coordinate with Agency providing staff for Academy
7/2/2025	2	Work on requirements of S-212 Pump class
7/3/2025	2	Review draft brochure and comment
7/4/2025	2	Review S130/190 Course work
7/10/2025	4	Coordinate MGT Debris Management Course with NDTC and Training NYS DHSES
7/11/2025	4	Coordinate MGT Debris Management Course with NDTC and Training NYS DHSES
7/14/2025	8	Prepare for and hold Planning Team meeting
SUMMARY	46	



## AM WEBER ASSOCIATES

P.O. BOX 2753  
EAST SETAUKET, NY 11733  
631.484.9164

**Client Name: Central Pine Barrens Commission**

**Project: 2025 New York Wildfire and Incident Management Academy**

Date	Hours Worked	Description of Work Completed
7/16/2025	4	Coordinate with DEC Instructors request
7/18/2025	2	Coordinate DHSES courses and schedule
7/21/2025	2	Coordinate DHSES courses and schedule
7/24/2025	2	Coordinate DHSES courses and schedule and USFS TNSP for GACC
7/25/2025	2	Coordinate for S-211 Pump class instructor
7/30/2025	2	Review S-290 course and available Instructors for Academy
8/4/2025	2	Research M-410 Instructors
8/13/2025	2	Coordinate with DHSES for UAS course
8/18/2025	2	Coordinate NYS Rangers for students and S130/190 Instructors
8/19/2025	2	Review draft brochure and comment
8/20/2025	2	Review DHSES Course work and needs
8/22/2025	2	Coordinate with DHSES for all courses
8/25/2025	8	Prepare for and hold Planning Meeting
8 /28/2025	2	Review S-211 possible Instructors
	36	
SUMMARY		



## AM WEBER ASSOCIATES

P.O. Box 2753  
EAST SETAUKET, NY 11733  
631.484.9164

**Client Name: Central Pine Barrens Commission**

**Project: 2025 New York Wildfire and Incident Management Academy**

Date	Hours Worked	Description of Work Completed
9/2/2025	4	Coordinate with BNL classroom assignments NYSIMT assigned staffing
9/3/2025	6	Instructor student course review on go NO go
9/4/2025	8	Create Course Coordinator Course Materials Manual (electronically)
9/5/2025	8	Create Course Coordinator Course Materials Manual (electronically)
9/9/2025	8	Prepare for and hold Planning Meeting
9/10/2025	4	Review M-410 course and available Instructors for Academy and BNL coordination
9/11/2025	4	BNL Rooms, ID, coordination with staff
9/12/2025	4	Coordinate DHSES courses MGT-460 with Albany staff Training and Exercise
9/15/2025	4	Coordinate S-211 pump shipping and Instructor course material
9/16/2025	4	Review students' number and resources needed
9/18/2025	4	Prepare S-260/261 class
9/19/2025	4	Prepare S 260/261 meet Instructor
9/22/2025	2	Coordinate S-260/261
9/23/2025	2	Coordinate S-260/261
9/24/2025	2	S-260/261 Coordination
SUMMARY	68	





## AM WEBER ASSOCIATES

P.O. BOX 2753  
EAST SETAUKET, NY 11733  
631.484.9164

**Client Name: Central Pine Barrens Commission**

**Project: 2025 New York Wildfire and Incident Management Academy**

Date	Hours Worked	Description of Work Completed
9/29/2025	4	Coordinate with BNL classroom assignments NYSIMT assigned staffing
9/30/2025	6	Instructor student course review on go NO go
10/1/2025	6	Coordinate DHSES OEM IMT assignments and staffing
10/6/2025	4	Coordinate 260 class and Instructor Denise Tomlin
10/7/2025	8	Prepare for and hold Planning Meeting
10/8/2025	4	Review and seek out S-290 and S-231 Instructor
10/9/2025	4	Course materials review
10/14/2025	4	Coordinate DHSES courses MGT-460 with Albany staff Training and Exercise
10/16/2025	4	Coordinate S-211 pump shipping and Instructor course material
10/27/2025	4	Review BNL needs requirements process for being at BNL
11/4/2025	4	Plan development for December Academy
11/5/2025	2	Coordinate 260/261 after review of course at SPTC
11/6/2025	3	Review PIO information
11/10/2025	2	Coordinate DHSES for December classes
SUMMARY	59	



## AM WEBER ASSOCIATES

P.O. Box 2753  
EAST SETAUKET, NY 11733  
631.484.9164

**Client Name: Central Pine Barrens Commission**

**Project: 2025 New York Wildfire and Incident Management Academy**

Date	Hours Worked	Description of Work Completed
11/12/2025	4	Coordinate with NYSIMT assigned staffing for December Academy
11/13/2025	6	Preparation Review of Trailer and supplies for Academy
11/14/2025	2	Coordinate DHSES Training Student numbers
11/16/2025	6	Coordinate course materials review for December
11/17/2025	8	Prepare for and hold Planning Meeting
11/18/2025	4	Review M-410 course and available Instructors for Academy and BNL coordination
11/20/2025	4	Review Supply needs for Academy
11/24/2025	4	Coordinate Safety Officers and S-212 needs
12/1/2025	4	Final Review S-212 class and field needs
12/2/2025	4	Final Review ICS classes and needs for December Academy
12/3/2025	4	Final Review for MGT -460 class needs for December Academy
12/4/2025	4	Review and coordinate final details for December Academy
12/5/2025	4	Finalize setup and coordination for IMT and NYWIMA staff and Instructors
12/8-11/2025	0	Administrate NYWIMA Academy with NYS DHSES
SUMMARY	58	





January 21, 2026

Andrew M. Weiss, Jr.  
Chief Executive Officer  
Signature Partners LLC  
200 Madison Avenue, Suite 1910  
New York, NY 10016  
[weiss@signaturepartners.com](mailto:weiss@signaturepartners.com)

**RE:** 645 Grumman Boulevard, Calverton, Town of Riverhead  
SCTM Number 600-141-2-2.1  
Central Pine Barrens Core Preservation Area

Dear Mr. Weiss:

Ryan P. McGarry  
*Chairman*

On January 7, 2026, the Central Pine Barrens Commission office received your proposal on the subject property. The property is in the Central Pine Barrens Core Preservation Area.

Jerome Halpin  
*Member*

### **Existing Conditions**

Maria Z. Moore  
*Member*

The project site is 20 acres. It is located on the south side of Grumman Boulevard. The northern half, approximately 10 acres, is developed with three vacant industrial buildings that contain 126,500 square feet with 337 parking spaces. The southern 10 acres is densely vegetated with pine barrens trees and shrubs. The property has been abandoned and the buildings have been in disrepair since 1996. The building areas and original construction dates include:

Daniel J. Panico  
*Member*

- Structure 1, Building 78, is 66,000 square feet; two-stories, built in 1988
- Structure 2, Building 8, is 51,000 square feet, three-stories, built in 1960
- Structure 3, Modular Building, is 9,500 square feet, built in 1984

Edward P. Romaine  
*Member*

### **Project Description**

The proposal seeks to use the site and re-use and rebuild the structures for the use of an indoor cannabis cultivation operation. Interior building renovations, parking lot resurfacing, landscaping and utility infrastructure upgrades will occur. No trees or other natural vegetation will be removed. The roughly 10 acres of intact woods in the rear of the property will remain in its present condition.

Two phases are proposed including:

- Phase 1 includes rebuilding Structure 1 including replacing broken windows, power washing the façade and repainting, interior building renovations, replacing and upgrading the septic system, fire control and sprinklers, utility connections and upgrades, repairs to elevators, ceilings, doors and lights, repaving and restriping parking lots, trimming trees and landscaping, replacing entry gates and the guard house.
- Phase 2 includes rebuilding Structures 2 and 3 that are in disrepair and may need to be fully replaced. Mold, lead paint, asbestos and debris are present.

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Fax (631) 288-1367  
[www.pb.state.ny.us](http://www.pb.state.ny.us)

**Central Pine Barrens status**

The proposal appears to constitute development activity, pursuant to the definitions in New York State Environmental Conservation Law Article 57 §57-0107.13. Therefore, the proposal requires the submission of a Core Preservation Area Hardship Application, subject to Commission decision. The application packet is on the Commission website and a copy is enclosed for your use.

Thank you for your attention. If you have any questions, please do not hesitate to contact me at (631) 218-1192.

Sincerely,

Julie Hargrave  
Pine Barrens Manager

Encl.

cc: John C. Milazzo, Counsel to the Commission  
Riverhead Town Planning Department



[www.signaturepartners.com](http://www.signaturepartners.com)

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

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 21<sup>st</sup> 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.', with a stylized, cursive script.

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

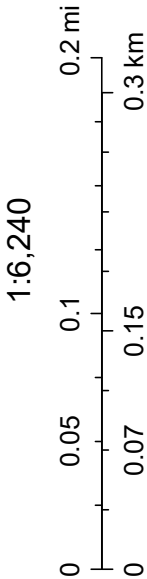


645 Grumman Boulevard, Calverton

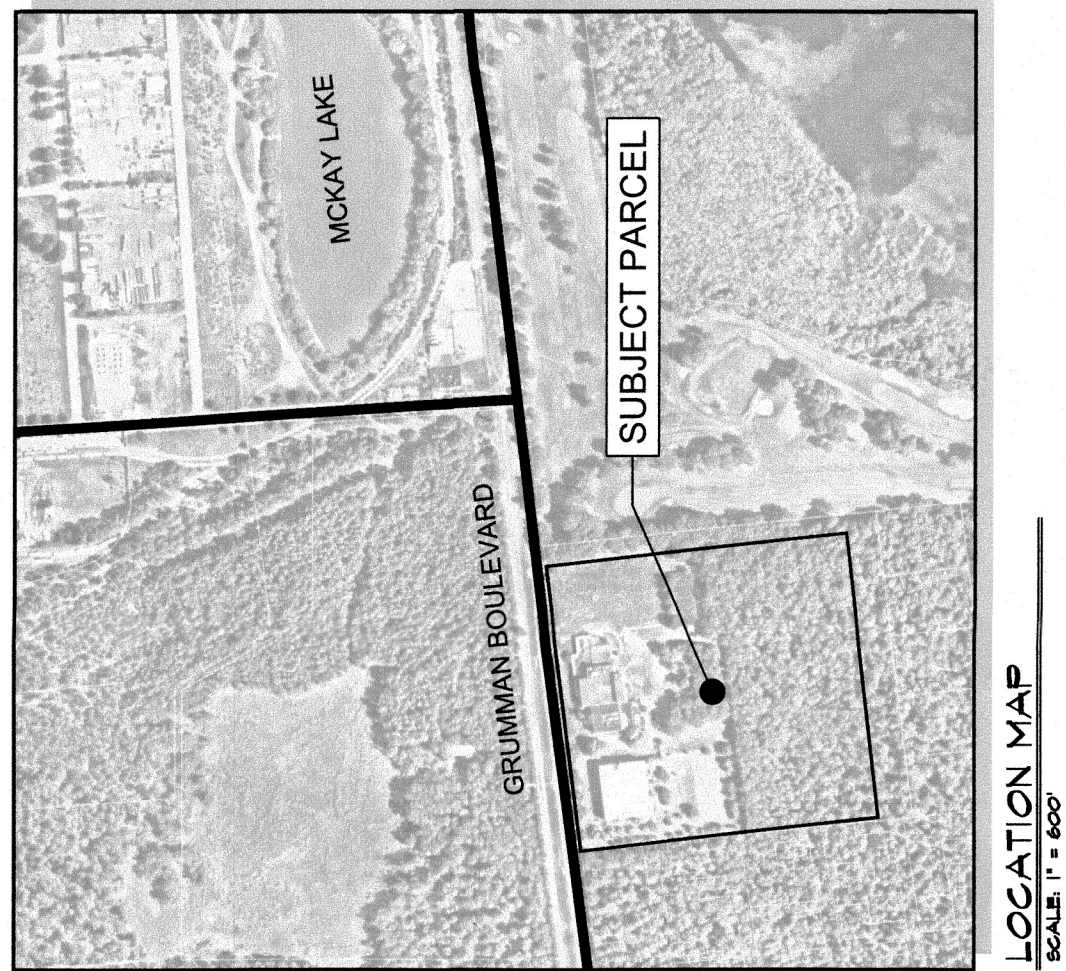


1/13/2026, 10:43:29 AM

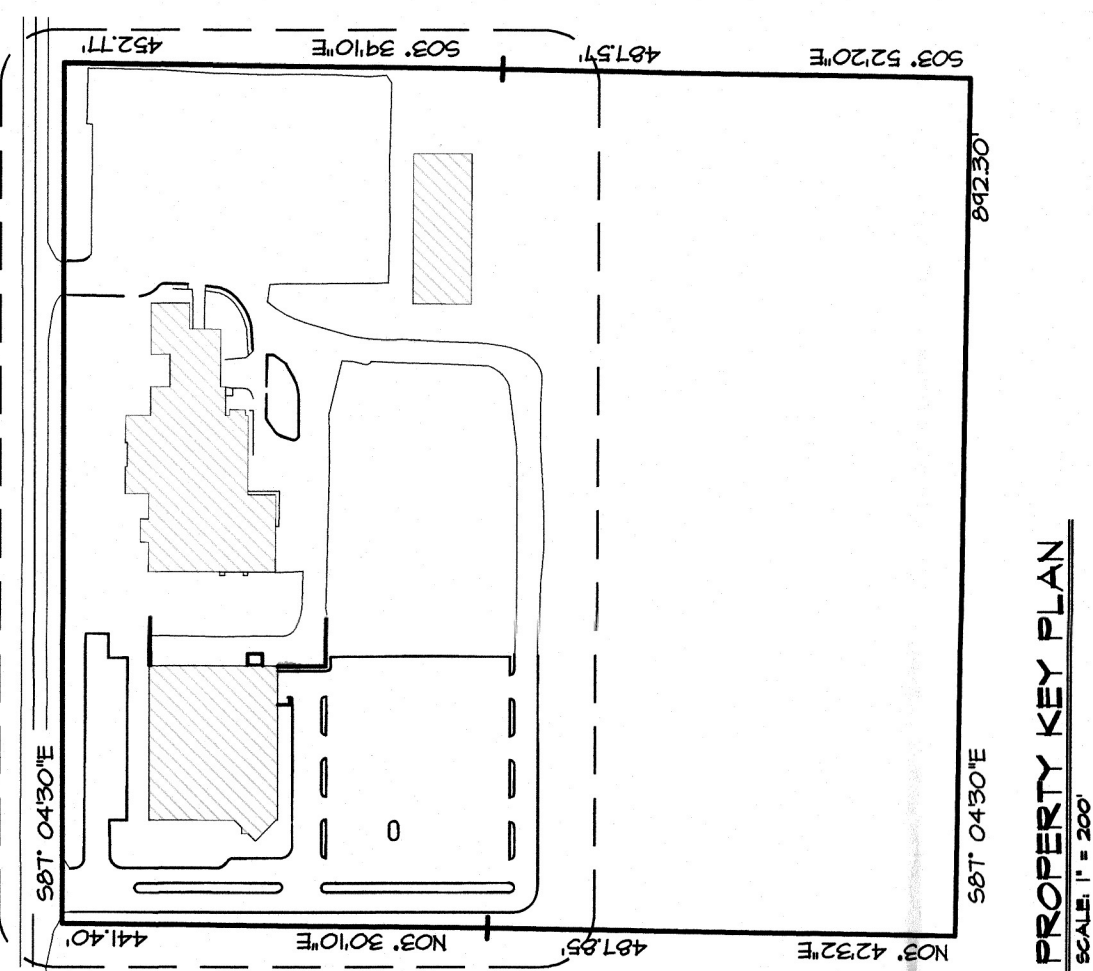
- Street Labels
-  Freshwater Wetlands
  -  Pine Barren Core
  -  Pine Barren CGA
  -  Tax Parcels







LOCATION MAP  
SCALE: 1" = 600'

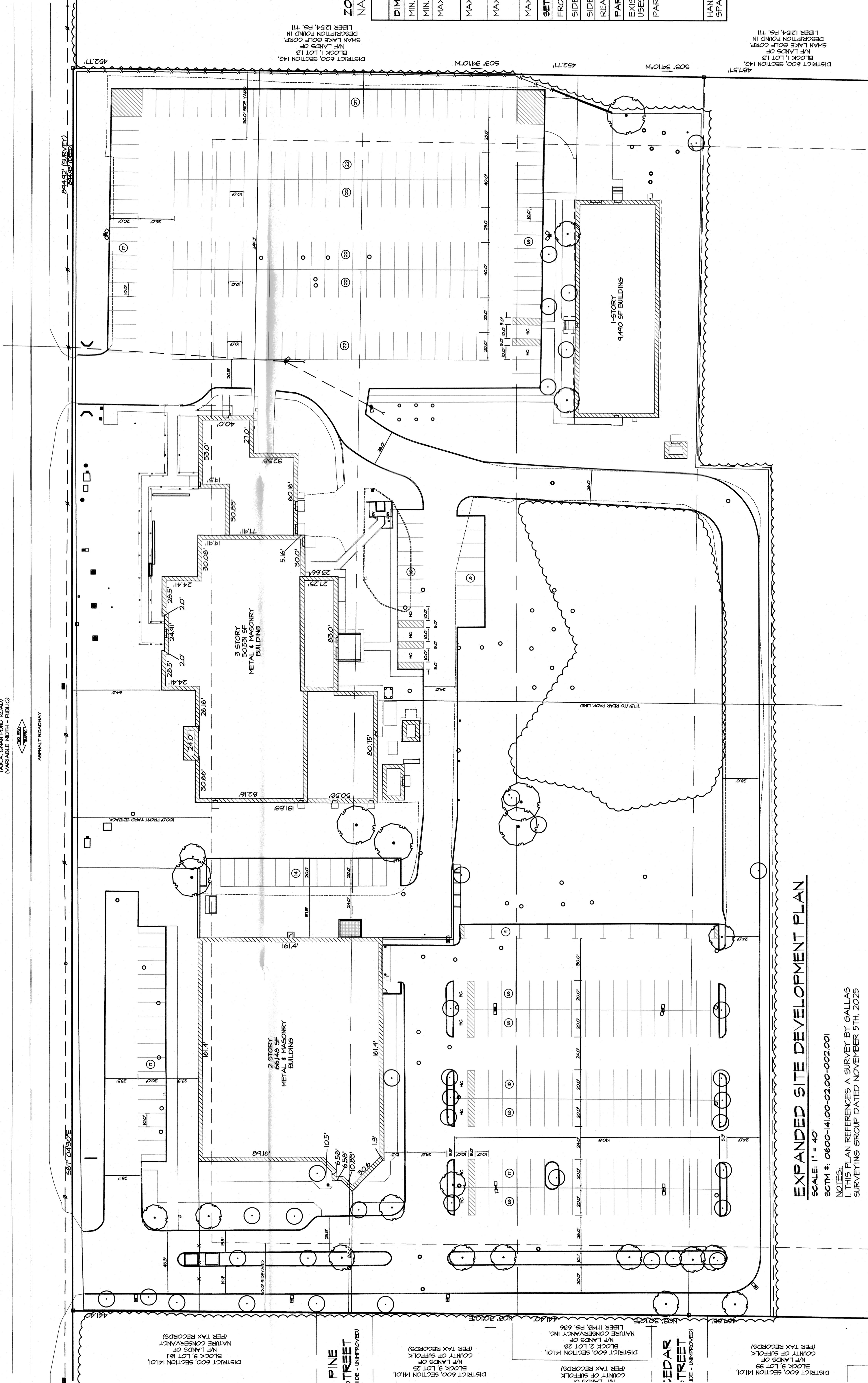


PROPERTY KEY PLAN  
SCALE: 1" = 200'

ZONING DATA  
NATURAL RESOURCE PROTECTION (NRP)

ITEM	REQUIRED	PROVIDED
DIMENSIONAL REQUIREMENTS		
MIN. LOT AREA	40,000 SF	835,331 SF (14,167 AC)
MIN. LOT WIDTH	150 FT	844.92 FT
MAX. LOT COVERAGE	25% OF 835,331 SF OR 208,834 SF	13.4% OR 24,266 SF
MAX. FAR	5% OF 835,331 SF OR 4,176 SF	15% OR 126,64 SF
MAX. IMPERVIOUS	7% OF 835,331 SF OR 55,475 SF	13.4% OR 24,262 SF
MAX. BUILDING HEIGHT	35 FT OR 2-1/2 STORIES	50 FT
SETBACKS		
FRONT YARD	100 FT	301 FT
SIDE YARDS	50 FT	88 FT
SIDE YARDS (COMBINED)	100 FT	351.3 FT
REAR YARD	100 FT	711.3 FT
PARKING REQUIREMENTS		
EXISTING/PROPOSED USES	INDOOR AGRICULTURE GROW FACILITY (AGRICULTURE BUILDING)	
PARKING COUNT	126,64 SF / 300 SF = 419.6 = 420 SPACES REQ.	
	EXISTING PARKING SPACES: 305	
	ADDITIONAL PROPOSED: 32	
	TOTAL PROPOSED SPACES: 337	
HANDICAP ACCESSIBLE SPACES	PER NYC SEC. TABLE 106.1: 9 SPACES	9 SPACES

GRUMMAN BOULEVARD  
(AKA SHAN FORD ROAD)  
(VARIELE NORTH - FIELD)



EXPANDED SITE DEVELOPMENT PLAN  
SCALE: 1" = 40'

SCN # 0600-14100-02.00-002.001

NOTES:  
1. THIS PLAN REFERENCES A SURVEY BY GALLAS  
SURVEYING GROUP DATED NOVEMBER 5TH, 2025

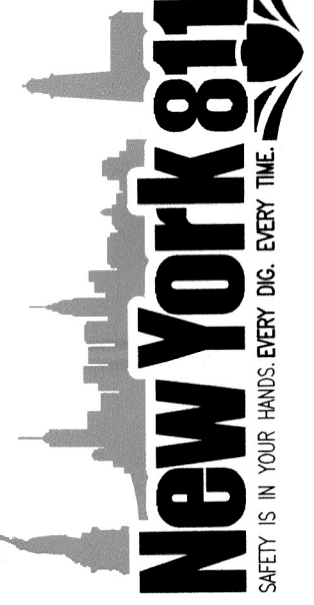








LIBER 12071, PG. 754

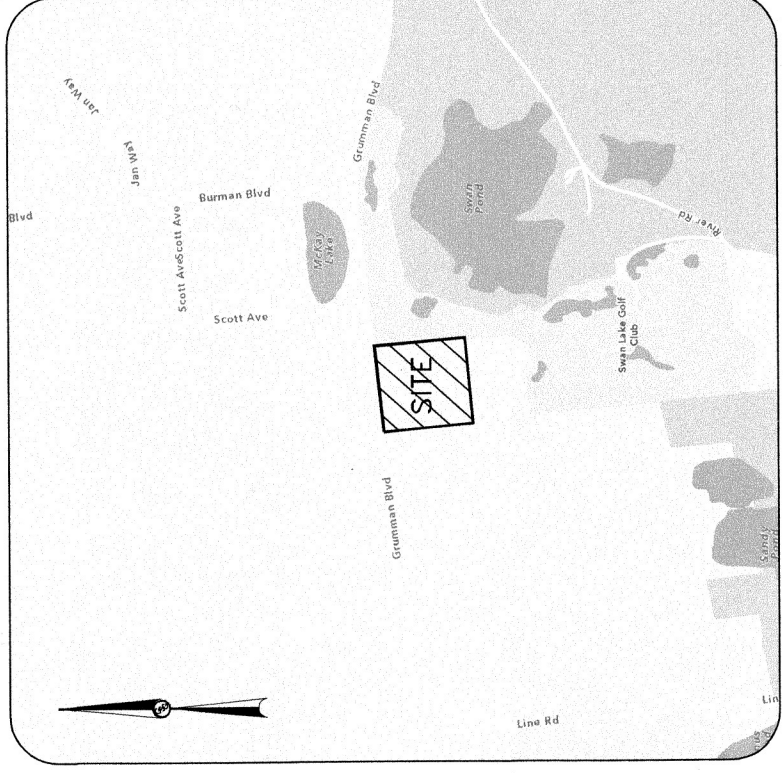


THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS  
DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S  
SURFACE ANYWHERE IN THE STATE.  
"KNOW WHAT'S BELOW"  
PUBLIC SERVICE COMMISSION  
NEW YORK STATE CODE RULE 753

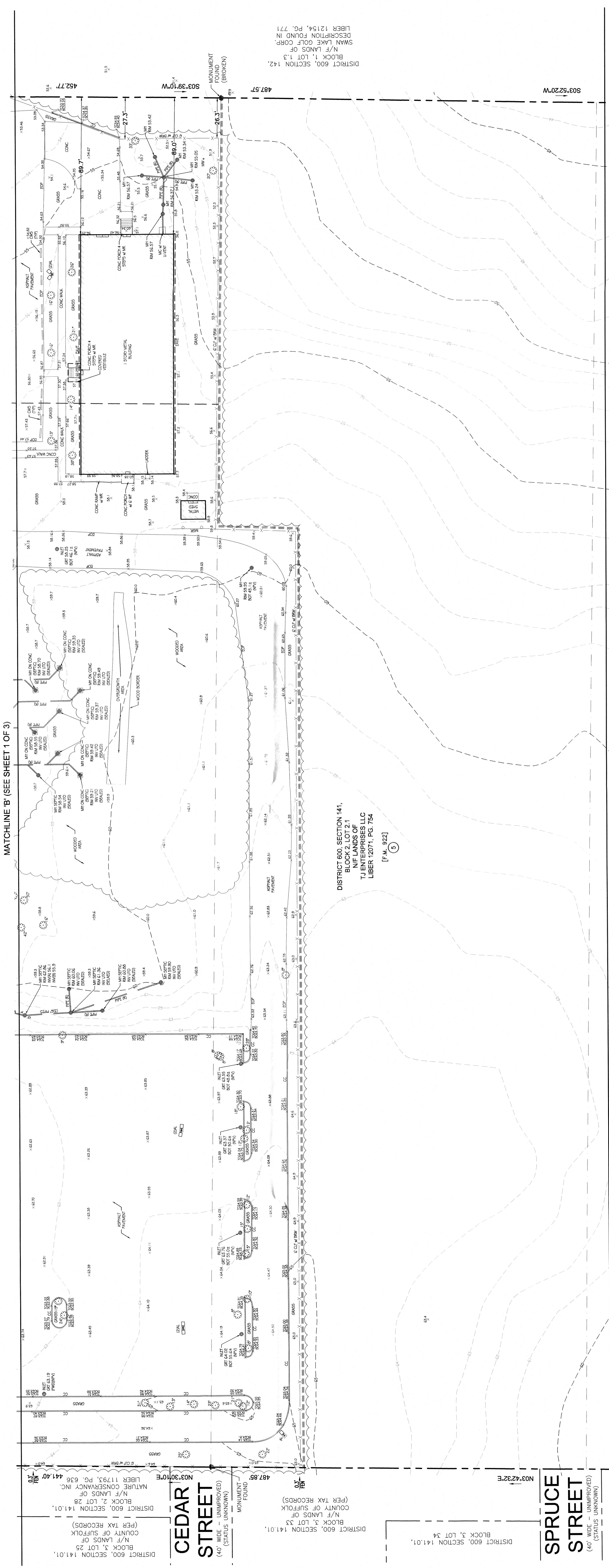
**UTILITIES:** THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW YORK STATE ONE-CALL SYSTEM (1-800-272-4480) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 253021479

UTILITY COMPANY	PHONE NUMBER
CABLEVISION OF RIVERHEAD	385-977-0510
NATIONAL GRID	866-507-3010
LONG ISLAND POWER AUTHORITY	800-545-7068
TOWN OF RIVERHEAD	631-727-3200
VERIZON COMMUNICATIONS	855-661-6323

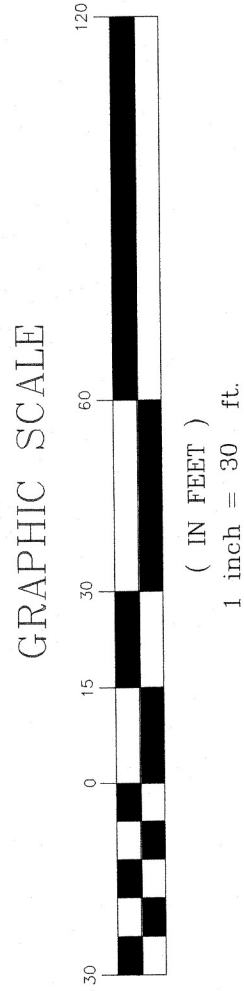
NOT ALL UTILITY COMPANIES RESPONDED TO THE MARKOUT REQUEST



VICINITY MAP



MATCHLINE 'C' (SEE SHEET 3 OF 3)



SEE SHEET 3 OF 3 FOR NOTES, REFERENCES,  
LEGAL DESCRIPTION, MAP LEGEND & ABBREVIATIONS

FILE NO.:	G25199		DRAWING NAME:		G25199.DWG		SHEET NO.:	2 OF 3	
ALTANSPS LAND TITLE SURVEY DISTRICT 600, SECTION 141, BLOCK 2, LOT 2.1					645 GRUMMAN BOULEVARD CALVERTON (TOWN OF RIVERHEAD) COUNTY OF SUFFOLK STATE OF NEW YORK				
TO: - RESIDENT NATIONAL TITLE - RUSMIN MOSCOW PLOTTSBERGER, P.C. THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY THEREON WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD SURVEYING PRACTICES AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6, 8, 13 & 14 OF THE FIELD WORK WAS COMPLETED ON 10-29-2025.					NOT VALID WITHOUT AN EMBOSSED OR BLUE INK SEAL				
TO: - RESIDENT NATIONAL TITLE - RUSMIN MOSCOW PLOTTSBERGER, P.C. THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY THEREON WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD SURVEYING PRACTICES AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6, 8, 13 & 14 OF THE FIELD WORK WAS COMPLETED ON 10-29-2025.					DATE GREGORY S. GALLAS NEW YORK PROFESSIONAL LAND SURVEYOR #60124				
2865 US ROUTE 1 ROCKY HILL, CT 06067 TEL: 732-422-2078 FAX: 732-940-5788 www.gallasurvey.com					UNAUTHORIZED ALTERATION, OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.				
GALLAS SURVEYING GROUP					CHECKED: C.J.O.				
DRAWN: R.M.C.					FIELD CREW: M.C./K.S./C.C. C.C. C.C. C.C.				
SCALE: 1"=30'					FIELD BOOK: 233, 234 234 234 234 234				
DATE: 11-05-2025					FIELD DATE: 10-15-2025 10-18-2025 10-22-2025 10-24-2025 10-29-2025				
DRAWN DATE					DESCRIPTION				







**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: \$ -

<b>Brief Description of Proposed Action (include purpose or need/attach relevant design reports, plans, etc.):</b>
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?  <b>If YES,</b> <table border="1"> <tr> <td>Is the project site located in a community with an approved Local Waterfront Revitalization Program?</td> <td>Yes <input type="checkbox"/> No <input type="checkbox"/></td> </tr> <tr> <td>Is the project site within a Coastal Erosion Hazard Area?</td> <td>Yes <input type="checkbox"/> No <input type="checkbox"/></td> </tr> </table>				Is the project site located in a community with an approved Local Waterfront Revitalization Program?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Is the project site within a Coastal Erosion Hazard Area?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the project site located in a community with an approved Local Waterfront Revitalization Program?	Yes <input type="checkbox"/> No <input type="checkbox"/>							
Is the project site within a Coastal Erosion Hazard Area?	Yes <input type="checkbox"/> No <input type="checkbox"/>							

### C. Planning and Zoning

<b>C.1. Planning and Zoning Actions</b>	
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"/>
<b>C.2. Adopted Land Use Plans</b>	
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?  <b>If Yes:</b> 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"/>	Yes <input type="checkbox"/> No <input checked="" 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)?  <b>If Yes, identify the plan(s):</b> NYS Heritage Areas: LI North Shore Heritage Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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?  <b>If Yes, identify the plan(s):</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>C.3. Zoning</b>	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance?  <b>If Yes, what is the zoning classification(s) including any applicable overlay district?</b> Natural Resources Protection (NRP) Zoning	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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?  <b>If Yes, what is the proposed new zoning for the site?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>C.4. Existing Community Services</b>	
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 ☐ No ☐

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:

Yes ☐ No ☒

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

<p>h. Does the project include new residential uses?</p> <p><b>If Yes, show number of units proposed.</b></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <th style="width: 20%;"></th> <th style="width: 20%;">Single Family</th> <th style="width: 20%;">Two Family</th> <th style="width: 20%;">Three Family</th> <th style="width: 20%;">Multi-Family (4+)</th> </tr> <tr> <td>Initial Phase</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>At Completion</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>		Single Family	Two Family	Three Family	Multi-Family (4+)	Initial Phase					At Completion					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family	Two Family	Three Family	Multi-Family (4+)												
Initial Phase																
At Completion																
<p>i. Does the proposed action include new non-residential construction (including expansions)?</p> <p><b>If Yes:</b></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="height: 30px; vertical-align: top;">Total Number of Structures:</td> </tr> <tr> <td style="height: 30px; vertical-align: top;">Dimensions of largest proposed structure:</td> </tr> <tr> <td style="height: 30px; vertical-align: top;">Approximate extent of building space to be heated or cooled:</td> </tr> </table>	Total Number of Structures:	Dimensions of largest proposed structure:	Approximate extent of building space to be heated or cooled:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>												
Total Number of Structures:																
Dimensions of largest proposed structure:																
Approximate extent of building space to be heated or cooled:																
<p>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?</p> <p><b>If Yes:</b></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="height: 30px; vertical-align: top;">Purpose of the impoundment:</td> </tr> <tr> <td style="height: 30px; vertical-align: top;">If a water impoundment, the principal source of the water: Ground Water <input type="checkbox"/>; Surface Water Streams <input type="checkbox"/>; Other <input type="checkbox"/> (specify):</td> </tr> <tr> <td style="height: 30px; vertical-align: top;">If other than water, identify the type of impounded/contained liquids and their source:</td> </tr> <tr> <td style="height: 30px; vertical-align: top;">Approximate size of the proposed impoundment (include units): Volume:                      Surface area:</td> </tr> <tr> <td style="height: 30px; vertical-align: top;">Dimensions of the proposed dam or impounding structure:</td> </tr> <tr> <td style="height: 30px; vertical-align: top;">Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):</td> </tr> </table>	Purpose of the impoundment:	If a water impoundment, the principal source of the water: Ground Water <input type="checkbox"/> ; Surface Water Streams <input type="checkbox"/> ; Other <input type="checkbox"/> (specify):	If other than water, identify the type of impounded/contained liquids and their source:	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):	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>									
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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):																
<p><b>D.2. Project Operations</b></p>																
<p>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)</p> <p><b>If Yes:</b></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="height: 30px; vertical-align: top;">What is the purpose of the excavation or dredging?</td> </tr> <tr> <td style="height: 30px; vertical-align: top;">How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? Volume:                      Over what duration of time:</td> </tr> <tr> <td style="height: 30px; vertical-align: top;">Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them:</td> </tr> </table>	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:	Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>												
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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?

Yes ☐ No ☒

**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):

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:

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:

Yes ☐ No ☒

<p>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?</p> <p><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 2px; margin-bottom: 2px;">How much impervious surface will the project create in relation to total size of project parcel?</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 2px;">Area of Impervious Surface:</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 2px;">Area of Parcel:</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 2px;">Describe types of new point sources:</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 2px;">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)?</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 2px;">If to surface waters, identify receiving water bodies or wetlands:</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 2px;">Will stormwater runoff flow to adjacent properties? Yes <input type="checkbox"/> No <input type="checkbox"/></div> <div style="border: 1px solid black; padding: 2px;">Does proposed plan minimize impervious surfaces use pervious materials or collect and re-use stormwater? Yes <input type="checkbox"/> No <input type="checkbox"/></div>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>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?</p> <p><b>If Yes, identify:</b></p> <div style="border: 1px solid black; padding: 2px; margin-bottom: 2px;">Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles):</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 2px;">Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers):</div> <div style="border: 1px solid black; padding: 2px;">Stationary sources during operations (e.g., process emissions, large boilers, electric generation):</div>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>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?</p> <p><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 2px; margin-bottom: 2px;">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 <input type="checkbox"/> No <input type="checkbox"/></div> <div style="border: 1px solid black; padding: 2px;">           In addition to emissions as calculated in the application, the project will generate:           <ul style="list-style-type: none"> <li>- Tons/year (metric) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>- Tons/year (metric) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>- Tons/year (metric) of Perfluorocarbons (PFCs)</li> <li>- Tons/year (metric) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>- Tons/year (metric) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>- Tons/year (metric) of Hazardous Air Pollutants (HAPs)</li> </ul> </div>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?</p> <p><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">Estimate methane generation in tons/year (metric):</div> <div style="border: 1px solid black; padding: 5px;">Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring):</div>	<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><b>If Yes, describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):</b></p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<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><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">When is the peak traffic expected? (check all that apply)</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> Morning <input type="checkbox"/>; Evening <input type="checkbox"/>; Weekend <input type="checkbox"/>; Randomly <input type="checkbox"/>  between the hours of _____ to _____ </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">For commercial activities only, projected number of semi-trailer truck trips/day:</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> Parking spaces:  Existing: _____ Proposed: _____ Net Increase/Decrease: _____ </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> Does the proposed action include any shared use parking?  Yes <input type="checkbox"/> No <input type="checkbox"/> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> Are public/private transportation service(s) or facilities available within ½ mile of the proposed site?  Yes <input type="checkbox"/> No <input type="checkbox"/> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes <input type="checkbox"/> No <input type="checkbox"/> </div> <div style="border: 1px solid black; padding: 5px;"> Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes <input type="checkbox"/> No <input type="checkbox"/> </div>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?</p> <p><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">Estimate annual electricity demand during operation of the proposed action:</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">TBD</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility or other):</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">grid/local utility</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">Will the proposed action require a new, or an upgrade to, an existing substation?</div> <div style="border: 1px solid black; padding: 5px;">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></div>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>

<p>l. Hours of operation (Answer all items which apply)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">During Construction</th> <th style="width: 50%;">During Operations</th> </tr> </thead> <tbody> <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> </tbody> </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										
<p>m. Does the proposed action produce noise that will exceed existing ambient noise levels during construction, operation or both?</p> <p><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> Provide details including sources, time of day and duration: </div> <div style="border: 1px solid black; padding: 5px;"> Will proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes <input type="checkbox"/> No <input type="checkbox"/> Describe: </div>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>										
<p>n. Will the proposed action have outdoor lighting?</p> <p><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> 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 </div> <div style="border: 1px solid black; padding: 5px;"> Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Describe: </div>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>										
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day?</p> <p><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 5px;"> Describe possible sources, potential frequency and duration of odor emissions and proximity to nearest occupied structures: </div>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>										
<p>p. Will the proposed action include any bulk storage of petroleum (over 1,100 gallons) or chemical products (over 550 gallons)?</p> <p><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> Product(s) to be stored: </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> Volume(s):            per unit time:            (e.g., month, year) </div> <div style="border: 1px solid black; padding: 5px;"> Generally describe proposed storage facilities: </div>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>										
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?</p> <p><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> Describe proposed treatment(s): </div> <div style="border: 1px solid black; padding: 5px;"> Will the proposed action use Integrated Pest Management Practices?  Yes <input type="checkbox"/> No <input type="checkbox"/> </div>	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)?</p> <p><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">         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)       </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">         Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:          Construction:                 Operation:              </div> <div style="border: 1px solid black; padding: 5px;">         Proposed disposal methods/facilities for solid waste generated on-site:          Construction:                 Operation:              </div>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>s. Does the proposed action include construction or modification of a solid waste management facility?</p> <p><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">         Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill or other disposal activities):       </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">         Anticipated rate of disposal/processing:  <div style="border: 1px solid black; padding: 2px; margin-bottom: 2px;">           tons/month, if transfer or other non-combustion/thermal treatment, or         </div> <div style="border: 1px solid black; padding: 2px;">           tons/hour, if combustion or thermal treatment         </div> </div> <div style="border: 1px solid black; padding: 5px;">         If landfill, anticipated site life:        years       </div>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>t. Will proposed action at the site involve the commercial generation, treatment, storage or disposal of hazardous waste?</p> <p><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">         Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility:       </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">         Generally describe processes or activities involving hazardous wastes or constituents:       </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">         Specify amount to be handled or generated:          tons/month       </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">         Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents:       </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">         Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?          Yes <input type="checkbox"/> No <input type="checkbox"/> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <b>If Yes:</b>          Provide name and location of facility:       </div> <div style="border: 1px solid black; padding: 5px;"> <b>If No:</b>          Describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:       </div>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

u. Will proposed action adhere to Leadership in Energy and Environmental Design (LEED) or any other green building principals?  <b>If Yes:</b> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">Describe proposed green building methods and attempted level of certification, if any:</div>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
v. Does the project sponsor propose the use of energy benchmarking to monitor and adjust project energy needs?  <b>If Yes, explain:</b> <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
w. Will the proposed action use native plants for all landscaping needs?  <b>Identify species to be used and method of irrigation:</b> <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
x. Does the proposed action promote local tourism?  <b>If Yes, explain:</b> <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

### **E. Site and Setting of Proposed Action**

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

a. Existing land uses (Check all uses the 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
<b>TOTAL:</b>	19.17	19.17	0

<p>c. Is the project site presently used by members of the community for public recreation?</p> <p><b>If Yes, explain:</b></p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>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?</p> <p><b>If Yes, identify facilities:</b></p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>e. Does the project site contain an existing dam?</p> <p><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Dimensions of the dam and impoundment:</p> <ul style="list-style-type: none"> <li>- Dam height:            feet</li> <li>- Dam length:           feet</li> <li>- Surface area:           acres</li> <li>- Volume impounded:       gallons or acre-feet</li> </ul> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>Dam's existing hazard classification:</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>Provide date and summarize results of last inspection:</p> </div>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>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?</p> <p><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Has the facility been formally closed?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, cite sources/documentation:</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>Describe the location of the project site relative to the boundaries of the solid waste management facility:</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>Describe any development constraints due to the prior solid waste activities:</p> </div>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>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?</p> <p><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</p> </div>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

- 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

Provide DEC ID number(s):

☐ Yes – Environmental Site Remediation database

Provide DEC ID number(s):

☒ Neither database

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

Yes ☒ No ☐

**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: <table border="1" style="margin: 10px auto; width: 80%; border-collapse: collapse;"> <tr> <td style="width: 5%;">1.</td> <td style="width: 15%;"><input checked="" type="checkbox"/> Well Drained</td> <td style="width: 10%; text-align: center;">90</td> <td style="width: 80%;">% of site</td> </tr> <tr> <td>2.</td> <td><input checked="" type="checkbox"/> Moderately Well Drained</td> <td style="text-align: center;">10</td> <td>% of site</td> </tr> <tr> <td>3.</td> <td><input type="checkbox"/> Poorly Drained</td> <td></td> <td>% of site</td> </tr> </table>		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
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) <table border="1" style="margin: 10px auto; width: 80%; border-collapse: collapse;"> <tr> <td style="width: 5%;">1.</td> <td style="width: 15%;"><input checked="" type="checkbox"/> 0-10%</td> <td style="width: 10%; text-align: center;">95</td> <td style="width: 80%;">% of site</td> </tr> <tr> <td>2.</td> <td><input checked="" type="checkbox"/> 11-15%</td> <td style="text-align: center;">5</td> <td>% of site</td> </tr> <tr> <td>3.</td> <td><input type="checkbox"/> 16% or greater</td> <td></td> <td>% of site</td> </tr> </table>		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
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: <div style="border: 1px solid black; height: 30px; width: 100%; margin-top: 5px;"></div>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>												
h. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>												
i. Do any wetlands or other waterbodies adjoin the project site?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>												
<b>If Yes to either E.2.h or E.2.i, continue. If No, skip to E.2.m</b>													
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 <input checked="" type="checkbox"/> No <input type="checkbox"/>												
k. For each identified wetland and waterbody on the project site, provide the following information: <table border="1" style="margin: 10px auto; width: 100%; border-collapse: collapse;"> <tr> <td style="width: 35%;">Streams:</td> <td style="width: 35%;">Name:</td> <td style="width: 30%;">Classification:</td> </tr> <tr> <td>Lakes or Ponds:</td> <td>Name:</td> <td>Classification:</td> </tr> <tr> <td>Wetlands: YES</td> <td>Name:</td> <td>Approx. Size: 2,330.9 Acres</td> </tr> <tr> <td>Wetland No. (if regulated by DEC):</td> <td colspan="2">R-5</td> </tr> </table>		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	
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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?  If Yes, name of impaired water body/bodies and basis for listing as impaired: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>												
m. Is the project site in a designated floodway?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>												
n. Is the project site in the 100 year floodplain?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>												
o. Is the project site in the 500 year floodplain?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>												
p. Is the project site located over or immediately adjoining a primary, principal or sole source aquifer?  If Yes: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">Name of aquifer: Nassau-Suffolk SSA</div> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">Source of information:</div>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>												

<b>q. Identify the predominant wildlife species that occupy or use the project site:</b>		
<b>r. Does the project site contain a designated significant natural community?</b>		
<b>If Yes:</b> <div style="border: 1px solid black; padding: 2px; margin-bottom: 2px;">Describe the habitat/community (composition, function and basis for designation: Pitch Pine-Oak Forest, Coastal Plain Pond Shore</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 2px;">Source(s) of description or evaluation:</div> <div style="border: 1px solid black; padding: 2px;">           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         </div>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>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?</b> <div style="text-align: right; font-size: small; margin-top: 5px;">Tiger Salamander, Banded Sunfish, Swamp Darter, Short-Eared Owl, Northern Long-eared Bat, Northern Harrier</div>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>If Yes:</b> <div style="border: 1px solid black; padding: 2px; margin-bottom: 2px;">Species and listing (endangered or threatened):</div> <div style="border: 1px solid black; padding: 2px;">Nature of use of site by the species (e.g., resident, seasonal, transient): Resident</div>		
<b>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?</b>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>If Yes:</b> <div style="border: 1px solid black; padding: 2px; margin-bottom: 2px;">Species and listing: Coastal Barrens Buckmoth</div> <div style="border: 1px solid black; padding: 2px;">Nature of use of site by the species (e.g., resident, seasonal, transient): Resident</div>		
<b>u. Is the project site or adjoining area currently used for hunting, trapping, fishing or shellfishing?</b>  If Yes, give a brief description of how the proposed action may affect that use:		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<div style="border: 1px solid black; height: 20px; width: 100%;"></div>		
<b>E.3. Designated Public Resources On or Near Project Site</b>		
<b>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?</b>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>If Yes, provide county plus district name/number:</b> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>		
<b>b. Are agricultural lands consisting of highly productive soils present?</b>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>If Yes:</b> <div style="border: 1px solid black; padding: 2px; margin-bottom: 2px;">Acreage(s) on project site:</div> <div style="border: 1px solid black; padding: 2px;">Source(s) of soil rating(s):</div>		



<p>c. Does the project site contain all or part of, or is it substantially contiguous to a registered National Natural Landmark?</p> <p><b>If Yes:</b></p> <table border="1"> <tr> <td>Nature of the natural landmark:</td> </tr> <tr> <td><input type="checkbox"/> Biological Community; <input type="checkbox"/> Geological Feature</td> </tr> <tr> <td>Provide brief description of landmark, including values behind designation and approximate size/extent:</td> </tr> </table>	Nature of the natural landmark:	<input type="checkbox"/> Biological Community; <input type="checkbox"/> Geological Feature	Provide brief description of landmark, including values behind designation and approximate size/extent:	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
Nature of the natural landmark:					
<input type="checkbox"/> Biological Community; <input type="checkbox"/> Geological Feature					
Provide brief description of landmark, including values behind designation and approximate size/extent:					
<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><b>If Yes:</b></p> <table border="1"> <tr> <td>CEA name: SGPA, Central Suffolk Pine Barrens</td> </tr> <tr> <td>Basis for designation: Protect groundwater, Benefit to human health &amp; protect drinking water</td> </tr> <tr> <td>Designating agency and date: Date: 3-19-93, date: 2-10-88, Agency: Long Island Regional Planning, Suffolk County</td> </tr> </table>	CEA name: SGPA, Central Suffolk Pine Barrens	Basis for designation: Protect groundwater, Benefit to human health & protect drinking water	Designating agency and date: Date: 3-19-93, date: 2-10-88, Agency: Long Island Regional Planning, Suffolk County	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>	
CEA name: SGPA, Central Suffolk Pine Barrens					
Basis for designation: Protect groundwater, Benefit to human health & protect drinking water					
Designating agency and date: Date: 3-19-93, date: 2-10-88, Agency: Long Island Regional Planning, Suffolk County					
<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><b>If Yes:</b></p> <table border="1"> <tr> <td>Nature of historic/archaeological resource:</td> </tr> <tr> <td><input type="checkbox"/> Archaeological Site; <input type="checkbox"/> Historic Building or district</td> </tr> <tr> <td>Name:</td> </tr> <tr> <td>Brief description of attributes on which listing is based:</td> </tr> </table>	Nature of historic/archaeological resource:	<input type="checkbox"/> Archaeological Site; <input type="checkbox"/> Historic Building or district	Name:	Brief description of attributes on which listing is based:	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
Nature of historic/archaeological resource:					
<input type="checkbox"/> Archaeological Site; <input type="checkbox"/> Historic Building or district					
Name:					
Brief description of attributes on which listing is based:					
<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><b>If Yes:</b></p> <table border="1"> <tr> <td>Describe possible resource(s):</td> </tr> <tr> <td>Basis for identification:</td> </tr> </table>	Describe possible resource(s):	Basis for identification:	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>		
Describe possible resource(s):					
Basis for identification:					
<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><b>If Yes:</b></p> <table border="1"> <tr> <td>Identify resource:</td> </tr> <tr> <td>Nature of, or basis for designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):</td> </tr> <tr> <td>Distance between project and resource:</td> </tr> </table>	Identify resource:	Nature of, or basis for designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):	Distance between project and resource:	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
Identify resource:					
Nature of, or basis for designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):					
Distance between project and resource:					
<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><b>If Yes:</b></p> <table border="1"> <tr> <td>Identify the name of the river and its designation: Peconic River</td> </tr> <tr> <td>Is the activity consistent with development restrictions contained in 6 NYCRR Part 666?</td> </tr> <tr> <td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> </tr> </table>	Identify the name of the river and its designation: Peconic River	Is the activity consistent with development restrictions contained in 6 NYCRR Part 666?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>	
Identify the name of the river and its designation: Peconic River					
Is the activity consistent with development restrictions contained in 6 NYCRR Part 666?					
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					

**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:

A handwritten signature in black ink, appearing to be "M. B. Smith", written over a horizontal line.

Date: January 8, 2026

Title: CO-Managing Member



**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** I

CENTRAL PINE BARRENS  
REPORT

**SIGNATURE** II

EXHIBIT A - PROPERTY  
SURVEY

**SIGNATURE** III

EXHIBIT B - SITE PLAN

**SIGNATURE** IV

EXHIBIT C - BLDG 78  
FLOOR PLANS

**SIGNATURE** V

EXHIBIT C - BLDG 78  
ELEVATIONS

**SIGNATURE** VI

EXHIBIT D BLDG 08  
FLOOR PLANS

**SIGNATURE** VII

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.

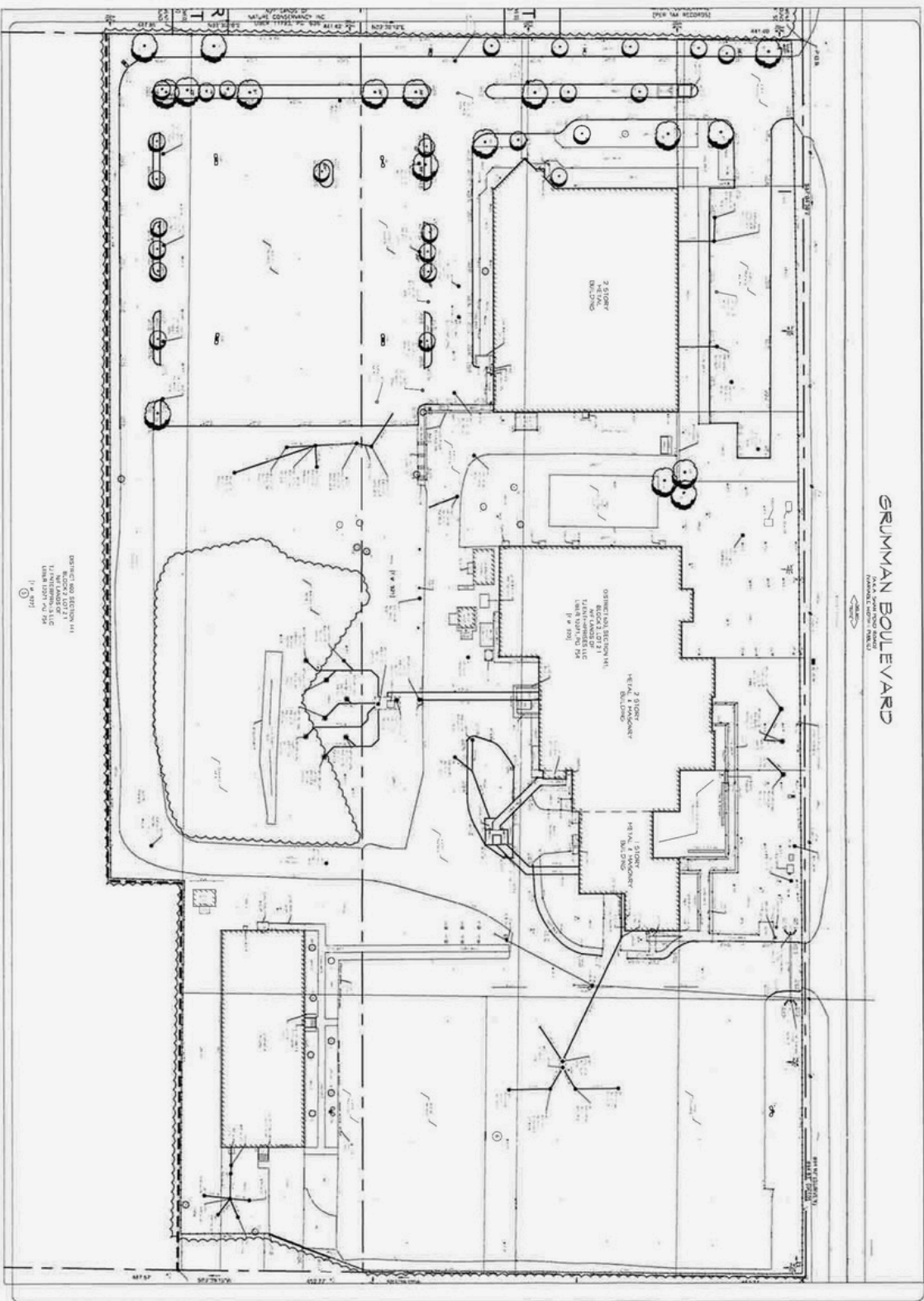
The end product will be a sustainable and environmentally compatible three (3) building campus, in a park like setting, in harmony with its natural surroundings.

**EXHIBIT A**

PROPERTY SURVEY

# GRUMAN BOULEVARD

DATE: 01/15/2019  
 DRAWN BY: J. K. KOSKOWSKI  
 CHECKED BY: J. K. KOSKOWSKI



DATE: 01/15/2019  
 DRAWN BY: J. K. KOSKOWSKI  
 CHECKED BY: J. K. KOSKOWSKI

SENDLEWSKI ARCHITECTS, P.C.

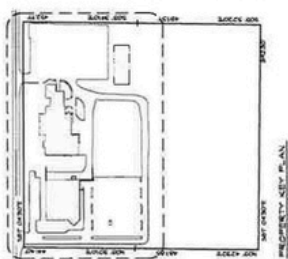


PROJECT No. 2019-01  
 CHECKED BY: J. K. KOSKOWSKI

DRAWING

# **EXHIBIT B**

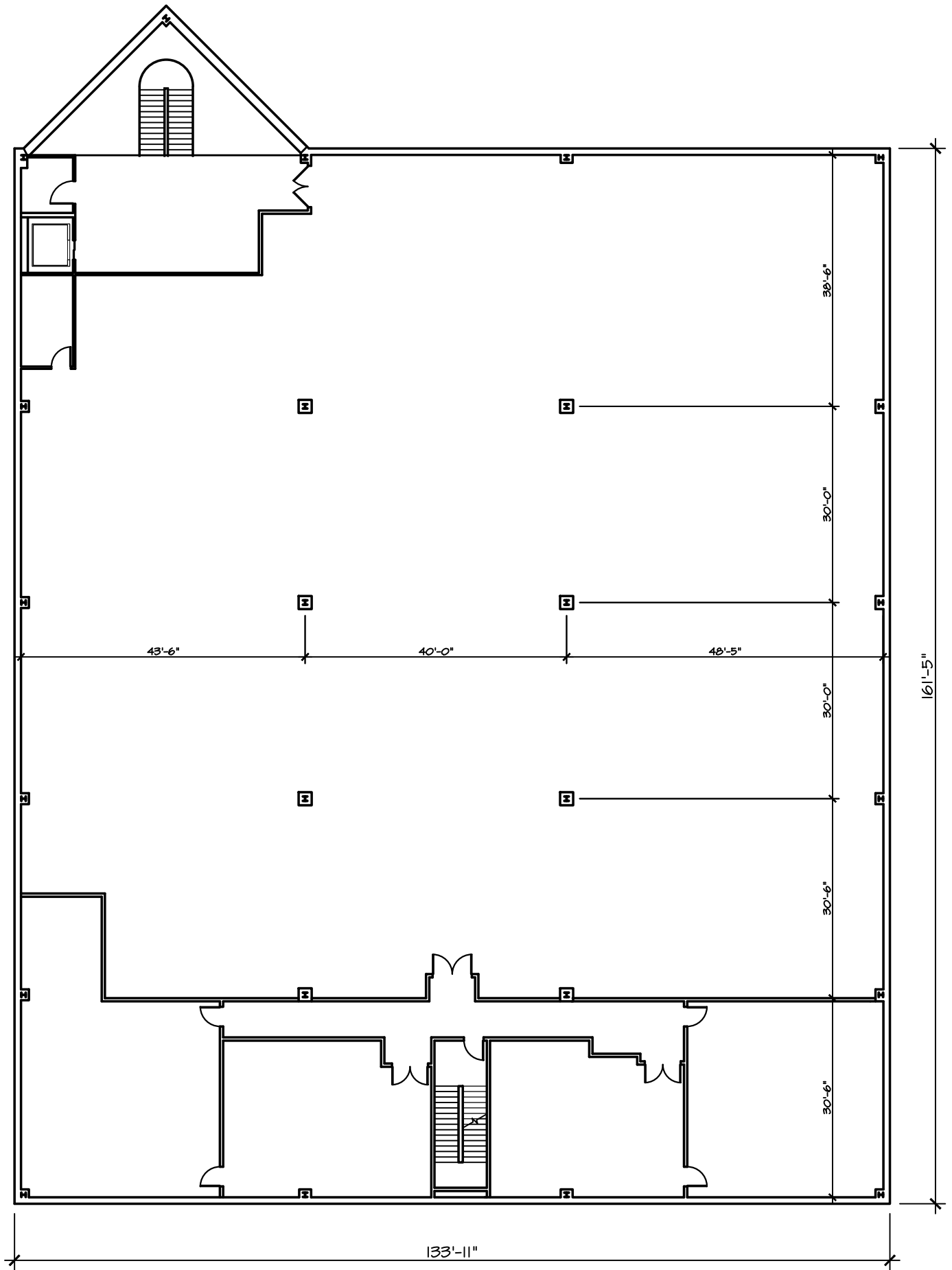
## **SITE PLAN**

[illegible]

# **EXHIBIT C**

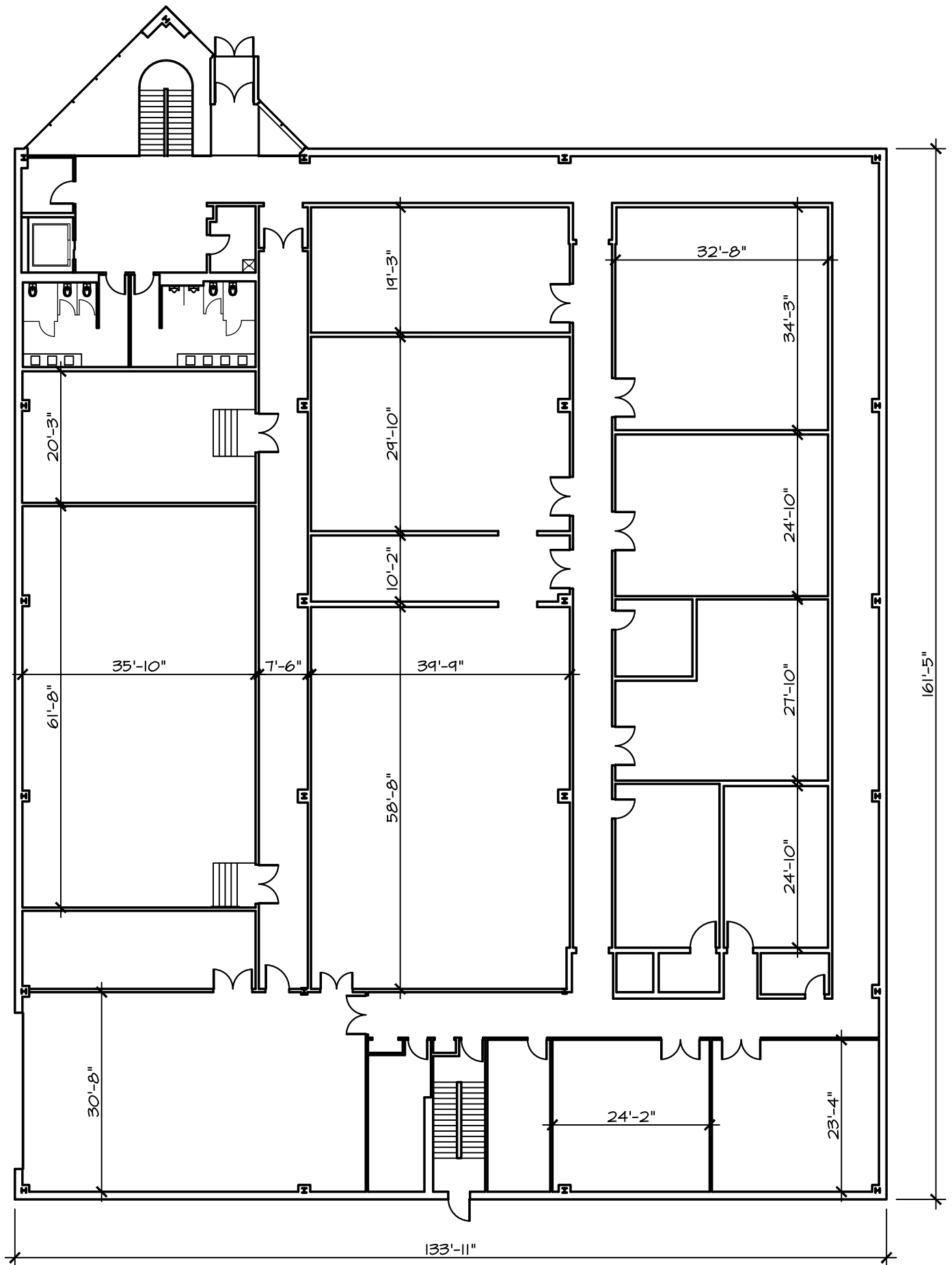
## **BUILDING 78 FLOOR PLANS AND ELEVATIONS**





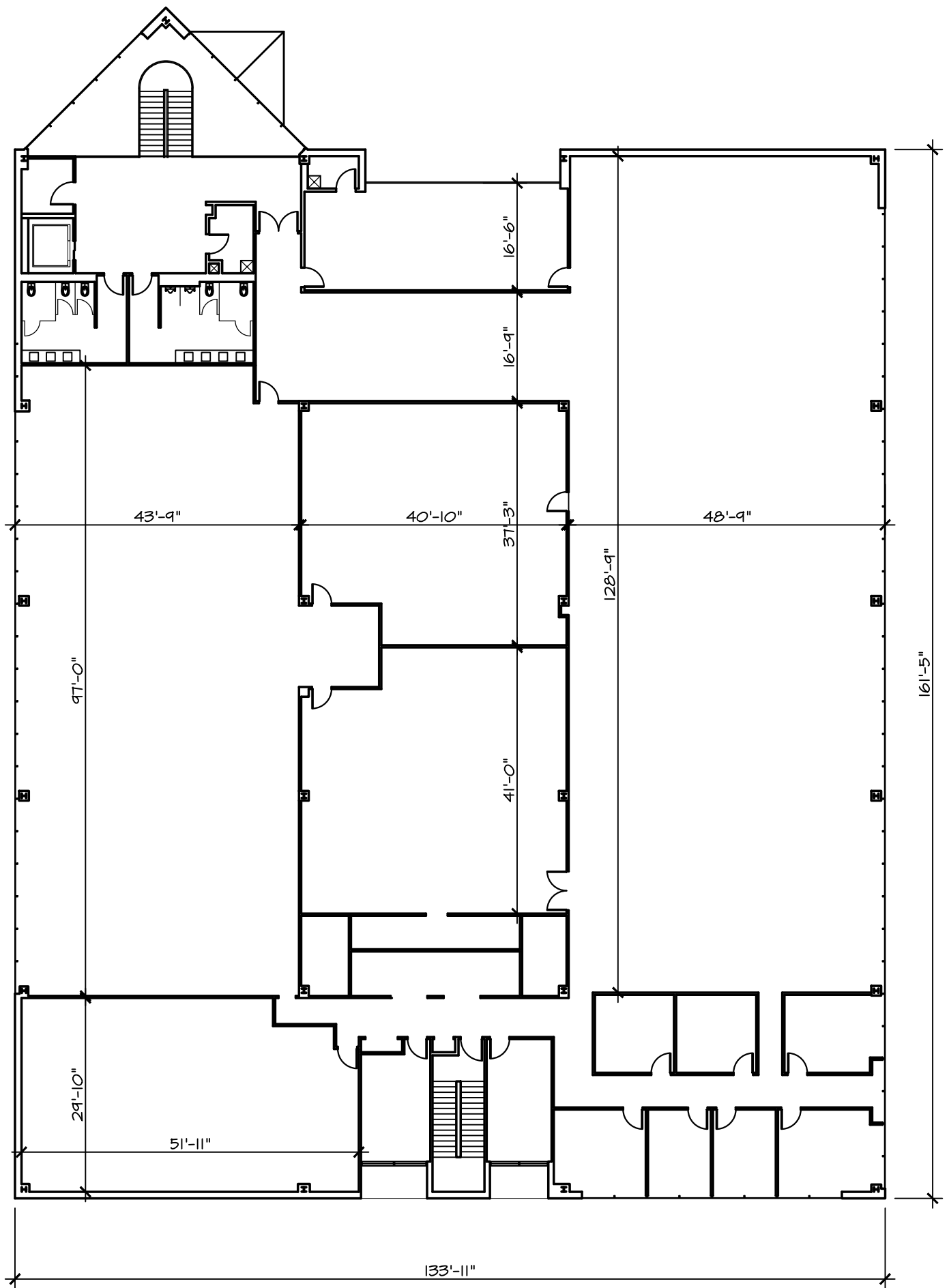
BUILDING 78 - BASEMENT





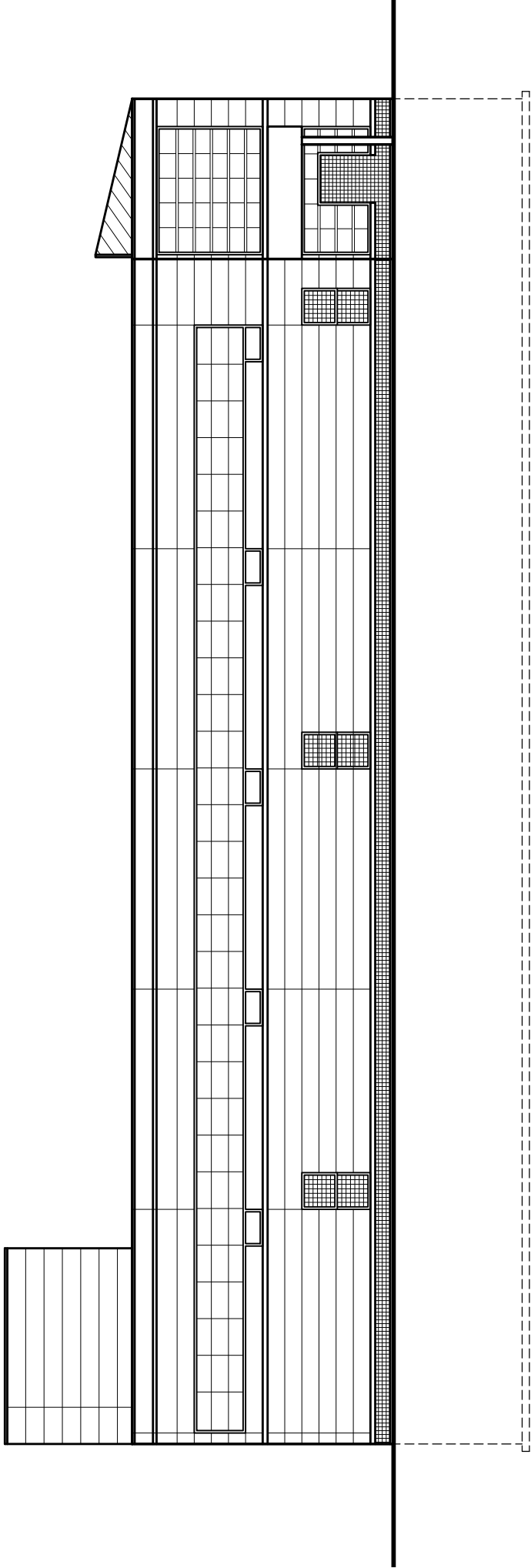
BUILDING 78 - FIRST FLOOR



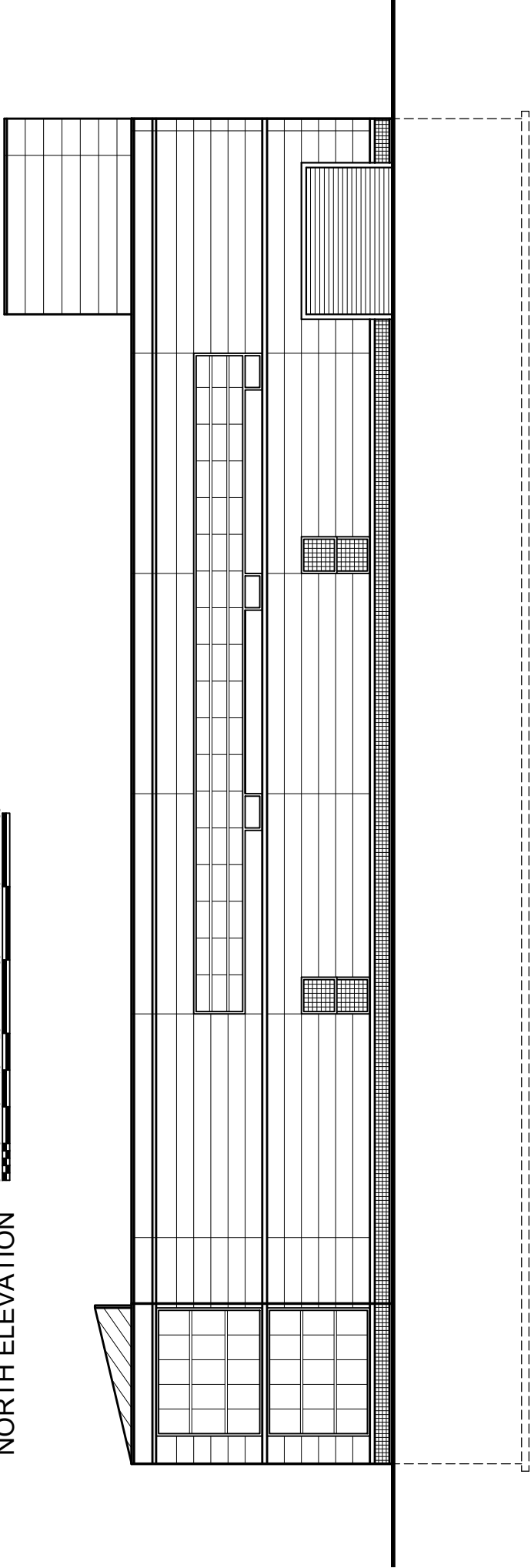


BUILDING 78 - SECOND FLOOR



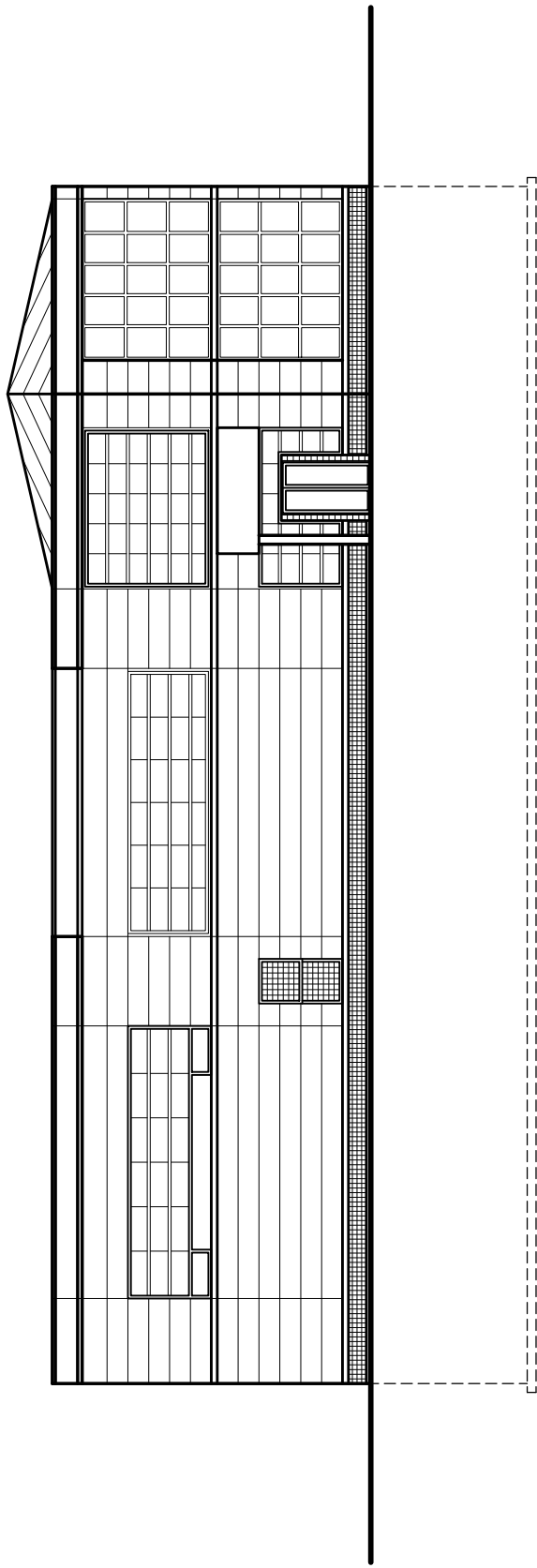


NORTH ELEVATION

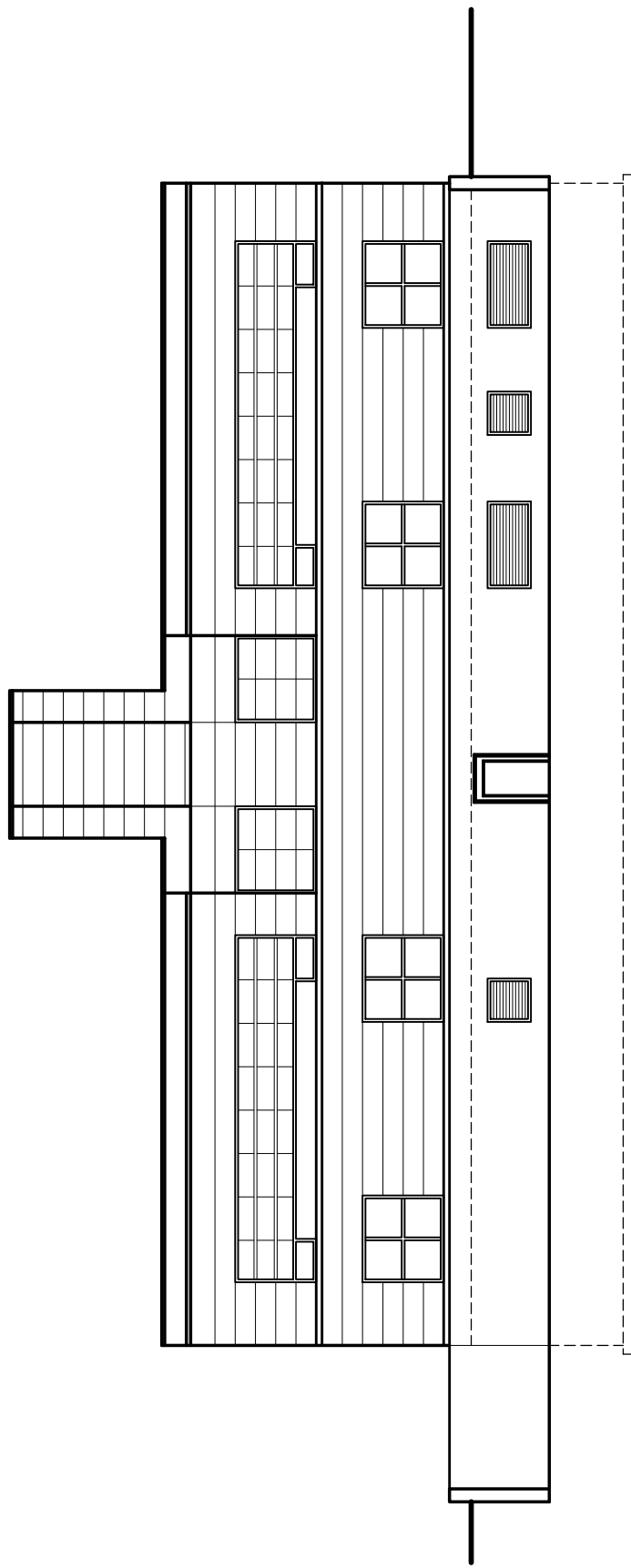


SOUTH ELEVATION





WEST ELEVATION

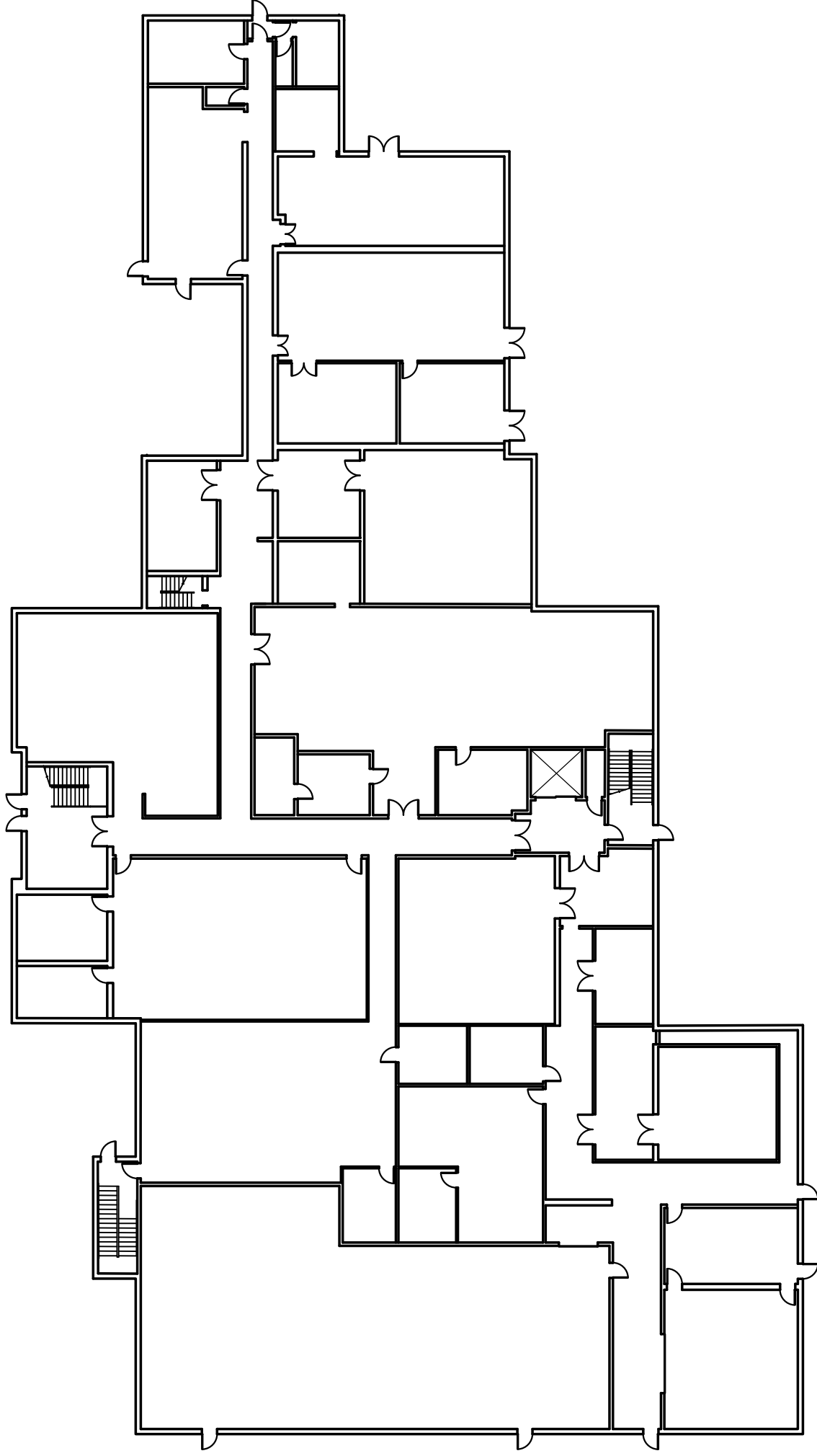


EAST ELEVATION

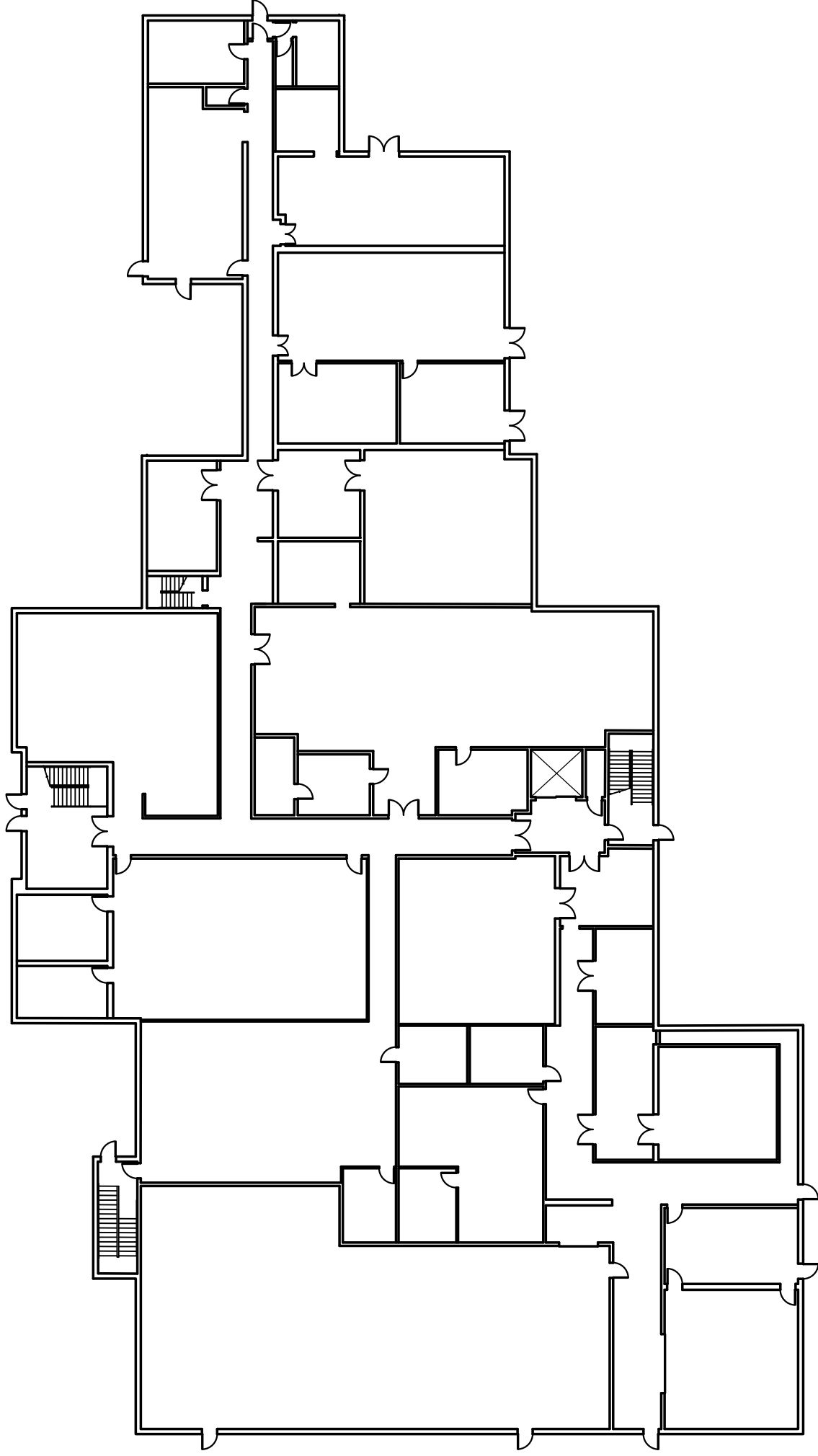


# **EXHIBIT D**

## **BUILDING 08 FLOOR PLANS**



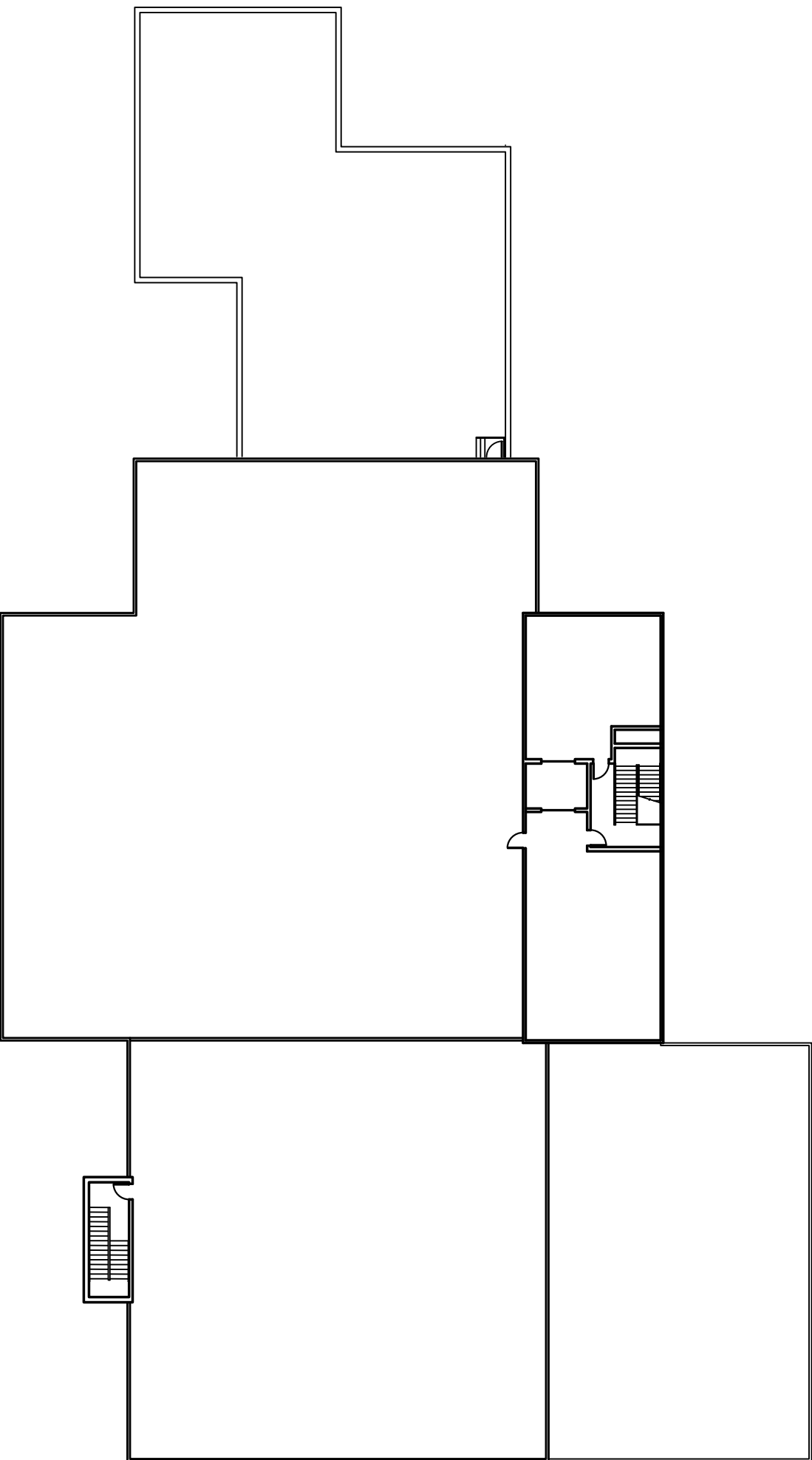
BUILDING 08 - FIRST FLOOR



BUILDING 08 - SECOND FLOOR







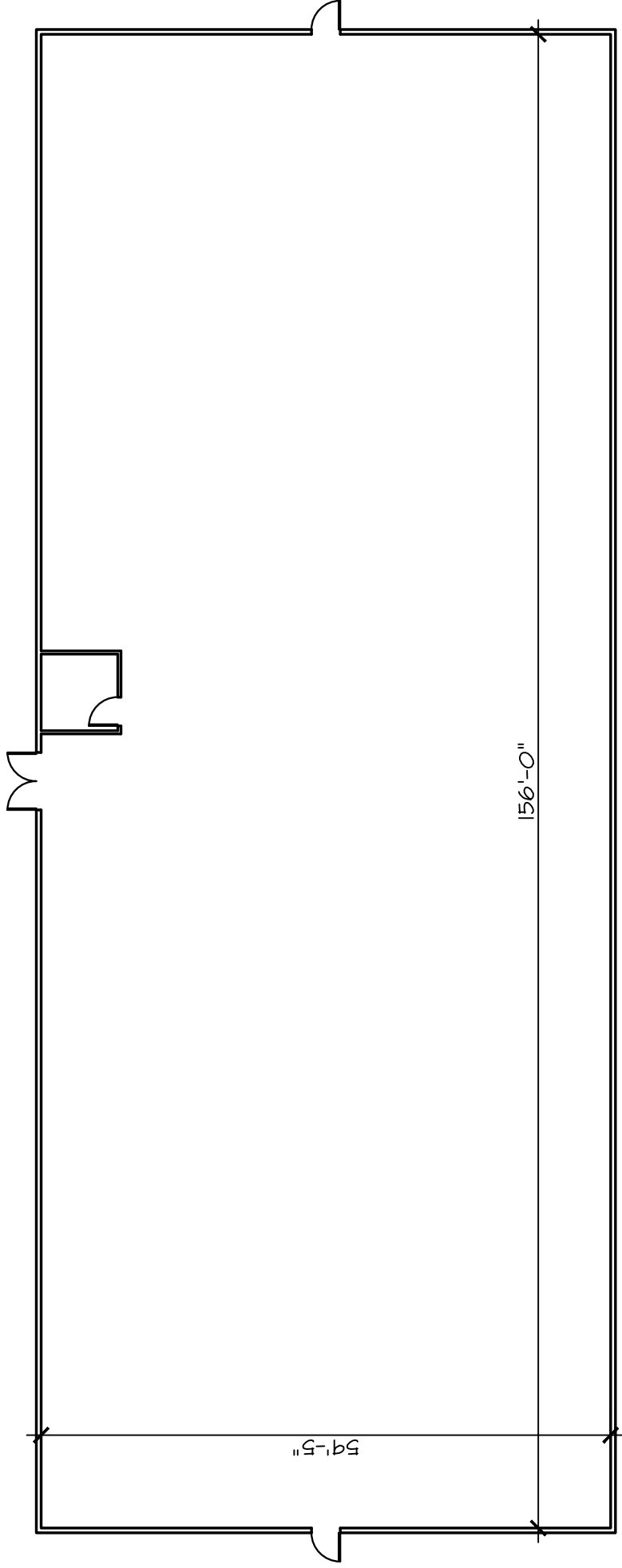
BUILDING 08 - THIRD FLOOR



# **EXHIBIT E**

ONE-STORY BUILDING

FLOORPLAN



ANCILLARY BUILDING



January 21, 2025

Antoinette Rivera  
Office of the Town Clerk  
Town of Brookhaven  
One Independence Hill  
Farmingville, NY 11738

**RE:** Referral of RA Willow Wood  
Change of Zone and Site Plan for Multi-family housing project  
Town Log # TCKTBA16000  
SCTM Number 200-523-1-1.3  
Compatible Growth Area of the Central Pine Barrens

Dear Antoinette Rivera:

On December 12, 2025, the Central Pine Barrens Commission office received a referral of the subject proposal. The project site is in the Compatible Growth Area of the Central Pine Barrens.

Timothy C. Hubbard  
*Member*

Ryan P. McGarry  
*Member*

Maria Z. Moore  
*Member*

Daniel J. Panico  
*Member*

Edward P. Romaine  
*Member*

### **Existing Conditions and the Proposed Project**

The 9.07 acre Project Site is located on the west side of New York State Route 112 in Coram in the NH-H Health Facility Zoning District. The site is undeveloped and contains natural pine barrens vegetation mixed with bare and successional areas due to clearing activity from the past.

The proposal consists of a change of zone from NH-H Health Facility District to Multi-family Residence District. The project will develop 81 residential units in nine, two-story multi-family residential buildings or nine units per acre. A recreation area covering 19,600 square feet includes a 2,200 square foot clubhouse and swimming pool. A 15,320 square foot recharge basin is proposed. Natural and revegetated areas are proposed. The layout is depicted in the Site Concept Plan 1 prepared by D&B Engineers and Architects and dated October 2025.

### **Central Pine Barrens Status**

The proposal constitutes development activity, pursuant to New York State Environmental Conservation Law Article 57 Section 57-0107(13)(b) and (c). Therefore, it must conform with the standards of the Central Pine Barrens Comprehensive Land Use Plan (the Plan), as implemented by the Brookhaven Town Code. If it does not conform to one or more standards, and is not revised to conform, then a CGA Hardship Waiver Application must be submitted, subject to Commission review and decision.

### **Comments**

Please provide a demonstration of conformance with the Plan standards that apply to the Project.

### **Standard 5.3.3.1.1 Article 6 of the Suffolk County Sanitary Code**

- The project must demonstrate conformance with this standard.

624 Old Riverhead Road  
Westhampton Beach, NY  
11978

Phone (631) 288-1079  
Fax (631) 288-1367  
[www.pb.state.ny.us](http://www.pb.state.ny.us)

- The EAF Part I lists only 450 gallons of wastewater generated by the project. This amount does not appear to accurately represent the sanitary flow generated by 81 residential units and a clubhouse. Please clarify the amount and correct the application, as necessary.
- Please indicate the number of Pine Barrens Credits, if any, that will be redeemed for the Project to develop nine (9) units per acre. The as of right flow is 9 acres x 300 gallons per day or approximately 2,700 gpd. Under the proposal 81 residential units, not including the clubhouse, will generate 300 gpd or approximately 24,300 gpd, which is 21,600 gpd in excess of the as of right flow. Retiring PBCs to accommodate the proposed change of zone and multi-family development provides a way to mitigate potential adverse environmental impacts associated with a project that increases the density and intensity of land use in the CGA.

#### **Standard 5.3.3.6.1 and 6.2 Vegetation Clearance Limits and Open Space requirements**

- The project must demonstrate conformance with the standards for clearing and open space.
- Please have the Applicant provide the areas (amounts) of existing cleared space, existing natural space, proposed cleared space and proposed natural open space pursuant to Figure 5-1.
- Areas of revegetation must be distinguished from existing natural areas.

#### **Standard 5.3.3.6.3 Fertilizer Dependent Vegetation**

- The Project must demonstrate conformance with this standard. The maximum fertilizer dependent vegetation limit is 15%.
- Please have this limit noted in the plan.

#### **Standard 5.3.3.6.4 Native Plantings**

- Minimize clearing and soil removal to protect existing native seed material to the greatest extent.
- Utilize native plant species in the landscape plan to support native pine barrens ecosystems, flora and fauna.

Thank you for your attention, and if you have any questions, please do not hesitate to contact me at (631) 218-1192.

Sincerely,

Julie Hargrave  
Pine Barrens Manager

cc: John C. Milazzo, Counsel to the Commission  
Michael Albano, Planning Division, Town of Brookhaven  
RA Willow Wood LLC & EAS Willow Wood LLC ([w.caffrey@crestorg.com](mailto:w.caffrey@crestorg.com))

## Hargrave, Julie

---

**From:** Antoinette (Toni) Rivera <arivera@brookhavenny.gov>  
**Sent:** Friday, December 12, 2025 3:01 PM  
**To:** Gregson H. Pigott; PB Hargrave, Julie; Peter Fountaine; Nicole Fantigrossi; Amanda Kiernan; Lamiroult, Kimberly L (DEC); Melik Tariq; Steiger, Eric (DOT) <Eric.Steiger@dot.ny.gov>  
**Cc:** Michael Albano; Karen Sullivan  
**Subject:** TCKTBA1600 Willow Wood  
**Attachments:** LEAF 11.2025(8708187.1).pdf;  
Town\_Board\_Action\_Application\_Summary\_Report\_HANSEN8\_20251124\_114614160.pdf;  
Crest Group Willowwood Concept Plan.pdf; TCKTBA1600 11-26-25 Application.pdf

**CAUTION:** This email originated from outside of SCWA. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

**FROM:** Michael Albano  
Planning Division

**RE:** Town Board Application: **Willow Wood**, Log # **TCKTBA1600**  
Change of Zone from NH-H Health Facility District to MF Residence District to construct a total of 81 residential units in nine (9) two-story multi-family residential buildings  
NYS Rt. 112, Coram  
SCTM: 0200523000100001003

Attached is a copy of a new application this office has received. For your review and consideration, please find enclosed a copy of the project application materials.

Please reply within 30 days of the date of this mailing. Also, kindly forward any information or concerns you may have regarding this proposal, particularly with respect to your agency's areas of expertise and jurisdiction, which would enhance the utilization of this site or provide additional protection to the community.

All correspondence should be forwarded to:

**Town of Brookhaven**  
**OFFICE OF THE TOWN CLERK**  
**Kevin J. Lavallo**  
**One Independence Hill**  
**Farmingville, NY 11738**

Thank you for your continued cooperation. If you have any questions or need any further information, please contact this Division.



RA Willow Wood LLC Change of Zone



1/5/2026, 12:38:26 PM

Street Labels

Pine Barren CGA

Tax Parcels

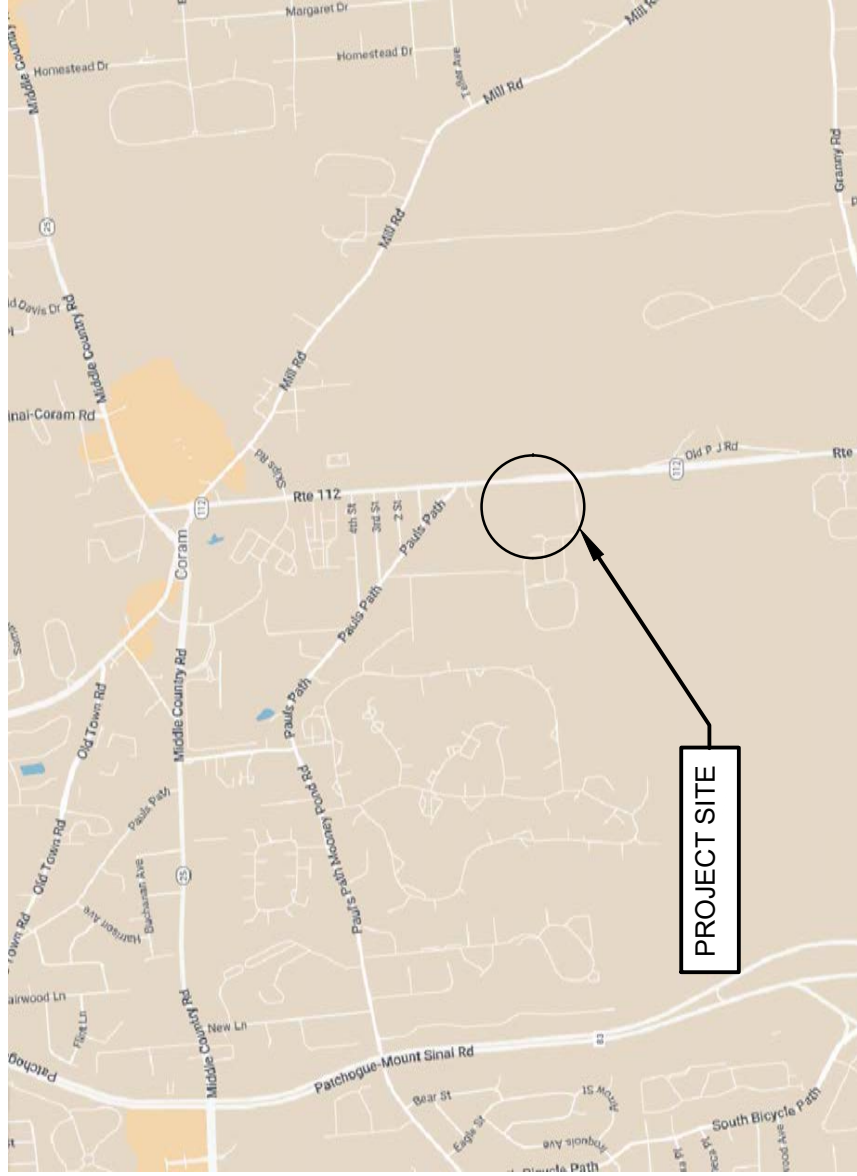
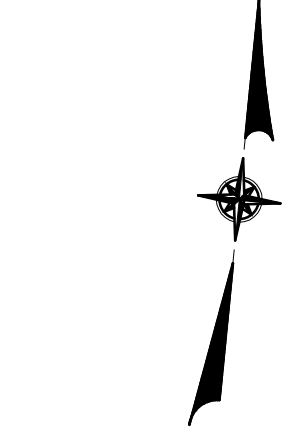
1:6,254

0 0.05 0.1 0.15 0.2 mi  
0 0.07 0.15 0.3 km

Nearmap







## VICINITY MAP

SCALE: 1"=± 2,000'

### APPLICANT / OWNER

THE CREST GROUP, LLC  
1201 ROUTE 112  
PORT JEFFERSON STATION, NY 11776

### SUFFOLK COUNTY TAX MAP

DISTRICT 200  
SECTION 523, BLOCK 1, LOTS 1003

### SITE DATA

AREA OF SITE: 385,101.4 SF (9.07 ACRES)  
EXISTING USE: VACANT  
EXISTING ZONING: NHH HEALTH FACILITY DISTRICT  
PROPOSED ZONING: NHH HEALTH FACILITY DISTRICT  
PROPOSED USE: MULTIFAMILY DAYCARE  
PROPOSED DENSITY: 81 UNITS (9 UNITS/ACRE)  
WATER DISTRICT: SUFFOLK COUNTY WATER AUTH.  
FIRE DISTRICT: CORAM

### ZONING COMPLIANCE TABLE

S85-ART XY (MULTIFAMILY "MF" RESIDENCE DISTRICT)

ITEM	REQUIRED (CODE)	PROPOSED
MINIMUM LOT WIDTH	200' (SECONDARY ZONE)	589.25'
MINIMUM FRONT YARD SETBACK	50'	50'
MINIMUM SIDE YARD SETBACK	50'	50'
MINIMUM REAR YARD SETBACK	50'	50'
MAXIMUM HEIGHT (FEET/STORIES)	35' (2.5 STORIES)	2 STORIES/35'
MAXIMUM FLOOR AREA RATIO	30% (119,530.42 SF)	25% (98,800 SF)
MAXIMUM DENSITY (UNITS PER ACRE)	7 UNITS PER ACRE (63 UNITS)	9 UNITS PER ACRE (81 UNITS)*

\* IN ACCORDANCE WITH SECTION 85-280E, THE APPLICANT REQUESTS AN INCREASE OF DENSITY BY 2 UNITS PER ACRE.

### LAND DEVELOPMENT STANDARDS

CODE	ITEM	REQUIRED (CODE)	PROPOSED
S85-300	MINIMUM OUTDOOR RECREATIONAL AREA	16,200 SF (200 SF/UNIT)	19,600 SF
S85-543.A.1	MINIMUM NATURAL AREA	20% (79,020 SF)	56.3% (222,360 SF)
S85-543.A.2	MINIMUM NATURAL AREA / LANDSCAPING IN FRONT YARD	50% (39,510 SF)	54.7% (43,210 SF)
S85-543.A.4	MINIMUM NATURAL AREA / LANDSCAPING ALONG STREET FRONTAGE	15'	15'
	MINIMUM NATURAL VEGETATED AREA AND AREA TO BE REVEGETATED WITH NATIVE SPECIES	35% (138,285.5 SF)	35.1% (138,380 SF)
	MAXIMUM OVERALL DEVELOPMENT PROJECT SITE CLEARANCE WITHIN COMPATIBLE GROWTH AREA OF CENTRAL PINE BARRENS	65% (256,815.9 SF)	64.9% (256,721.4 SF)

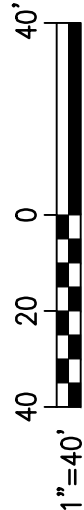
### PARKING REQUIRED §85 - 882

81 RESIDENTIAL UNITS @ 2 STALLS PER RESIDENTIAL UNIT  
= 162 STALLS

PROPOSED PARKING PROVIDED:

STANDARD STALLS = 154  
ADA HANDICAP STALLS = 8  
LANDBANKED STALLS = 0  
PARKING PROVIDED = 162

1"=40'





**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

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

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

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

**A. Project and Sponsor Information.**

Name of Action or Project: RA Willow Wood LLC Change of Zone Application		
Project Location (describe, and attach a general location map): Route 112, Coram, NY 11727		
Brief Description of Proposed Action (include purpose or need):  Applicant requests a Change of Zone from NH-H Health Facility District to MF Residence District to construct a total of 81 residential units in nine (9) two-story multi-family residential buildings and a community club house, as well as a recreation area and other site improvements.  The Applicant proposes to re-vegetate the site, so 35% will be with natural or re-vegetated with Pine Barrens species.		
Name of Applicant/Sponsor: RA Willow Wood LLC & EAS Willow Wood LLC		Telephone: (631) 582-4800  E-Mail: w.caffrey@crestorg.com
Address: 1201 Route 112, Suite 900		
City/PO: Port Jefferson Station	State: NY	Zip Code: 11776
Project Contact (if not same as sponsor; give name and title/role): D & B Engineers		Telephone: (516) 364-9890  E-Mail:
Address: 330 Crossways Park Drive		
City/PO: Woodbury	State: NY	Zip Code: 11797
Property Owner (if not same as sponsor):		Telephone:  E-Mail:
Address:		
City/PO:	State:	Zip Code:

## B. Government Approvals

**B. Government Approvals, Funding, or Sponsorship.** (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town of Brookhaven Town Board	TBD
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Suffolk County Planning Commission	TBD
c. City Council, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals	Town of Brookhaven Board of Zoning Appeals	TBD
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Suffolk County Dept. of Health Services and Dept. of Public Works	TBD
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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 only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

### C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐ Yes ☒ No

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

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

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### 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?

A-Residency

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? MF-Residency

### 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 County Police Department District 6

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

Coram

d. What parks serve the project site?

Suffolk County Parks Department

### 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 / Residential

b. a. Total acreage of the site of the proposed action? 9.07 acres

b. Total acreage to be physically disturbed? 9.07 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 9.07 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed?

☐ Yes ☒ No

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: \_\_\_\_\_ months

ii. If Yes:

- Total number of phases anticipated \_\_\_\_\_

- Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year

- Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year

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

f. Does the project include new residential uses? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	81
At completion of all phases	_____	_____	_____	81

g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> 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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If yes, describe. <u>The site will be dewatered to ensure stability for excavation. All material will be reused on site.</u> _____ v. What is the total area to be dredged or excavated? _____ 8 acres vi. What is the maximum area to be worked at any one time? _____ 2 acres vii. What would be the maximum depth of excavation or dredging? _____ 5 feet viii. Will the excavation require blasting? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> 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 proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☒ No

If Yes, describe: \_\_\_\_\_

iv. Will 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: \_\_\_\_\_ gallons/day

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

If Yes:

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

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

☐ Yes ☒ No

If Yes:

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

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

If, Yes:

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

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

vi. If water supply will be from wells (public or private), 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: 450 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

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

<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? _____</li> <li>• Will line extension within an existing district be necessary to serve the project? _____</li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes:	
<ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	
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): _____	
The project site will use private lines to Bretton Woods Treatment Facility nearby. _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
None _____	
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? _____	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. How much impervious surface will the project create in relation to total size of project parcel? _____	
_____ Square feet or _____ 4.1 acres (impervious surface)	
_____ Square feet or _____ 9.07 acres (parcel size)	
ii. Describe types of new point sources. Curbs and gutters. _____	
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)? _____	
On-site stormwater management structures. _____	
<ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: _____</li> </ul>	
<ul style="list-style-type: none"> <li>• Will stormwater runoff flow to adjacent properties? _____</li> </ul>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? _____	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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, or Federal Clean Air Act Title IV or Title V Permit? _____	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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) _____	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
ii. In addition to emissions as calculated in the application, the project will generate:	
<ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>	

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 semi-trailer truck trips/day: \_\_\_\_\_

iii. Parking spaces: Existing 0 Proposed 216 Net increase/decrease 216

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:  
The proposed project will allow for new roads to access the buildings. The site will be accessed from the existing Willow Drive.

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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

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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: \_\_\_\_\_  
Approximately 1,000,000 kilowatt hours per year.

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

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐ Yes ☒ No

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l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 9 A.M. - 5 P.M.
- Saturday: Off
- Sunday: Off
- Holidays: Off

ii. During Operations:

- Monday - Friday: N/A (Housing)
- Saturday: \_\_\_\_\_
- Sunday: \_\_\_\_\_
- Holidays: \_\_\_\_\_

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: <u>Property is currently vacant land.</u></p> <p>_____</p>	
<p>n.. Will the proposed action have outdoor lighting? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>Street lamps and front door lights.</u></p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally describe proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: <u>100</u> tons per <u>year</u> (unit of time)</li> <li>• Operation : <u>10,000</u> tons per <u>year</u> (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: <u>N/A</u></li> <li>• Operation: <u>Roll-off dumpsters and recycling options for residents.</u></li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: <u>Private Haulers</u></li> <li>• Operation: <u>Privtae Haulers</u></li> </ul>	



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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: \_\_\_\_\_

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

#### E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe:  
Mixed use of a commercial business and residential / commercial housing.

b. Land uses and covertsypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	6.00	+6.00
• Forested	1.07	1.07	0.00
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	1.00	+1.00
• Agricultural (includes active orchards, field, 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)	8.00	1.00	-7.00
• 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, i. Identify Facilities: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: <ul style="list-style-type: none"> <li>• Dam height: _____ feet</li> <li>• Dam length: _____ feet</li> <li>• Surface area: _____ acres</li> <li>• Volume impounded: _____ gallons OR acre-feet</li> </ul> ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? _____ • 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: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No     <input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div> <input type="checkbox"/> Yes – Spills Incidents database  <input type="checkbox"/> Yes – Environmental Site Remediation database  <input type="checkbox"/> Neither database         </div> <div>           Provide DEC ID number(s): _____            Provide DEC ID number(s): _____         </div> </div> 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): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No          <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☒ No
- Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

---

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ 1200 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No  
If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

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

Plymouth and Carver soils	78 %
Cut and fill	22 %
_____	_____ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 90 feet

e. Drainage status of project site soils: ☒ Well Drained: \_\_\_\_\_ 100 % of site  
☐ Moderately Well Drained: \_\_\_\_\_ % of site  
☐ Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: \_\_\_\_\_ 53 % of site  
☐ 10-15%: \_\_\_\_\_ % of site  
☒ 15% or greater: \_\_\_\_\_ 47 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No  
If Yes, describe: \_\_\_\_\_  
\_\_\_\_\_

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☒ No  
If Yes to either i 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? ☐ Yes ☐ No

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

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No  
If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_  
\_\_\_\_\_

---

i. Is the project site in a designated Floodway? ☐ Yes ☒ No

j. Is the project site in the 100 year Floodplain? ☐ Yes ☒ No

k. Is the project site in the 500 year Floodplain? ☐ Yes ☒ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No  
If Yes:

i. Name of aquifer: Lloyd Aquifer \_\_\_\_\_

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <u>White-tailed deer</u>  </div> <div style="width: 30%;"> <u>(Odocoileus virginianus)</u>  </div> <div style="width: 30%;"></div> </div>	
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p>	
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>	





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Long Island, New York

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Application is hereby made to the Town of Brookhaven  
for the application type requested.

By application submittal, the applicant does hereby  
authorize employees or agents of the Town of Brookhaven  
to enter and inspect the project site as necessary in  
conjunction with this application.

File Number:

Application Date:

Town Use Only

Please check the appropriate Town Board application request:

- ☐ 1a. AMENDMENT OF RESTRICTIVE COVENANT  
☒ 1b. CHANGE OF ZONE  
☐ 1c. PLANNED DEVELOPMENT DISTRICT  
☐ 1d. SPECIAL PERMIT

I. GENERAL APPLICATION: Name of Application: Willow Wood Change of Zone

A. PROPERTY LOCATION:

Street Address: NYS Route 112, Coram, NY 11727

Suffolk County Tax Map (SCTM) Property:

(Use "Scope of Work" section below to list any additional SCTM #s)

DISTRICT

SECTION

BLOCK

LOT

0200

523.00

01.00

001.003

Located on the: ☐ N ☐ E ☒ S ☐ W Side of: NYS Route 112 (Patchogue-Port Jefferson Rd.)

Distance on Survey: 685.12 ☐ N ☐ E ☒ S ☐ W of: Pauls Path

Hamlet: CORAM

Zip Code: 11727

Post Office: PORT JEFFERSON STATION

School District: LONGWOOD CSD

Ambulance District: CORAM

Fire District: CORAM

Property Size (Total Acres): 9.07

Square footage of Existing Building: N/A

\*Total Proposed Square footage of Building(s)/Additions: 101,000



Area of **Existing** Disturbed Property Size (Acres):  OR Square Feet:

Area of Proposed Disturbed Property Size (Acres):  OR Square Feet:

Present Zoning/Use of Site:

Proposed Zoning/Use of Site:

Does the property in question conform to the lot area requirement? ☒ Yes ☐ No

Has the property in question been the subject of a Town Board public hearing in the last 12 months? ☐ Yes ☒ No

In the space below please thoroughly describe the proposed action in paragraph form. The description should include details about the current condition and use of the subject property as well as what is being proposed. Please also describe any existing buildings and their use as well as any proposed buildings or additions and their proposed use. Any special permits, waivers or variances should also be described including the reason they are being sought.

**B. SCOPE OF PROPOSED WORK:** (Please list all SCTM #'s associated with application.)

SCTM: 0200-523.00-01.00-001.003

Applicant requests a Change of Zone from NH-H Health Facility District to MF Residence District to construct a total of 81 residential units in nine (9) two-story multi-family residential buildings and a community club house, as well as a recreation area and other site improvements. The Applicant proposes to re-vegetate the site, so 35% will be with natural or re-vegetated with Pine Barrens species.



**C. SPECIAL USE PERMITS, WAIVERS & VARIANCES**

1. If the proposed project requires a Special Permit, please check the appropriate Board. Describe the Special Permit in the space below. (\*Planning Board/ZBA are for informational purposes. They are not being applied for with this Town Board application.)

☐ Town Board

☐ Planning Board\*

☐ Zoning Board of Appeals\*

N/A

If the proposed project requires Waivers or Variances, please check the appropriate Board. State the nature of the request and reason in the space below. (\*Planning Board/ZBA are for informational purposes. They are not being applied for with this Town Board application.)

☐ Town Board

☐ Planning Board\*

☐ Zoning Board of Appeals\*

N/A

**D. AMEND RESTRICTIVE COVENANTS**

1. If the proposed project requires an Amendment to a Restrictive Covenant, please describe: A) Existing covenant for which relief is sought; B) Description of requested relief; and, C) Reason for requested relief, in the space below:

N/A

2. Percentage of current covenant area affected:  %. Proposed percentage of current covenant area affected:  %.

3. Percentage of current buffer area affected:  %. Proposed percentage of current buffer area affected:  %.





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**II. APPLICANT INFORMATION**

**A. OWNER/CONTRACT VENDEE/LESSEE:**

Name:  Firm Name:

Street Address:

City:  State:  Zip:  Tel#:

Email:  Fax#:

**B. PLAN PREPARER:**

Name:  Firm Name:

Street Address:

City:  State:  Zip:  Tel#:

Email:  Fax#:

**C. ATTORNEY/AGENT (Cannot be same as Owner/Applicant):**

Name:  Firm Name:

Street Address:

City:  State:  Zip:  Tel#:

Email:  Fax#:



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**II. APPLICANT INFORMATION**

**A. OWNER/CONTRACT VENDEE/LESSEE:**

Name:  Firm Name:

Street Address:

City:  State:  Zip:  Tel#:

Email:  Fax#:

**B. PLAN PREPARER:**

Name:  Firm Name:

Street Address:

City:  State:  Zip:  Tel#:

Email:  Fax#:

**C. ATTORNEY/AGENT (Cannot be same as Owner/Applicant):**

Name:  Firm Name:

Street Address:

City:  State:  Zip:  Tel#:

Email:  Fax#:



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### III. PROPERTY OWNER/ENTITY CONSENT: (Separate sheets may be used for multiple owners)

Be advised that I am the owner of record of the property referenced herein and hereby consent to this application. By this application, the owner does hereby authorize employees or agents of the Town of Brookhaven, in conjunction with this application, to enter and inspect the project site as necessary.

Owner/Entity Name: **RA WILLOW WOOD LLC**

Firm Name:

Address: **1201 Route 112, Suite 900**

Hamlet: **Port Jefferson Station** State: **NY** Zipcode: **11727**

Email: **w.caffrey@crestorg.com** Tel #: **(631)582-4800** Fax #:

If corporation, name of responsible officer: **Enrico Scarda**

Title: **Member/Authorized Signatory**

IN WITNESS WHEREOF I have hereto set my hand onto this **14<sup>th</sup>** day of **November**, **2025**

(Do not leave above Date Fields blank)

Sign by Owner/Officer  
RA WILLOW WOOD LLC BY: ENRICO SCARDA

STATE OF NEW YORK)

SS.:

COUNTY OF SUFFOLK)

On the **14<sup>th</sup>** day of **November** in the year **2025** before me, the undersigned, personally appeared Enrico Scarda personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

**Eden A. Suris**  
Notary Public





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**III. PROPERTY OWNER/ENTITY CONSENT:** (Separate sheets may be used for multiple owners)

Be advised that I am the owner of record of the property referenced herein and hereby consent to this application. By this application, the owner does hereby authorize employees or agents of the Town of Brookhaven, in conjunction with this application, to enter and inspect the project site as necessary.

Owner/Entity Name:

Firm Name:

Address:

Hamlet:  State:  Zipcode:

Email:  Tel #:  Fax #:

If corporation, name of responsible officer:

Title:

IN WITNESS WHEREOF I have hereto set my hand onto this  day of ,

(Do not leave above Date Fields blank)

Sign by Owner/Officer

EAS WILLOW WOOD LLC By: Daniele Scarda

STATE OF NEW YORK)

SS.:

COUNTY OF SUFFOLK)

On the 14<sup>th</sup> day of November in the year 2025 before me, the undersigned, personally appeared Daniele Scarda personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public





**IV. A. PROJECT DATA**

- ☐ Yes ☐ No 1. Is the property within 500' of the boundary of any village or town? If Yes, enter here:
- ☐ Yes ☐ No 2. Within 500' of any existing or proposed County or State Parkway, Thruway, Expressway or highway?
- ☐ Yes ☐ No 3. Within 500' of any existing or proposed boundary of any County, State or Federal owned land?
- ☐ Yes ☐ No 4. Within 500' of any existing or proposed place of public assembly?
- ☐ Yes ☐ No 5. Within 100' of any freshwater or tidal wetland system?
- ☐ Yes ☐ No 6. Within Carmans River Watershed area?
- ☐ Yes ☐ No 7. Within a designated Historic District or Historic District Transition Zone?
- ☐ Yes ☐ No 8. Are there any existing covenants or restrictions affecting the premises for which the approval is sought? If **Yes**, please attach a copy certified by the Suffolk County Clerk.
- ☐ Yes ☐ No 9. Are there covenants or conditions being offered which would affect the use or development of this property?
- ☐ Yes ☐ No 10. Is the property improved with any structures or signs? If **Yes**, attach a copy of any Certificate of Occupancy(s), Certificates of Existing Use(s), and/or Certificate of Zoning Compliance(s) for all of the existing structures and/or signs.
- ☐ Yes ☐ No 11. Is the property located within the New York State Hydrogeologic Sensitive Zone?
- ☐ Yes ☐ No 12. Is the property located within the New York State designated Central Pine Barrens area?
- ☐ Yes ☐ No 13. Is there any Pine Barrens Credits being purchased?
- ☐ Yes ☐ No 14. Does the owner/applicant own or have any interest in any contiguous property?  
If Yes, list the SCTM numbers below:

- ☐ Yes ☐ No 15. Have you applied for Health Department approval for sanitary waste for the proposed use?
- ☐ Yes ☐ No 16. Do any Special Districts or utilities service the site? If **Yes**, please explain below:

- ☐ Yes ☐ No 17. Will there be any use, manufacture, or disposal of any hazardous materials, and/or ground water resources be utilized in any other way other than for normal potable consumption , and/or any air, noise or light emissions occur. If **Yes**, please explain below:

- ☐ Yes ☐ No 18. Is the property located on an improved road?
- ☐ Yes ☐ No 19. Is the road Town maintained?
- ☐ Yes ☐ No 20. Does the proposed property disturb more than one acre of land? If **Yes**, please prepare a Stormwater Pollution Prevention Plan.
- ☐ Yes ☐ No 21. Is the property located within a designated Zoning Overlay District?
- ☐ Yes ☐ No 22. Was the property subject to a public hearing on a change of zone application within the last 12 months?





**IV. B. PROJECT DATA: ECONOMIC IMPACTS**

Completed for all commercial/industrial projects and residential projects greater than 10 Units. (If not applicable, check here and go to Section IV.C): ☐ N/A

1. Does project involved Local, State or Federal funding? ☐ Yes ☒ No

**2. If single phase project:**

Anticipated period of construction months. (including demolition).

**3. If multi-phased:**

a. Total number of phases anticipated.

b. Expected date of commencement Phase 1. (including demolition)

c. Approximate completion date of final phase. (month/year)

d. Is Phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No

4. Number of jobs generated during construction. (full time equivalent)

5. Number of jobs generated after completion. (full time equivalent)

6. Number of jobs eliminated by this project.

7. What are the current tax revenues generated by the project site?

8. What tax revenues will project generate after completion?

9. What is the estimated cost of construction?

10. How many schoolchildren is the project expected to generate? ☐ N/A

11. What is the estimated cost of educating the school-age children generated by the completion of this project? ☐ N/A

**C. REMOVAL OF EXCESS MATERIALS:**

**Engineers Certification:**


The site plan or subdivision submitted to the Board depicts and excess of  cubic yards, proposed to be removed from the premises.

Name:

Phone Number:

Email:

License Number:

  
Signature

Date



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## V. CONFLICT OF INTEREST TRANSACTIONAL DISCLOSURE FORM

A Transactional Disclosure form is required when someone submits certain applications to Brookhaven Town. The purpose of the disclosure is to alert the Town if a party of influence has an interest in this application or if someone within the Town who will participate in the decision has an interest.

**\*Note:** It is required that a copy of this form be sent to the Director of the Board of Ethics.

Name:	<input type="text" value="RA WILLOW WOOD LLC"/>	Address:	<input type="text" value="1201 ROUTE 112, SUITE 900"/>		
City:	<input type="text" value="PORT JEFFERSON STATION"/>	State:	<input type="text" value="NY"/>	Zip:	<input type="text" value="11727"/>
Tel#:	<input type="text" value="(631)582-4800"/>	Fax#:	<input type="text"/>	Email:	<input type="text" value="w.caffrey@crestorg.com"/>

This form is for: ☐ An individual ☐ A corporation ☐ A partnership ☐ An association ☒ A Limited Liability Company

### **Nature of Application:**

- |   |  |
|---|--|
| <input type="checkbox"/> Property Assessment Grievance for non-residential parcel | <input type="checkbox"/> Variance                            |
| <input type="checkbox"/> Amendment  | <input checked="" type="checkbox"/> Change of Zone           |
| <input type="checkbox"/> Approval of Plat   | <input type="checkbox"/> Exemption from Plat or Official Map |
| <input type="checkbox"/> License or Permit affecting real property                | <input type="checkbox"/> Bidding on contract(s)              |

Affected parcel (address):

☐ Yes ☒ No Does any officer of the State of New York, officer or employee of the Town of Brookhaven, officer or employee of Suffolk County, officer of a political party in Suffolk County or his or her spouse, brother, sister, parent, child, grandchild, or the spouse of any of them have an interest in this application by virtue of being the actual applicant, or, by virtue of having an interest in the corporation, partnership, or association making such application?

If YES, complete the appropriate section below.

If NO, sign and date at end of form.

**Please complete the following relevant section below:**

### **For Individual:**

Interested Party:

Name:	<input type="text"/>	Address:	<input type="text"/>		
City:	<input type="text"/>	State:	<input type="text"/>	Zip:	<input type="text"/>

Effective 5/15/2018



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**For corporation:**

Interested Party:

Name:  Address:

City:  State:  Zip:

Title:  Department:

Relationship to Public Officer/Employee and Title, if other than Self:

☐ Yes ☐ No Is the owner of greater than five percent (5%) of the corporate stock of the application when the applicant is a corporation whose stock is publicly traded?

☐ Yes ☐ No The actual applicant,

☐ Yes ☐ No An Officer, Director, Partner, or Employee of the applicant, or

☐ Yes ☐ No Legally or beneficially owns or controls any stock of a nonpublicly traded corporate applicant or is a member of a partnership or association of the applicant.

**For partnership or association:**

Interested Party:

Name:  Address:

City:  State:  Zip:

Title:  Department:

Relationship to Public Officer/Employee and Title, if other than Self:

☐ Yes ☐ No Does the owner hold greater than five percent ( 5%) interest of publicly traded shares?

☐ Yes ☐ No The actual applicant,

☐ Yes ☐ No An Officer, Director, Partner, or Employee of the applicant, or

☐ Yes ☐ No Legally or beneficially owns or controls any stock of a nonpublicly traded corporate applicant or is a member of a partnership

**ALL APPLICANTS/OWNERS PLEASE FILL OUT BELOW:**

Print Name:  RA WILLOW WOOD LLC By: Enrico Scarda

Date:  11/14/25

Signature:

Title:  Manager/Authorized Signatory

Effective 5/15/2018





Town of  
**Brookhaven**  
Long Island, New York

1 Independence Hill, Farmingville NY 11738

**Town Board**  
**Land Use Application**

Form TC-01 Rev F 10/2024

Page 8 of 9

**V. CONFLICT OF INTEREST TRANSACTIONAL DISCLOSURE FORM**

A Transactional Disclosure form is required when someone submits certain applications to Brookhaven Town. The purpose of the disclosure is to alert the Town if a party of influence has an interest in this application or if someone within the Town who will participate in the decision has an interest.

**\*Note:** It is required that a copy of this form be sent to the Director of the Board of Ethics.

Name:	<input type="text" value="EAS WILLOW WOOD LLC"/>	Address:	<input type="text" value="1201 ROUTE 112, SUITE 900"/>		
City:	<input type="text" value="PORT JEFFERSON STATION"/>	State:	<input type="text" value="NY"/>	Zip:	<input type="text" value="11727"/>
Tel#:	<input type="text" value="(631)582-4800"/>	Fax#:	<input type="text"/>	Email:	<input type="text" value="D.SCARDA@CRESTORG.COM"/>

This form is for: ☐ An individual ☐ A corporation ☐ A partnership ☐ An association ☒ A Limited Liability Company

**Nature of Application:**

- |   |  |
|---|--|
| <input type="checkbox"/> Property Assessment Grievance for non-residential parcel | <input type="checkbox"/> Variance                            |
| <input type="checkbox"/> Amendment  | <input checked="" type="checkbox"/> Change of Zone           |
| <input type="checkbox"/> Approval of Plat   | <input type="checkbox"/> Exemption from Plat or Official Map |
| <input type="checkbox"/> License or Permit affecting real property                | <input type="checkbox"/> Bidding on contract(s)              |

Affected parcel (address):

☐ Yes ☒ No Does any officer of the State of New York, officer or employee of the Town of Brookhaven, officer or employee of Suffolk County, officer of a political party in Suffolk County or his or her spouse, brother, sister, parent, child, grandchild, or the spouse of any of them have an interest in this application by virtue of being the actual applicant, or, by virtue of having an interest in the corporation, partnership, or association making such application?

If YES, complete the appropriate section below.

If NO, sign and date at end of form.

**Please complete the following relevant section below:**

**For Individual:**

Interested Party:

Name:	<input type="text"/>	Address:	<input type="text"/>		
City:	<input type="text"/>	State:	<input type="text"/>	Zip:	<input type="text"/>

Effective 5/15/2018



Town of  
**Brookhaven**  
Long Island, New York

1 Independence Hill, Farmingville NY 11738

**Town Board**  
**Land Use Application**

Form TC-01 Rev F 10/2025  
Page 9 of 9

For **corporation:**

Interested Party:

Name:  Address:   
City:  State:  Zip:   
Title:  Department:

Relationship to Public Officer/Employee and Title, if other than Self:

- ☐ Yes ☐ No Is the owner of greater than five percent (5%) of the corporate stock of the application when the applicant is a corporation whose stock is publicly traded?
- ☐ Yes ☐ No The actual applicant,
- ☐ Yes ☐ No An Officer, Director, Partner, or Employee of the applicant, or
- ☐ Yes ☐ No Legally or beneficially owns or controls any stock of a nonpublicly traded corporate applicant or is a member of a partnership or association of the applicant.

For **partnership or association:**

Interested Party:

Name:  Address:   
City:  State:  Zip:   
Title:  Department:

Relationship to Public Officer/Employee and Title, if other than Self:

- ☐ Yes ☐ No Does the owner hold greater than five percent ( 5%) interest of publicly traded shares?
- ☐ Yes ☐ No The actual applicant,
- ☐ Yes ☐ No An Officer, Director, Partner, or Employee of the applicant, or
- ☐ Yes ☐ No Legally or beneficially owns or controls any stock of a nonpublicly traded corporate applicant or is a member of a partnership

**ALL APPLICANTS/OWNERS PLEASE FILL OUT BELOW:**

Print Name:

Date:

Signature:

Title:

Effective 5/15/2018

Date: 11/24/2025 04:46  
Generated by: Matt Sabatello (CLOUD ADMIN)



## Town of Brookhaven Long Island, NY

### **Application Summary Report**

<b>Application Number:</b>	TCKTBA1600
<b>Application Name:</b>	Willow Wood Change of Zone
<b>Application Type:</b>	Town Board Action - Change of Zone
<b>Applicants:</b>	Certilman Balin Adler & Hyman, LLP (Attorney) Eden Suris (Applicant)
<b>Primary Address:</b>	No Data NYS Route 112, Coram, NY 11727 SCTM: 0200-523.00-01.00-001.003
<b>Primary Parcel:</b>	0200523000100001003
<b>Location:</b>	NYS Route 112, Coram, NY 11727 SCTM: 0200-523.00-01.00-001.003
<b>Associated Address:</b>	
<b>Associated Parcel:</b>	

### **Application Information**

#### **Existing Conditions:**

1. Are there existing covenants or restrictions affecting the premises for which the approval is sought?

**Yes**

2. What is the name of the subdivision related to the project?

3. What is the subdivision lot number(s)?

**0**

4. What is the size (in acres) of the subject parcel(s)?

**9.07**

5. Is the project improved with any structures or signs?

**No**

6. If yes, what is the square footage of the existing structures?

**0**

7. Does the project conform to the lot area requirement?

**Yes**

8. What is the proposed zoning of the project, if applicable?

**MF**

**Environmental Conditions:**

1. Is the project within 500 feet of any of the following: the boundary of any village or town, any existing or proposed County or State Parkway, Thruway, Expressway, or highway, any existing or proposed boundary of any County, State, or Federally owned land, any existing or proposed place of public assembly?

2. Is the project within 100 feet of any freshwater or tidal wetland system?

**No**

3. Is the project within the Carmans River Watershed area?

4. Is the project within a designated Historic District or Historic District Transition Zone?

**No**

5. Is the project located within the New York State Hydrogeologic Sensitive Zone?

**No**

6. Is the project located within the New York State-designated Central Pine Barrens area?

**Yes**

7. Is there any Pine Barrens Credits being purchased?

**Yes**

**Ownership and Legal Interests:**

1. Does the owner/applicant own or have any interest in any contiguous property?

**No**

2. If Yes, list the SCTM numbers as additional locations

3. Have you applied to the Suffolk County Health Department for approval for sanitary waste

for the proposed use?

**No**

4. Are there covenants or conditions being offered which would affect the use or development of this property?

**No**

5. Is there an expediter associated with this application?

**No**

6. If yes, please provide the Town of Brookhaven Expediter registration number for the individual.

### **Road and Site Disturbance:**

1. Is the project located on an improved road?

**Yes**

2. Is the road Town maintained?

**Yes**

3. What is the total acreage of the proposed disturbed area?

**9.07**

4. Does the proposed property disturb more than one acre of land?

**Yes**

5. If yes, please list a Stormwater Pollution Prevention Plan number.

**n/a**

6. Are there excess materials to be removed for public improvement or drainage?

**Yes**

7. How many cubic yards are being removed for public improvement or drainage?

**1,000**

8. Are there excess materials to be removed not for public improvement or drainage?

**Yes**

9. How many cubic yards are being removed not for public improvement or drainage?

**100**

### **Proposed Development:**

1. Are there proposed structures or additions associated with this application?

**Yes**

2. If yes, what is the square footage of the proposed structures?

**100,000**

3. What is the scope of the proposed work?

**SCTM: 0200-523.00-01.00-001.003**

**Applicant requests a Change of Zone from NH-H Health Facility District to MF Residence District to construct a total of 81 residential units in nine (9) two-story multi-family residential buildings and a community club house, as well as a recreation area and other site improvements.**

**The Applicant proposes to re-vegetate the site, so 35% will be with natural or re-vegetated**

**with Pine Barrens species.**

4. How many units are being added?

**81**

5. Are there any waivers being applied for?

**No**

6. If Yes, how many waivers are being applied for?

**0**

7. If Yes, please describe the waivers being applied for.

8. If applying for a waiver to special permit criteria, is this a Commercial or Residential Property?

9. Are there any special permits being applied for?

**No**

10. If Yes, please describe the special permits being applied for.

11. Is there a Special Permit for L Industrial 2?

**No**

12. Are you applying for a Place of Amusement Special Permit?

**No**

13. Are you applying for a Special Permit for Single Family Residence in a business zone?

**No**

**Zoning and Public Hearings:**

1. Is the project located within a designated Zoning Overlay District?

**No**

2. If yes, what Overlay District?

3. Was the project subject to a public hearing on a change of zone application within the last 12 months?

**No**

4. If so, list the change of zone number below



January 21, 2026

Anthony Trezza, Principal Planner  
Town of Southampton Planning Board  
116 Hampton Road  
Southampton, NY 11968

**RE:** Toplands Realty Holdings LLC Pre-Application Subdivision  
SCTM # 900-314-2-9 and 10  
Compatible Growth Area of the Central Pine Barrens

Dear Mr. Trezza:

On December 22, 2025, the Central Pine Barrens Commission office received a referral of the referenced application. The project site is in the Compatible Growth Area. A similar application on the project site was referred in 2019.

### **Existing Conditions and the Proposed Project**

The 3.46 acre project site (150,849 square feet) contains a single-family residence and natural vegetation. It is in the CR-80 Zoning District where the minimum lot size requirement is 80,000 square feet.

The proposal is a two-lot residential subdivision. The referral included a subdivision map prepared by Steven Barylski last dated June 12, 2025. Lot 1 is 75,225 square feet, and Lot 2 is 75,623 square feet. The two proposed lots are undersized and do not conform to the minimum lot area zoning requirement of 80,000 square feet. A variance for area relief was granted by the Zoning Board of Appeals in 2019.

### **Central Pine Barrens**

The proposal constitutes development activity pursuant to the Long Island Pine Barrens Protection Act (the “Act”), embodied in New York State Environmental Conservation Law (ECL) §57-0107(13). Therefore, the proposal must conform to the standards for land use in Chapter 5 of the Central Pine Barrens Comprehensive Land Use Plan (the Plan), as implemented by the Town of Southampton Zoning Code. If the project does not conform, the application may be revised to conform or the applicant must apply for a CGA Hardship Waiver from the Commission, subject to review and action.

The project was originally proposed in 2019, therefore, it is subject to the Plan in effect prior to the recent Plan Amendments effective in 2024.

#### **Standard 5.3.3.4.2 Buffer delineations, covenants and conservation easements**

The areas to remain natural on the project site should be protected in a covenant or easement to avoid disturbance and encroachment in the future. Covenants or easements should be used to protect the project site’s natural areas. Documents should be recorded in the Office of the County Clerk.

Ryan P. McGarry  
*Member*

Jerome Halpin  
*Member*

Maria Z. Moore  
*Member*

Daniel J. Panico  
*Member*

Edward P. Romaine  
*Member*

624 Old Riverhead Road  
Westhampton Beach, NY  
11978

Phone (631) 288-1079  
Fax (631) 288-1367  
[www.pb.state.ny.us](http://www.pb.state.ny.us)

Consider placing an identifying marker on the edge of the area to remain natural to indicate the protected area.

Standard 5.3.3.6.1 Vegetation Clearance Limit

- No information on the limits of the cleared area and natural area. More information is needed to determine if the project conforms with this standard. Please advise the applicant to provide this information to the Town to demonstrate conformance. As per the standard, areas of the site proposed to be cleared combined with previously cleared areas shall not exceed the percentage in Figure 5-1.
- If the site is overcleared, no additional clearing is permitted without a hardship.
- The clearing limit in the CR 80 zoning district is a maximum of 35%. The area required to remain natural is 65%.

Standard 5.3.3.6.2 Unfragmented Open Space

The area to remain natural should be configured in an unfragmented pattern and contiguous with adjacent open space or natural areas on adjacent properties to connect open spaces.

Standard 5.3.3.6.3 Fertilizer-dependent vegetation limit

The project must demonstrate conformance with this standard. The maximum amount permitted is 15% over the project site. This restriction should be placed in the Declaration of Covenants and Restrictions. The proposal should limit the use and application of fertilizer dependent vegetation to protect existing habitat, plants and wildlife on the project site.

Standard 5.3.3.7.1 Special species and ecological communities

- The project must demonstrate conformance with this standard.
- Please coordinate the application with NYSDEC to protect the species and habitat of the Northern Long-eared Bat, a Federal and State-listed Endangered Species. Clearing is typically permitted in the window of December through February and not in the protective window of March through November.

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

Sincerely,

Julie Hargrave  
Pine Barrens Manager

cc: John Milazzo, Counsel to the Commission





## Town of Southampton

116 Hampton Road  
Southampton, NY 11968

### PLANNING BOARD

631 287-5735 tel  
631 287-5706 fax

**CHAIRPERSON**  
JACQUI LOFARO

**VICE CHAIRPERSON**  
Dennis Finnerty

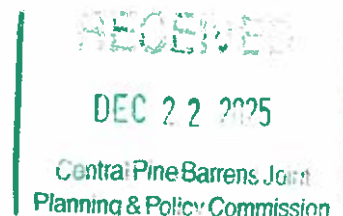
**SECRETARY**  
Glorian Berk

### BOARD MEMBERS

David Glazer  
Thackoor (George) Mootoo  
Tom Neely  
Kate Fullam

11/26/25

Ms. Judy Jakobsen, Executive Director  
*Central Pine Barrens Joint Planning and Policy Commission*  
624 Riverhead Road  
Westhampton Beach, NY 11978



RE: Toplands Realty Holdings, LLC, Subdivision – Pre-Application

Dear Ms. Jakobsen:

Please find enclosed the following with reference to the above application on the property located at 136 & 138 Old Country Rd, East Quogue, East Quogue, Town of Southampton, SCTM#(s) 900 - 314 - 2 - 9 & 10, which is presently being considered by the Planning Board. The pre-application considers action on two parcels with a 150,849 sq. ft. total project area in which one parcel is currently improved with a single family residence and accessory structures, and is located within the CR-80 Zoning District, The Aquifer Protection Overlay District, The Central Pine Barrens Compatible Growth Area.

**Material Enclosed:**  
Application, Standard Plan

Please review and provide your comments and recommendations on proposed activity, so that the Planning Board may take them into consideration in their review of the subject application.

Please notify the planner named below if you have special concerns regarding this project, or if you will not be able to submit a response in a timely manner.

In addition to mailing a hard copy, we respectfully request that you e-mail a copy of your response to the planner named below. This will be greatly appreciated.

Your prompt attention to this matter would be greatly appreciated.

Very Truly Yours,

Anthony Trezza, Planner  
[atrezza@southamptontownny.gov](mailto:atrezza@southamptontownny.gov)



Toplands



1/13/2026, 10:50:28 AM

Street Labels

Tax Parcels

1:3,744



Nearmap







## Town of Southampton

### Board of Appeals

*This is Not a Building Permit*

DECISION NO. D018149

DECISION DATE: November 1, 2018

## VARIANCE IS HEREBY GRANTED

**OWNER:** Toplands Realty Holdings LLC  
230 Potato Field Ln  
Southampton NY 11968

**LOCATION:** 136 Old Country Rd, East Quogue

### DETERMINATION:

This Board grants applicant relief from the provisions of Southampton Town Code Section 330-11 residential districts table of dimensional regulations, for proposed lot 1, lot area of 75,225 square feet where 80,000 square feet is required, and for proposed lot 2, lot area of 75,623 square feet where 80,000 square feet is required, all for a proposed two lot subdivision. The relief granted herein will have the dimensional requirements and location as shown on the survey of Fox Land Surveying, P.C., by David H. Fox, Surveyor, dated March 12, 2018 last revised September 20, 2018, which was submitted with the application and is incorporated herein.

Pursuant to application, and survey and conditions as approved by the Board of Appeals.

**NOTE:** The holder of this variance is requested to familiarize himself with the ordinance under which said variance is granted. Any violation of the provisions of said ordinance shall render the offender liable for the penalties provided therein, and in addition thereto, may result in the immediate revocation of the building permit.

*This notice must be kept on the premises until full completion of the work authorized.*

PER

Adam B. Grossman  
Chairman

ZONING BOARD OF APPEALS  
TOWN OF SOUTHAMPTON

-----X  
In the Matter of the Application of

Toplands Realty Holdings LLC

136 and 138 Old Country Road, East Quogue  
SCTM # 0900-314.00-02.00-009.000 & 010.000  
-----X

FINDINGS AND DETERMINATION

Based upon the application, all documents contained in the Board's file and the observations of this Board member following an on-site inspection of the premises, the Zoning Board of Appeals finds and determines as follows:

1. Applicant requests the following variance:
  - a. §330-11: applicant requests relief, residential districts table of dimensional regulations, for proposed lot 1, lot area of 75,225 square feet where 80,000 square feet is required, and for proposed lot 2, a lot area of 75,623 square feet where 80,000 square feet is required, all for a proposed two lot subdivision, and any other relief necessary.
2. The subject premises consists of a parcel containing approximately 150,849 square feet in the CR-80 zoning district located at 136 and 138 Old Country Road, hamlet of East Quogue, Town of Southampton. The premises are identified as Suffolk County Tax Map Numbers 0900-314.00-02.00-009.000 & 010.000. The subject property consists of a single family, one story dwelling, rear enclosed entry porch, and a detached one story two car garage. This Board is in receipt of Certificate of Occupancy No. C060556 dated December 6, 2006 for a single family, one story dwelling, rear, enclosed entry porch, and detached one story garage. This Board is also in receipt of Building Permit No. P078966 dated January 18, 2018 for demolition and removal of a detached two car garage. The subject lot is conforming as to size. This Board is also in receipt of a single and separate abstract of title even though the subject property is conforming as to size. This Board is lastly in receipt of a referral report dated September 27, 2018 from the Southampton Town Planning Board, in which the Planning Board strongly recommends that the ZBA adjourn this application until the applicant submits a completed pre-application and the Planning Board has conducted a thorough review of the proposal.
3. This Board finds the subject application to be a Type II action under the State Environmental Quality Review Act ("SEQRA") and relevant provisions of the Town Code.
4. In order for this Board to grant applicants the requested relief, the applicant must

demonstrate, pursuant to §330-166(C) of the Town Code, that the proposed variance meets the standards set forth in that section, as well as the standards set forth in §267-b of the New York Town Law.

5. At the Public Hearings held herein (there were two public hearing dates), the following facts were established through testimony and evidence: Testimony at the Public Hearing by The Adam Miller Group, P.C., by: Brian Locascio, Esq., attorney for the applicant, consisted of explanation that the applicant is seeking variance relief in connection with a proposed two lot subdivision for lot size of both lots due to the fact that they are undersized lots as proposed. Mr. Locascio indicated that the proposed two lot subdivision is consistent with lots in the immediate vicinity, and that the proposed variance relief is due to the fact that the proposed lots will both be slightly less than 80,000 square feet, which is the conforming lot size. There was also a discussion during the public hearings of road access to the lot to the north being from William Street, which issue will be addressed when the applicant applies for subdivision approval before the Southampton Town Planning Board. There were two letters received in opposition to the application herein from adjacent property owners Lydia Staiano dated September 20, 2018 and from Ellen Sanders received on September 20, 2018, both of which express concerns about whether the applicant intends to have access to the property from William Street. There was also testimony during the public hearing from adjacent property owners Lydia Staiano and Vincent Henry in which the concern about road access to William Street was expressed, and that they did not oppose the request of the applicant for variance relief. There was also testimony during the public hearing from adjacent property owner Brian Frank, who asked this Board to delay any determination of this application until the applicant submitted a pre-application to the Southampton Town Planning Board, which the Planning Board had requested of this Board in their referral report dated September 27, 2018. There was no other verbal or written testimony presented in opposition to the relief requested by the applicant herein.

6. This Board concludes that in this instance the applicant has established that it is entitled to the requested variance relief. While this Board has considered the concerns of adjacent property owners Lydia Staiano, Vincent Henry, and Brian Frank, this Board concludes that the minimal relief requested herein as it relates to the proposed two lot subdivision will not have a negative impact on the surrounding community. In addition, under this set of facts and circumstances, and in particular based on the fact that the variance relief requested by the applicant herein is minimal, this Board does not agree that this Board should delay acting on this application until the applicant submits a pre-application to the Southampton Town Planning Board. The Board finds that the benefit to the applicant of granting the application outweighs detriment to the health, safety and welfare of the neighborhood or the community. This Board further finds as follows: (1) that no undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the requested area variances for lot area for proposed lot 1 and proposed lot 2, which relief is minor in nature; (2) that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance, due to the size of the subject property; (3) the requested area variances are not substantial; (4) the proposed variances, based on the facts and circumstances surrounding this particular application, will not have an adverse effect or impact on the physical or

environmental conditions in the neighborhood or district since the relief requested is minor in nature, and since the proposed subdivision will create two nearly conforming lots; and (5) the alleged difficulty was not self-created.

Therefore, in the interests of justice and for the reasons set forth herein, this Board grants applicant relief from the provisions of Southampton Town Code§330-11 residential districts table of dimensional regulations, for proposed lot 1, lot area of 75,225 square feet where 80,000 square feet is required, and for proposed lot 2, lot area of 75,623 square feet where 80,000 square feet is required, all for a proposed two lot subdivision. The relief granted herein will have the dimensional requirements and location as shown on the survey of Fox Land Surveying, P.C., by David H. Fox, Surveyor, dated March 12, 2018 last revised September 20, 2018, which was submitted with the application and is incorporated herein. Grant of the foregoing relief is subject to the conditions of such other permits as the applicant has heretofore acquired or may otherwise be necessary for final approval of the proposed two lot subdivision of the subject property.

Dated: November 1, 2018

Submitted by:

  
ADAM GROSSMAN

# TOWN OF SOUTHAMPTON



MARIA Z. MOORE  
TOWN SUPERVISOR

DEPARTMENT OF LAND MANAGEMENT  
PLANNING BOARD  
116 Hampton Road  
Southampton, NY 11968

Phone: (631) 287-5735  
Fax: (631) 287-5706

CHAIR  
JACQUI LOFARO

VICE CHAIRPERSON  
DENNIS FINNERTY

SECRETARY  
GLORIAN BERK

BOARD MEMBERS  
KATE FULLAM  
DAVID GLAZER  
THACKOOR (GEORGE) MOOTOO  
THOMAS NEELY

## Application For Final Minor Subdivision Approval

Name of Application: Toplands Realty Holdings LLC

SCTM No.: 900-314-2-9 & 10

Property Address: 136 & 138 Old Country Road, East Quogue, NY

Application is hereby made to the Southampton Town Planning Board for approval of a Final Subdivision described herein.

Further, the following are submitted herewith:

1. Application fee \$ 1,900  
(\$950 for each lot in the proposed subdivision, including all reserved parcels)
2. Paper prints of the survey map showing all contiguous holdings, the arrangements of lots, their metes and bounds, adjacent land owners and such other data required by the Planning Board to make all referrals (see attached lists and check with the office of the Planning Board).
3. Legal instruments (i.e. parkland dedications, scenic or other forms of open space easements, covenants, deed restrictions, etc. (PLEASE STATE))

OCT 27 2025

.....

### I. General Information

(a) Applicant's Name: Brian J. Locascio, Esq.

Address: 2462 Main Street, Suite 7, PO Box 1947, BH, NY 11932

Phone No.: 631-537-1155

(b) If the applicant is a corporation, give the name and title of the responsible officer:

Name: Kevin O'Connell Title: Member

(c) Landowner's Name: Toplands Realty Holdings LLC

Address: 230 Potato Field Lane, Southampton, NY 11968



(d) Subdivision Engineer or Land Surveyor (Licensed)

Name: Steven Barylski License No. 050453

Address: PO Box 6005, SH, NY 11968 Telephone No.

(e) If the applicant does not own the property, prepare the endorsement at the end of this form establishing owner's authorization of the applicant's proposed subdivision of his land.

(f) All communications with regard to this subdivision shall be addressed to the following person until further notice:

Name: Brian J. Locascio, Esq.

Address: 2462 Main Street, Suite 7, POB 1947, BH, NY 11932

Telephone No.: 631-537-1155

II. Proposed Site

- (a) The area of the proposed subdivision is 3.4629 acres.  
The number of lots is 2.

(b) Deed or deeds are recorded in the County Clerk's Office:

Date: 1/10/2018 Liber: 12945 Page: 638

(c) There are no encumbrances or liens against this land other than mortgages.

(d) All buildings and structures are shown on the survey.

Existing structures not specifically shown and described on the survey will be removed.

Is a variance needed for any nonconforming buildings located on any of the lots? Yes, decision date: 11/01/2018

(e) All marsh and water areas are shown on the survey.

(f) The subdivision is in the CR-80 zone(s).

(g) The site will be serviced by the following special districts or utility companies:

Fire District: East Quogue

Post Office: East Quogue

School District: East Quogue

Water District or Company: Suffolk County Water Authority

Electric Company &/or Gas Company East Quogue Lighting District

(h) Is the subdivision on a **County, State or Town** road? (Circle One)

Name of road(s): Old Country Road

(i) Is the subdivision in a designated critical environmental area, as per SEQRA? (See Chapter 157-10, Town Code) No

Check One: Type I ☐ Type II ☒ Unlisted Action ☐

If a Type I Action, an Environmental Assessment Form, Part I must be enclosed with this application.

(j) Does the minor subdivision layout cover the entire holdings of the owner?  
yes

If no, explain:

---

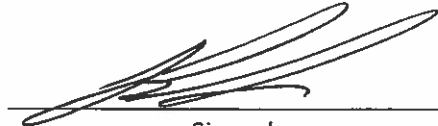
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I hereby depose and say that all the above statements of information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.

I also hereby certify that the property being submitted for consideration by the Southampton Town Planning Board as a minor subdivision has not been divided from a larger parcel since May 6, 1975, and that the property in question was held in single and separate ownership by the undersigned, or a predecessor in title, on that date, and further certify that the undersigned is the sole owner of said property.

  
\_\_\_\_\_  
Signed

Sword before me this  
15 day of OCT, 20 25  
  
\_\_\_\_\_  
Notary Public

DENISE SCHOEN  
Notary Public, State of New York  
REGISTRATION NO. 02SC6050918  
QUALIFIED IN SUFFOLK COUNTY  
COMMISSION EXP. NOVEMBER 13, 2025

Application for Final Plat Approval (Minor Process)

Subdivision Name Toplands Realty Holdings LLC Date 9/5/2025

Application is hereby made to the Southampton Town Planning Board for approval of the subdivision Final Plat designated above. The information on the original application is still correct unless amended by a revised application attached hereto.

Further, the following documents (checked below) are submitted herewith:

- ☒ (1) The Final Plat, signed and approved by the Suffolk County Department of Health, plus at least eight (8) paper prints (see Section 60-18 A (2) of Rules And Regulations). One (1) Original, seven (7) copies are acceptable.
- ☐ (2) The Final Drainage Plan and Street Profiles, at least five (5) paper prints (see Section 60-18 A (3) of Rules and Regulations).
- ☐ (3) Letters directed to the Planning Board and signed by a responsible official of the electric power agency, cable TV agency and water agency which have jurisdiction in the area, assuring provision of necessary services to the proposed subdivision, if applicable.
- ☐ (4) Letters or copies of permits in appropriate cases directed to the Planning Board signed by a responsible official of the State Department of Transportation or the Suffolk County Department of Public Works approving proposed construction on state or county rights-of-way.
- ☐ (5) Letters or copies of permits in appropriate cases directed to the Planning Board and signed by responsible State or County officials approving the plat as it may relate to planning and development on or to state or county rights-of-way, parks, buildings, airports and tidal waters (i.e. Tidal wetland permit).
- ☐ (6) Letter directed to the Planning Board signed by a responsible official of the school district in which the subdivision is to be located acknowledging receipt of the subdivision plan.
- ☐ (7) Offers of dedication for all properties, including street rights-of way, scenic easements, drainage easements, drainage structures, etc. to be conveyed to the Town of Southampton.

  
Landowner's Signature

  
Applicant/Subdivider's Signature

### AGRICULTURAL DATA STATEMENT

Pursuant to §283-a of the New York State Town Law, any application for a special permit, site plan approval, use variance or subdivision approval requiring municipal review and approval by the Town Board, Planning Board or Zoning Board of Appeals that would occur on property within an agricultural district containing a farming operation or on properties within 500 feet of a farm operation located within an agricultural district, shall include an Agricultural Data Statement. The law also requires that the reviewing Board mail written notice of such an application to the owners of land within the agricultural district that contains a farm operation, which is located within 500 feet of the boundary of the project site. The cost of the mailing shall be borne by the applicant.

1. Project Name: Toplands Realty Holdings LLC
  
2. Name of Applicant Brian J. Locascio, Esq.
  
3. Address of Applicant 2462 Main Street, Suite 7, PO bOx 1947, BH, NY 11932
  
4. SCTM # of Project 900-314-2-9 & 10
  
5. Project Location 136 and 138 Old Country Road, East Quogue  
South side of Old Country Road approx. 1,200 feet East of Honeysuckle  
Lane in East Quogue
  
6. Description of Project Two lot subdivision of the existing two tax lots totaling 150,849 square foot lot resulting in one additional single family lot to be developed
  
7. If the property that is the subject of the pending development application is located in an Agricultural District, you must compile and submit a list of tax parcels, with owners names and addresses, for all tax parcels containing a farm operation located within 500 feet of the property that is the subject of the pending development application.

If the property that is the subject of the pending development application is located outside of an Agricultural District, you must compile and submit a list of tax parcels, with owners names and addresses, for all tax parcels containing a farm operation located within an Agricultural District and within 500 feet of the property that is the subject of the pending development application.

8. Submit a survey map showing the site of the proposed project relative to the location of farm operation parcels identified in item 6, above.
9. Submit legal size envelopes, pre-addressed to each of the parcel landowners identified in item 6, above with pre-paid certified mail postage, together with pre-addressed, green, return receipt cards for each mailing. The return address on the return receipt card must read "SOUTHAMPTON TOWN PLANNING BOARD, 116 HAMPTON ROAD, SOUTHAMPTON, NY 11968"

If you do not believe that you are subject to this requirement, please complete the following and sign below:

I have reviewed the requirements for the submission of an Agricultural Data Statement and find that said statement is not applicable to this application for the following reasons:

The property is not located in the Agricultural Overlay District and there are no nearby farming activities based on the site visit and analysis using Southampton Town and Suffolk County GIS as well as aerial images.



Applicant's/ Applicant Agent's Signature

**FINAL PLAT FOR MINOR REVIEW (§292-31)  
SUBMISSION REVIEW FORM**

APPLICATION NAME: Toplands Realty Holdings LLC  
CONTACT PERSON : Brian J. Locascio, Esq.  
SCTM#: 900-314-2-10  
PROJECT LOCATION: 136 & 138 Old Country Road, East Quogue, NY  
NUMBER OF LOTS: 2  
DATE: September 5, 2025

**SUBMISSION REQUIREMENTS:**

- ☒ Final Subdivision Application Form
  - ☒ Written request for a Minor subdivision as defined in §292-31 A.(1)
  - ☐ Copies of legal instruments covering parkland dedications or scenic and other forms of open space easements.
  - ☒ A copy of covenants or deed restrictions as are intended to cover all or part of the tract.
  - ☒ The final plat, signed and approved by the Suffolk County Department of Health and/or Suffolk County Environmental Control Board, plus at least five (5) paper prints.
  - ☐ The final drainage plan and street profiles, at least four (4) paper prints, or a written request for consideration of a contribution to the Drainage Fund as a waiver of the installation of such on-site drainage facilities as may be required.
- LETTERS FROM THE FOLLOWING AGENCIES, AS APPLICABLE:
- ☐ Electric Power Provider (assuring provision of necessary services)
  - ☐ Water Service Provider (assuring provision of necessary services)
  - ☐ Cable Service Provider (assuring provision of necessary services)
  - ☐ State Department of Transportation (approving proposed construction on associated rights-of-way)
  - ☐ Suffolk County Department of Public Works (approving proposed construction on associated rights-of-way)
  - ☐ Applicable School district (acknowledging receipt of the subdivision plans)
- ☐ Offers of dedication for all properties, including street rights-of-way, scenic easements, drainage easements, drainage structures, etc., to be conveyed to the Town of Southampton.
  - ☐ Wetlands Permit: Properties located within two hundred (200) feet of wetlands, the Planning Board shall not consider an application for a final plat approval complete until an application for a wetlands permit has been submitted.
  - ☐ Properties within the Agricultural Overlay District may be required to include a complete drainage plan or written request for consideration as to a contribution to the Drainage Fund as a waiver of the installation of such on-site drainage facilities

## **SUBDIVISION PLAT MEETING THE MAPPING REQUIREMENTS OUTLINED BELOW.**

### **FEES:**

APPLICATION FEE: \$950/LOT

REVIEW FEE: \$400 per lot with no roads & 5 lots or more  
\$200 per lot with no roads & less than 5 lots

### **MAPPING REQUIREMENTS:**

#### **Title block:**

- \_\_\_\_\_ Name of proposed subdivision.
- \_\_\_\_\_ Location by postal district.
- \_\_\_\_\_ Name and address of subdivider
- \_\_\_\_\_ Name, address, license number and seal of licensed land surveyor preparing the drawings.
- \_\_\_\_\_ Total acreage of entire tract.
- \_\_\_\_\_ Total number of proposed lots and zoning district.
- \_\_\_\_\_ Date of preparation and subsequent revision.
- \_\_\_\_\_ Scale (Graphic & Written) and North Arrow

#### **Key maps:**

- \_\_\_\_\_ Scale: 1" = 600'
- \_\_\_\_\_ Proposed subdivision streets.
- \_\_\_\_\_ Surrounding streets, existing and proposed.
- \_\_\_\_\_ Relationship to nearby highway or collector street.
- \_\_\_\_\_ Any municipal boundary within five hundred (500) feet of premises.

#### **Boundary lines:**

- \_\_\_\_\_ Subdivision boundary line.
- \_\_\_\_\_ Zoning district(s).
- \_\_\_\_\_ School and fire districts(s).
- \_\_\_\_\_ Incorporated village(s).

#### **Streets, lots and easements:**

- \_\_\_\_\_ Street rights-of-way and widenings of street rights-of-way:
- \_\_\_\_\_ Location, name and right-of-way width and ownership.
- \_\_\_\_\_ Notation of offer of dedication on widenings.

#### **Lots:**

- \_\_\_\_\_ Lot lines with bearings and dimensions with bearings to the nearest 20 seconds and dimensions to the nearest 0.01 of a foot:.
- \_\_\_\_\_ Identification numbers by a suitable system of consecutive numbers, regardless of sections.
- \_\_\_\_\_ Area of each lot to the nearest square foot shall be noted upon each lot.



Drainage easements and recharge basins:

- \_\_\_\_\_ Location and identification.
- \_\_\_\_\_ Width and other dimensions necessary for description.

Special parcels:

- \_\_\_\_\_ Description of proposed restriction or use, including a note where an offer of dedication is being made.
- \_\_\_\_\_ Boundary lines with bearings and dimensions.

Trails:

- \_\_\_\_\_ Location and identification.
- \_\_\_\_\_ Width and other dimensions necessary for description.

Water supply systems:

- \_\_\_\_\_ Location and size of water mains and/or wells.
- \_\_\_\_\_ Location of blowoff valves.
- \_\_\_\_\_ General location of fire hydrants or fire wells as recommended by the local Fire Commissioners.
- \_\_\_\_\_ Additional information as required by the Suffolk County Department of Health.

Sanitary waste disposal system:

- \_\_\_\_\_ Such information as required by the Suffolk County Department of Health, the Suffolk County Department of Environmental Control and the Town of Southampton.

Monuments:

- \_\_\_\_\_ Location of monuments, existing and proposed, shall be shown by this symbol
- \_\_\_\_\_ One (1) monument shall be located at each corner of the subdivision boundary and at each change in direction of the boundary.
- \_\_\_\_\_ Monuments shall be located at each street intersection and at each point of curvature and point of tangency.
- \_\_\_\_\_ Additional monuments shall be placed at points determined by the Town Engineer.

Drainage plan requirements:

- \_\_\_\_\_ Sheet size shall be either (18" x 20") or (36" x 20").
- \_\_\_\_\_ A complete drainage system for the entire subdivision, with development stages for each of the final plat sections, shall be shown. If more than one (1) sheet is required, a clearly drawn match line shall be shown on both sheets and on a key map.
- \_\_\_\_\_ The outline of all street rights-of-way, drainage easements, recharge basins and other related features shall be shown.
- \_\_\_\_\_ Precise street center-line gradients in percent indicated with arrows to establish the direction of flow shall be shown.

- \_\_\_\_\_ Critical street center-line elevations shall be shown.
- \_\_\_\_\_ Boundaries of stormwater runoff watersheds for each major drainage facility and their area in acres shall be shown.
- \_\_\_\_\_ Identification of drainage structures by type and whether existing or proposed shall be included.
- \_\_\_\_\_ All appropriate details and dimensions necessary to clearly explain the proposed construction, including type of construction, material, size, pitch and invert elevations, among other things, in accordance with good engineering practice shall be included.
- \_\_\_\_\_ Locations of test holes, description of soil conditions and water level at recharge basin locations and other points as required by the Town Engineer and/or Superintendent of Highways shall be shown.
- \_\_\_\_\_ Data for recharge basins shall include bottom elevation and high water elevation, water capacity and elevations along the top of the berm.

#### COMPLIANCE WITH PRE-APPLICATION REPORT

##### Street profile requirements:

- \_\_\_\_\_ Horizontal scale: one (1) inch equals fifty (50) feet.
- \_\_\_\_\_ Vertical scale: one (1) inch equals ten (10) feet.
- \_\_\_\_\_ A profile shall be submitted for each proposed street and for any existing street in the subdivision if it will affect the design. Where the Planning Board has authorized the use of a private lane within the subdivision to service rear area lots, a lane profile may be required.
- \_\_\_\_\_ The center-line profile, existing or natural and proposed, the typical cross section and a system of survey stations shall be included.
- \_\_\_\_\_ Notations as to percent of gradient, critical elevations and vertical curve data shall be included.
- \_\_\_\_\_ Location and invert elevation of all proposed drainage structures in street rights-of-way shall be shown.

Pavement construction and drainage design criteria shall comply with the requirements of the Superintendent of Highways' road and drainage standards for the Town of Southampton.

##### Notes:

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Map Notations

Offer of dedication as follows:

\_\_\_\_\_ The subdivider has irrevocably offered to cede title to the Town of Southampton of the land areas designated for streets, widening of streets, drainage easements, parks, recharge basins and any other lands noted on this plat for dedication to the town. Approval of this final plat does not constitute acceptance by the town of the offer of dedication.

Compliance with zoning:

For a standard subdivision plat, the following note shall be used:

This is to certify that all lots and parcels shown on this plat comply with the requirements of the Town of Southampton Zoning Law.

Date 9-22-2025

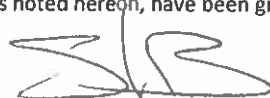


Signature of Surveyor

For a planned residential development subdivision plat, the following note shall be used:

This is to certify that all lots and parcels shown on this plat comply with the requirements of the Town of Southampton Zoning Law, except as modified by the Planning Board pursuant to § 278 of the Town Law and Chapter 247 of the Town Code. Such modifications of the applicable provisions of the Zoning Law, as noted hereon, have been granted simultaneously with the approval of this plat.

Date 9-22-2025



Signature of Surveyor

Certification of approval:

This is to certify that this subdivision plat has been approved by the Planning Board of the Town of Southampton by resolution dated \_\_\_\_\_.

By \_\_\_\_\_ Date \_\_\_\_\_  
(Chairman's or Secretary's signature)

## TOWN OF SOUTHAMPTON

DEPARTMENT OF LAND MANAGEMENT  
116 HAMPTON ROAD  
SOUTHAMPTON, NY 11968

PHONE: (631) 702-1800  
[WWW.SOUTHAMPTONTOWNNY.GOV](http://WWW.SOUTHAMPTONTOWNNY.GOV)



MARIA Z. MOORE  
TOWN SUPERVISOR

JANICE SCHERER  
TOWN PLANNING AND  
DEVELOPMENT ADMINISTRATOR

**PLEASE NOTE:** If ownership is held jointly or in partnership, each owner and/or partner must sign a separate owner's endorsement. If the owner or owners are making the application, this endorsement is not required.

## OWNER'S ENDORSEMENT

I, Kevin D'Connell, hereby affirm:

I am: (check one)

☐ 1) the sole owner in fee

☐ 2) a part owner in fee

☐ 3) an officer of the corporation which is the owner in fee of the premises described in the foregoing application.

☐ 4) designated party authorized to act pursuant to a trust or other legal document.

☒ 5) member/owner(s) of Limited Liability Corporation (LLC).

(if you checked #3, #4 or #5, please provide proof of legatee (i.e.: Corporate Resolution; Surrogate Letter; Executor of the Will; Certified Letter of Testamentary; Letter of Administration; Attorney-Opinion Letter; Letter of Probate; Power of Attorney, etc.)

I reside at 230 Potato Field Ln  
Mailing Address  
SH, NY 11968  
Hamlet/Post Office/Village State Zip Code

I have authorized Brian J. Locascio, Esq.  
to make the foregoing application (name and/or #) to Southampton Town for approval as described herein.

**READ AND CHECK BOX**

☐ I understand that false statements made herein are punishable as a Class "A" Misdemeanor pursuant to Section 210.45 of the New York State Penal Law.

Kevin D'Connell  
Signature  
KEVIN D'CONNELL, Member  
PRINT NAME

(If owner is a corporation, please indicate name of corporation  
and the title of the corporate officer whose signature appears above)

## TOWN OF SOUTHAMPTON

DEPARTMENT OF LAND MANAGEMENT  
116 Hampton Road  
Southampton, NY 11968  
631-283-6000  
[www.southamptontownny.gov](http://www.southamptontownny.gov)



MARIA Z. MOORE  
TOWN SUPERVISOR

JANICE SCHERER  
TOWN PLANNING AND  
DEVELOPMENT ADMINISTRATOR

## Open Government Disclosure Form

(Zoning Board of Appeals, Planning Board, Conservation Board, all other Land Management Review)

STATE OF NEW YORK)

SS:

COUNTY OF SUFFOLK)

Brian J. Locascio, being duly sworn, deposes and says:

Print Name

I am the owner and/or applicant for a project that is the subject of a pending application before the Southampton (Check one)  
☐ Zoning Board of Appeals, ☒ Planning Board, ☐ Conservation Board ☐ all other Land Management Review. I make this affidavit under penalty and swear to the truth herein. I am aware that this affidavit is required by General Municipal Law §809 and Southampton Town Code Chapter 23 and that I shall be guilty of a misdemeanor should I knowingly or intentionally fail to make all disclosures herein. I am also aware that I may be subject to the penalties in Southampton Town Code §23-14 should I knowingly or intentionally fail to make all disclosures herein.

1. The application name is: Toplands Realty Holding LLC
2. I reside at: place of business: 2462 Main St, Suite 7, BH, NY
3. The officers of the applicant corporation/owner corporation are as follows:

Pres. \_\_\_\_\_ Sec. \_\_\_\_\_  
Vice Pres. \_\_\_\_\_ Treas. \_\_\_\_\_

4. Do any of the following individuals have an interest in the owner or applicant?  
(as defined on page ii, Section "A")

	<u>Yes</u>	<u>No</u>
A. Any official of New York State	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Any elected or appointed official or employee of Southampton Town or Suffolk County	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to Question 4 is YES, General Municipal Law §809 and Town Code Chapter 23 require that you disclose the name and the nature and event of the interest of said individual(s) in the owner or applicant.

<u>Name</u>	<u>Residence</u>	<u>Nature of Interest</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

5. During the 24 months before the filing of this application, have any of the following individuals made campaign contributions exceeding \$500 in total, in cash or in kind, to the campaign for public office of any Town officer or employee, to any individual campaign committee, or to any political party committee designated to accept donations on such Town official's or employee's behalf as a candidate for public office?

	<u>Yes</u>	<u>No</u>
1. Owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Applicant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Agent for owner or applicant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Attorney	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to Question 5 is yes, Town Code Chapter 23 requires that the information be provided below:

<u>Name/Address</u>	<u>Amount/Date</u>	<u>Name of Campaign Committee</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

6. During the preceding 24 months before the filing of this application, have any of the following individuals employed any Town officer or employee or a relative thereof involving compensation in an amount of \$500 or more? Said compensation may be directly made, or indirectly made through a corporation or business interest held by any Town officer or employee or their relative.

	<u>Yes</u>	<u>No</u>
1. Owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Applicant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Agent for owner or applicant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Attorney	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to Question 6 is yes, Town Code Chapter 23 requires that the information be provided below:

<u>Name</u>	<u>Position</u> (Owner, Agent, Attorney, Other)	<u>Corporation</u>
_____	_____	Two lot subdivision of the existing 150,849 square foot lot resulting in one add'l * * *
_____	_____	_____
_____	_____	_____

**READ AND CHECK BOX**

☒ False statements made herein are punishable as a class "A" Misdemeanor pursuant to Section 210.45 of the New York State Penal Law.

A. For the purposes of this disclosure, an official of the State of New York or an elected or appointed official or employee of the Town of Southampton shall be deemed to have an interest in the owner and/or applicant when that official or employee, their spouse, brothers, sisters, parents, children, grandchildren or the spouse of any of them is:

- the owner or applicant; or
- an officer, director, partner, or employee of the applicant or owner; or
- legally or beneficially owns or controls stock of a corporate applicant or owner, or is a member of a partnership or association applicant or owner; or
- Is a party to an agreement with the applicant or owner, express or implied, whereby said official or employee may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application. Ownership of less than five percent of the stock of a corporation whose stock is listed on the American Stock Exchange (AMEX), New York Stock Exchange (NYSE), or the National Association of Securities Dealers (NASDAQ) shall not constitute an interest for the purposes of this disclosure.

Submitted by (please print): Brian Locascio 