



**CORE PRESERVATION AREA  
HARDSHIP APPLICATION**

for

**645 Grumman Boulevard, Calverton, Town of Riverhead  
SCTM Number 600-141-2-2.1**

Submitted to the  
Central Pine Barrens Joint Planning & Policy Commission

February 2026

645 Grumman Blvd LLC  
c/o Signature Partners LLC  
200 Madison Avenue, Suite 1910  
New York, NY 10016



**SIGNATURE**

I

Cover Letter

**SIGNATURE**

II

Core Preservation Area Hardship Application

**SIGNATURE**

III

Exhibit A – Property Survey

**SIGNATURE**

IV

Exhibit B – Preliminary Site Plans

**SIGNATURE**

V

Exhibit C – Building 78 Floor Plans & Elevations

**SIGNATURE**

VI

Exhibit D – Building 08 Floor Plans

**SIGNATURE**

VII

Exhibit E – Modular Building Floor Plans

**SIGNATURE**

VIII

Exhibit F – Outbuilding Locations

**SIGNATURE**

IX

Exhibit G – Environmental Assessment Form with  
Part 1 Completed

**SIGNATURE**

X

Pictures



**TAB I**

**COVER LETTER**





200 Madison Avenue  
Suite 1910  
New York, NY 10016

February 2, 2026

Julie Hargrave  
Pine Barrens Manager  
Central Pine Barrens Joint Planning & Policy Commission (the "Commission")  
624 Old Riverhead Road  
Westhampton Beach, NY 11978

**RE:** 645 Grumman Boulevard, Calverton, Town of Riverhead (the "Property")  
SCTM Number 600-141-2-2.1  
Central Pine Barrens Core Area

Dear Ms. Hargrave,

We are in receipt of your letter of January 21, 2026 which confirmed that the Property is in the Central Pine Barrens Core Preservation Area and that the Commission has jurisdiction. The letter states:

"The proposal appears to constitute development activity, pursuant to the definitions in New York State Environmental Conservation Law....[and that] the proposal requires the submission of a Core Preservation Area Hardship Application, subject to Commission decision."

We are pleased to provide the Commission with a Core Preservation Area Hardship Application (the "Application") which demonstrates the hardship that is specific to the Property, and we believe meets the requirements to reopen the site in the Central Pine Barrens Core Preservation Area. The Application follows the structure of the Core Preservation Area Hardship Application Checklist which you so kindly provided.

The hardship is that the existing structures on the Property have been abandoned from previous manufacturing use that is no longer permitted in the Central Pine Barrens Core Preservation Area or per the zoning ordinances of the Town of Riverhead.

The proposed two-phase project will result in a sustainable and environmentally compatible three-building campus, in a park-like setting, in harmony with its natural surroundings. The redevelopment will be non-invasive, preserving what currently exists and not expanding or changing the envelope of any existing structure. Furthermore, the project design will include safeguards to control noise, smell or light emission.

The adaptive reuse will position the Property to be used for agricultural / horticultural use as permitted in the Natural Resources Protection ("NRP") Zoning Use District. Although we will consider any



agricultural uses permitted within the NRP zoning use district, the initial focus is to lease to 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. Furthermore, no retail sales will be permitted.

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

We will do nothing to injure or impair the existing majestic pine trees and will do our best to be stewards of the land, vegetation and associated wildlife.

We thank you again for all of your guidance and assistance and look forward to appearing at the March 2026 meeting of the Commission.

Sincerely,



Andrew M. Weiss, Jr.  
Co-Managing Member, 645 Grumman Blvd LLC  
Chief Executive Officer, Signature Partners LLC  
weiss@signaturepartners.com

cc: Charles R. Cuddy, Esq., Counsel to Applicant



## **TAB II**

### **CORE PRESERVATION AREA HARDSHIP APPLICATION**



## **Item 1: A written description of the project.**

The project site is 20 acres. It is located on the south side of Grumman Boulevard. The northern half of the parcel, approximately 10 acres, is developed with three vacant industrial buildings that contain 126,500 square feet of interior space and 337 potential parking spaces. The southern 10 acres is densely vegetated with pine barrens, trees, and shrubs.

*Please see the property survey provided in Exhibit A.*

The Property has been vacant and the buildings in disrepair since 1996. The building areas and original construction dates are:

- Structure 1, Building 78, is 66,000 square feet; two above-grade stories and basement, built in 1988-1992
- Structure 2, Building 08, is 51,000 square feet, three stories, built in 1960
- Structure 3, Modular Building is 9,500 square feet, built in 1984

Each building is both fully sprinklered and handicap accessible with separate sanitary systems that were designed for a much heavier use than proposed by the Applicant.

In addition to the three principal structures, there are several small “out” buildings, and a guard house at the main entrance to Building 78. The parking spaces are provided on three paved parking lots and several other parking areas which are all located on the northern portion of the parcel.

The Applicant seeks to use the site and renovate / refurbish the existing structures for the use of an indoor agricultural operation consistent with the uses permitted in a Natural Resources Protection (“NRP”) Zoning Use District as defined in Section 301-178.A.(1) of the Town of Riverhead Code which outlines the following Permitted use:

“Agriculture, provided that no storage of manure shall be permitted within 100 feet of any side of rear lot lines or within 150 feet of any street lines.”

The two-phase redevelopment of the Property will be non-invasive, preserving and refurbishing the structures that currently exist without expanding their footprints or envelopes.

Interior building renovations, façade restoration, parking lot resurfacing, landscaping and utility infrastructure will occur. No trees or other natural vegetation will be removed. The roughly 10 acres of intact woodlands in the rear of the Property will remain untouched and in its present condition.

There are approximately 135 existing parking spaces in Lot A & B which are located in front of and behind Building 78. There are additional parking spaces in front of Structure 3, and the Applicant will install a group of ADA spaces in front of Building 08. Upon completion of both phases of the redevelopment there will be 337 parking spaces.

*Preliminary site plans showing Phase 1 and Phase 2 can be found in Exhibit B.*



**A more detailed description of each existing structure follows:**

Structure 1 / aka Building 78

The restoration of Building 78 will be the first phase of the project.

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).

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

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

Structure 2 / aka Building 08

The restoration of Building 08 will be part of the second phase of the project.

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

The restoration of Structure 3 will be part of the second phase of the project.

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.*

**The following are the planned modifications for each existing structure:**

Structure 1 / aka Building 78 – Phase 1

- 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 handicapped accessible bathrooms and janitor's 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 electrical service and deliver in good working order.
- Repaint the entire building's interior.
- Restore the 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 – Phase 2

This building is in poor condition due to continuous water intrusion over the three decades it has been vacant. The building's interior requires a complete renovation.

The Applicant believes that there is existence of mold, lead paint, and asbestos containing materials ("ACM") in addition to significant debris. Following any required abatement of hazardous materials, the Applicant will strip the entire interior down to the bare concrete floors and steel joists and do its best to retain and refurbish the existing galvanized steel skin.

The interiors will be rebuilt to suit incoming tenants.

#### Structure 3 / Single story office building – Phase 2

This building is also in poor condition. The Applicant plans to raise and replace the entire roof and existing floors, replace the windows, and clad the façade in a similar manner as Building 08.

#### Outbuildings

The Applicant plans to salvage all existing outbuildings and re-task them for the following uses:

##### 1. Garbage Room Building

This building has a good roof and façade, and it is already vented. It is intended to be re-used as a secure room in which to store garbage.

##### 2. Gardening Equipment Building

This building, previously used for the testing of small jet engines, will be re-tasked as a storage room for landscaping equipment and supplies.

##### 3. Electric Building for Building 3

This building currently houses the electric service for Structure 3 and will continue to do so.

*The location of each outbuilding can be found in Exhibit F.*

#### **Proposed Uses**



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The Property will be used for agricultural / horticultural uses consistent with NRP zoning.

Although the Applicant will consider any agricultural use permitted within the NRP zone, the initial focus is to lease to cannabis cultivators who have been granted a license or licenses by the New York State Office of Cannabis Management (OCM). This isolated and secure campus is an excellent location for cannabis cultivation which will be a targeted industry. The Applicant is not in the cannabis business and are just providing a suitable facility to grow plants indoors under controlled and secure conditions. Furthermore, no retail sales will be permitted.

The buildings can also be used for a wide range of other agricultural / horticultural uses which the Applicant will also pursue.



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

The Applicant seeks to renovate the existing buildings and infrastructure of the Property without increasing building footprints and envelopes while preserving the existing undeveloped portions of the Property.

The Property was rezoned to NRP zoning but was never used for one of the uses permitted in such zoning district. As such, the Commission has determined that the project constitutes a “development” under the language of the statute. Outside of the language of the statute, however, the project is an adaptive reuse rather than a development with new construction or associated environmental impact.

The following table includes the requirements of the statute that must be addressed by the Applicant for the Commission to consider the granting of a hardship exemption.

Core Area Hardship ECL Article 57-0121 (10)	Applicant Response
<p>57-0121-10(a) The particular physical surroundings, shape or topographical conditions of the specific property involved would result in an extraordinary hardship, as distinguished from a mere inconvenience, if the provisions of this act are literally enforced, An applicant shall be deemed to have established only if he demonstrates, based on specific facts, that the subject property does not have any beneficial use if used for its present use or developed as authorized of this article, and that this inability to have a beneficial use results from unique circumstances peculiar to the subject property which:</p>	<p>The subject property was originally constructed for manufacturing use. Such use is not permitted in the current zoning district, nor would the existing structures meet modern standards for such use.</p> <p>The subject property is now zoned as part of a Natural Resources Protection Zoning Use District as defined in Section 301-178.A.(1) of the Town of Riverhead. Agricultural use is permitted in such Use District. The Application is required as the subject property has not been used for such use.</p> <p>If not used for agriculture, the Applicant is not aware of any other viable commercial use for the Property that would be permitted in the NRP Use District.</p>
<p>57-0121-10(a)(i) Does not apply to or affect other property in the immediate vicinity.</p>	<p>The circumstances of having multiple vacant buildings that were built and occupied for a use that is no longer permitted is specific to the subject property and does not apply to other properties in the immediate vicinity. The Applicant is not aware of any negative effect that the granting of an exemption for this Property would have on other properties in the immediate vicinity.</p>
<p>57-0121-10(a)(ii) Relate to or arise out of the characteristics of the subject property rather than the personal situation of the applicant; or</p>	<p>The request for an exemption is solely tied to the characteristics of the subject property and not to the personal situation of the Applicant.</p>



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<p>57-0121-10(a)(iii) Are not the result of any action or inaction by the applicant or the owner or his predecessors in title including any transfer of contiguous lands which were in common ownership on or after June 1, 1993.</p>	<p>The Applicant acquired the fee interest to the subject property in November 2025, and the request for exemption does not arise from any action or inaction by the Applicant. The Applicant is not aware of any action or inaction by predecessors in title resulting in the need for the exemption.</p>
<p>57-0121-10(c)(i) The granting of the permit will not be materially detrimental or injurious to other property or improvements in the area in which the subject property is located, increase the danger of fire, endanger public safety or result in substantial impairment of the resources of the core preservation area;</p>	<p>The proposed project will have no negative impact on other properties in the area. In fact, transforming the Property into a commercially viable enterprise will <u>reduce</u> the danger of fire and <u>improve</u> public safety as the result of the renovated structures, presence of employees, new monitoring systems, and a general reduction in the abandonment of the site. It is important to highlight that no retail cannabis sales will be permitted at the Property, and the Applicant does not seek relief for such purpose.</p> <p>The Applicant is not aware of any impairment of the resources of the core preservation district and, as noted, the proposed project will maintain the existing natural and wooded areas of the Property.</p> <p>It is fair to note that the project will result in increased employment at the Property. The anticipated employee traffic is anticipated to be significantly lower than under the Property's previous use and below the parking requirements of the Use District.</p>
<p>57-0121-10(c)(ii) The waiver will not be inconsistent with the purposes, objectives or the general spirit of this article; or</p>	<p>Allowing unfettered development in the Core Preservation Area would be counter to the goals of this article, but the proposed project is simply an adaptive reuse and refurbishment of already existing conditions. It is not development in the classic definition of the word. The result of the project will be vastly improved conditions of existing structures, increased local employment, improved safety along with continued preservation of the natural areas of the site.</p>
<p>57-0121-10(c)(iii) The waiver is the minimum relief necessary to relieve the extraordinary hardship, which may include the granting of a residential development</p>	<p>The Applicant believes that the granting of a hardship waiver to permit the Applicant to adaptively reuse the existing site improvements for a use that is consistent with the NRP Use District is</p>



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right to other lands in the compatible growth area that may be transferred or clustered to those lands to satisfy compelling public need.

the minimum relief necessary to relieve the extraordinary hardship. The Applicant notes that there the hardship waiver will simply allow it to commence the Site Plan, permitting and other related processes as required by the Town of Riverhead.

**In addition to the response above, please note:**

The proposed adaptive reuse of the existing structures will not negatively impact the central Pine Barrens Core Area ecosystem, its vegetation or any other properties in the vicinity. 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.

In that the project will utilize compatible agricultural / horticultural uses, it will 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 / masonry covered with thick metal plating. In fact, the whole building is RF shielded and has a very high R factor. The Applicant plans 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.

The Applicant is researching the viability of utilizing geothermal heat and air as well as cogeneration in addition to generating power via photovoltaic cells which will utilize various storage technologies.

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



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

*See Exhibit G.*

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

The Applicant has not made application to any other permit-issuing agency as the Central Pine Barrens Joint Planning & Policy Commission has established jurisdiction.

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

None

**Item 6: Completed and Notarized Owner's Affidavit**

Not required



**TAB III**

**EXHIBIT A**

**PROPERTY SURVEY**



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**TAB IV**

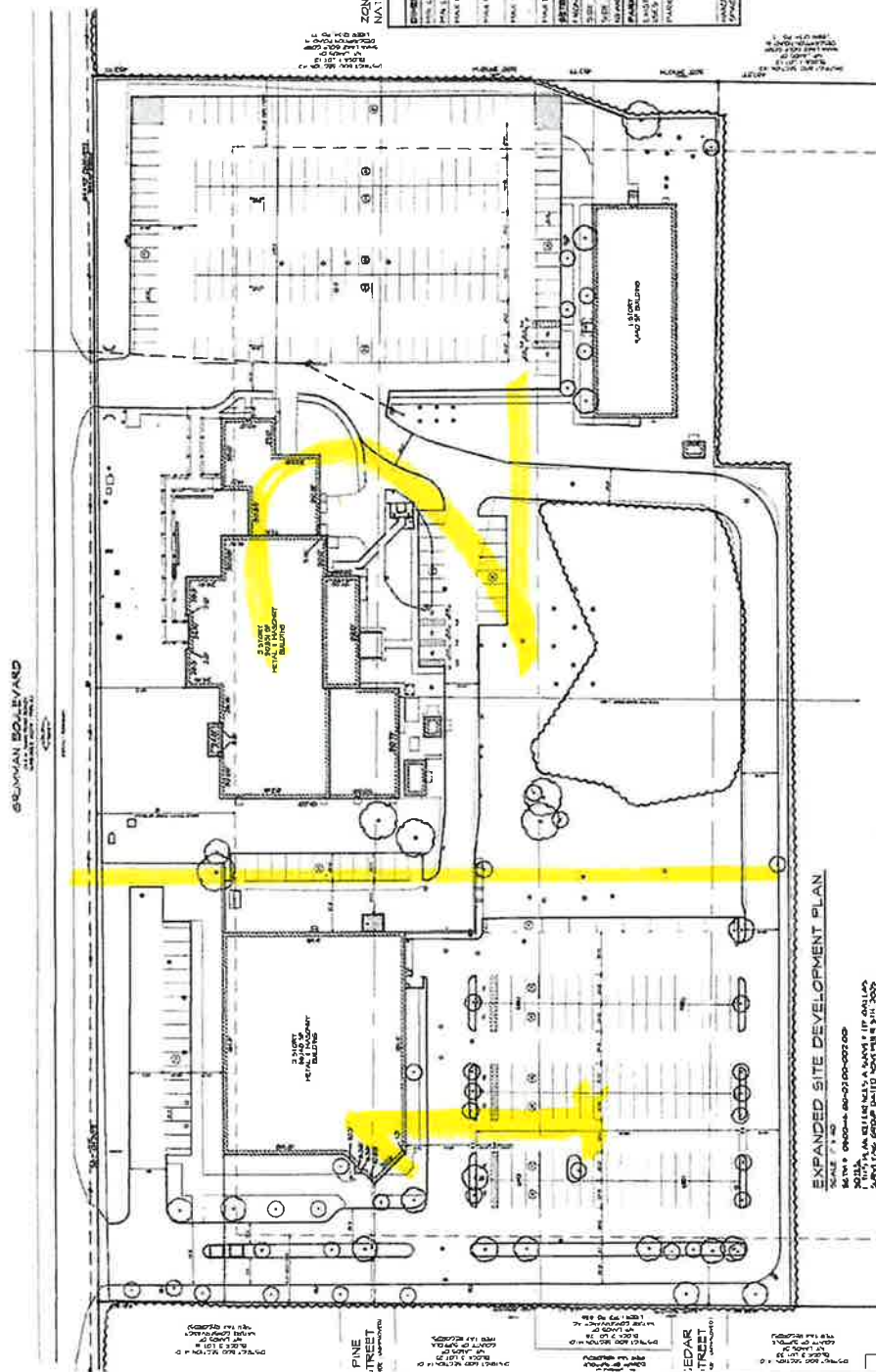
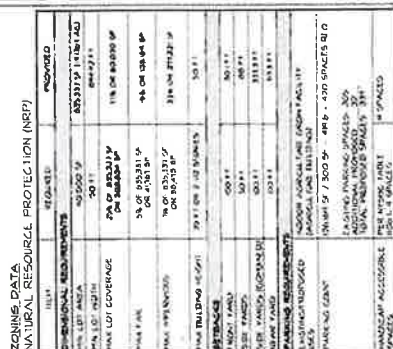
**EXHIBIT B**

**PRELIMINARY SITE PLANS**









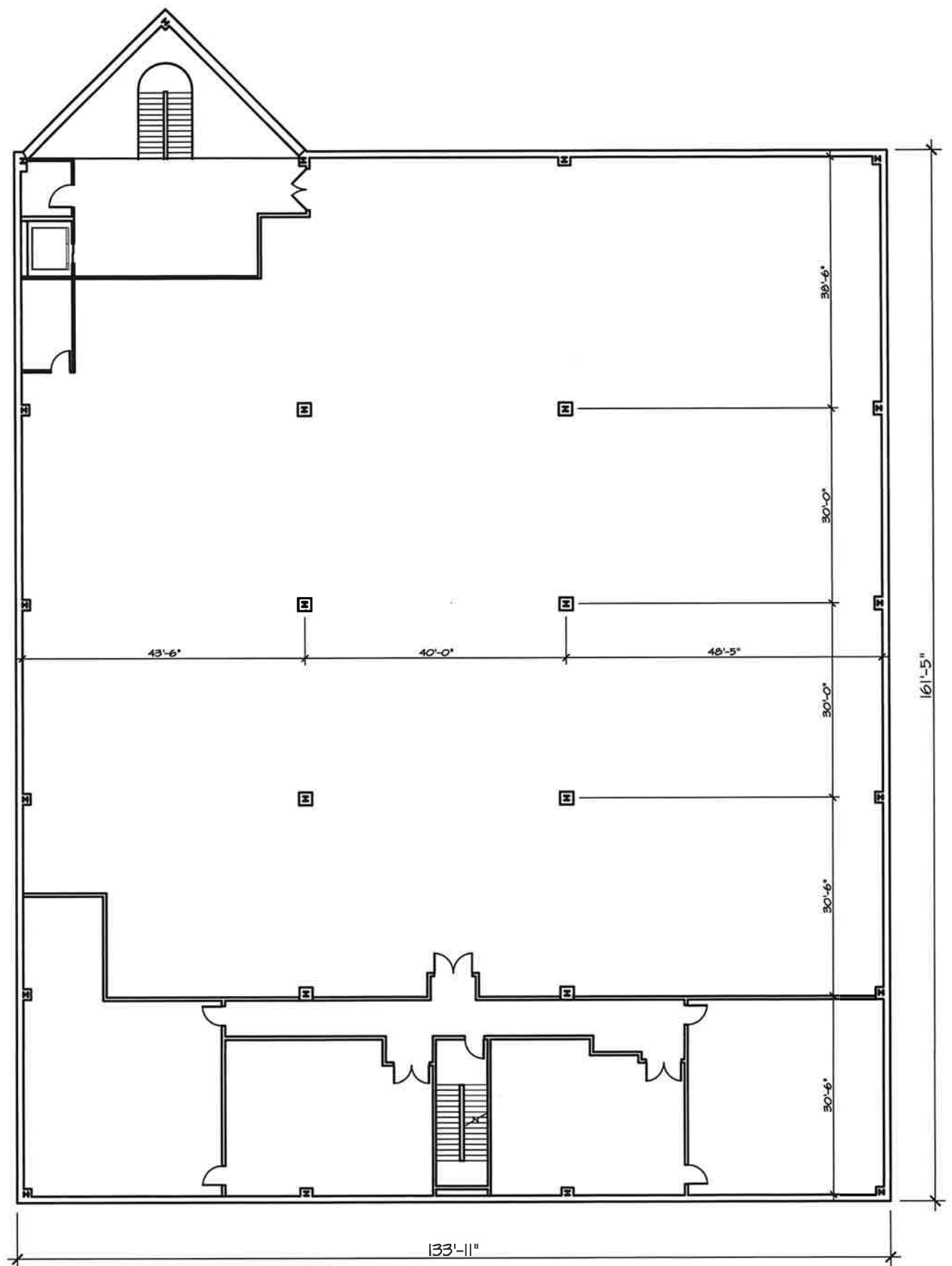


**TAB V**

**EXHIBIT C**

**BUILDING 78 FLOOR PLANS &  
ELEVATIONS**

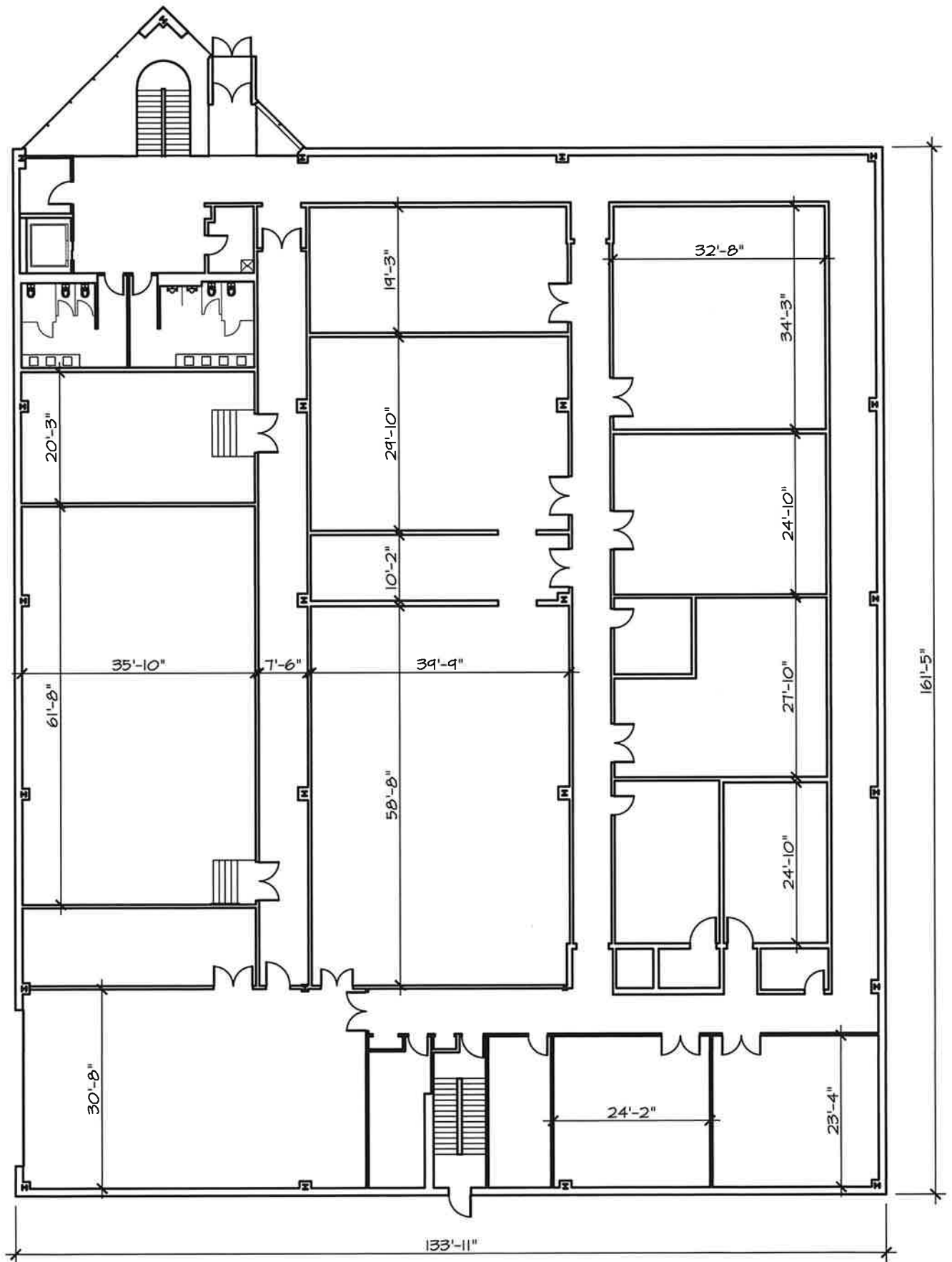




BUILDING 78 - BASEMENT



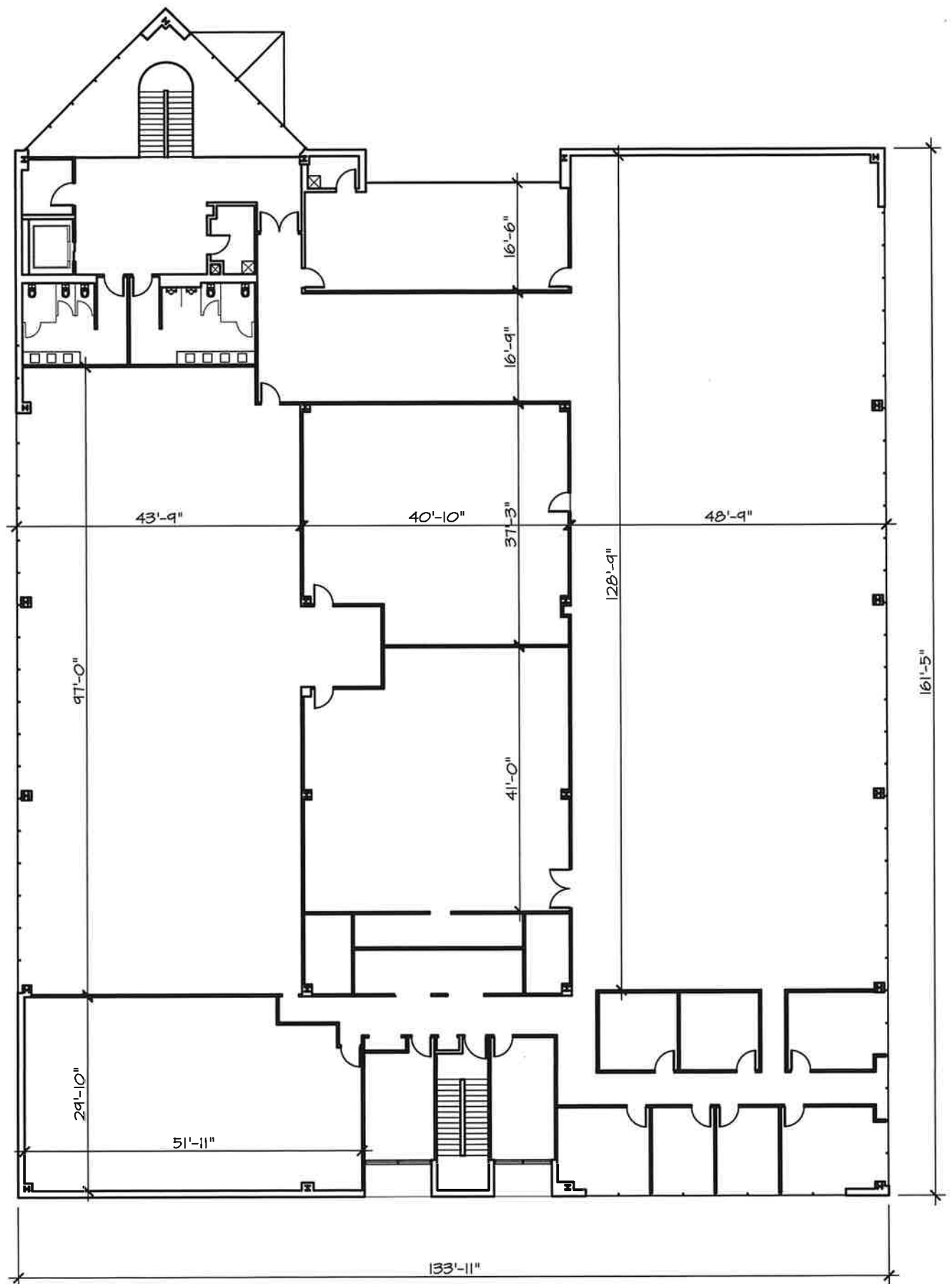




BUILDING 78 - FIRST FLOOR



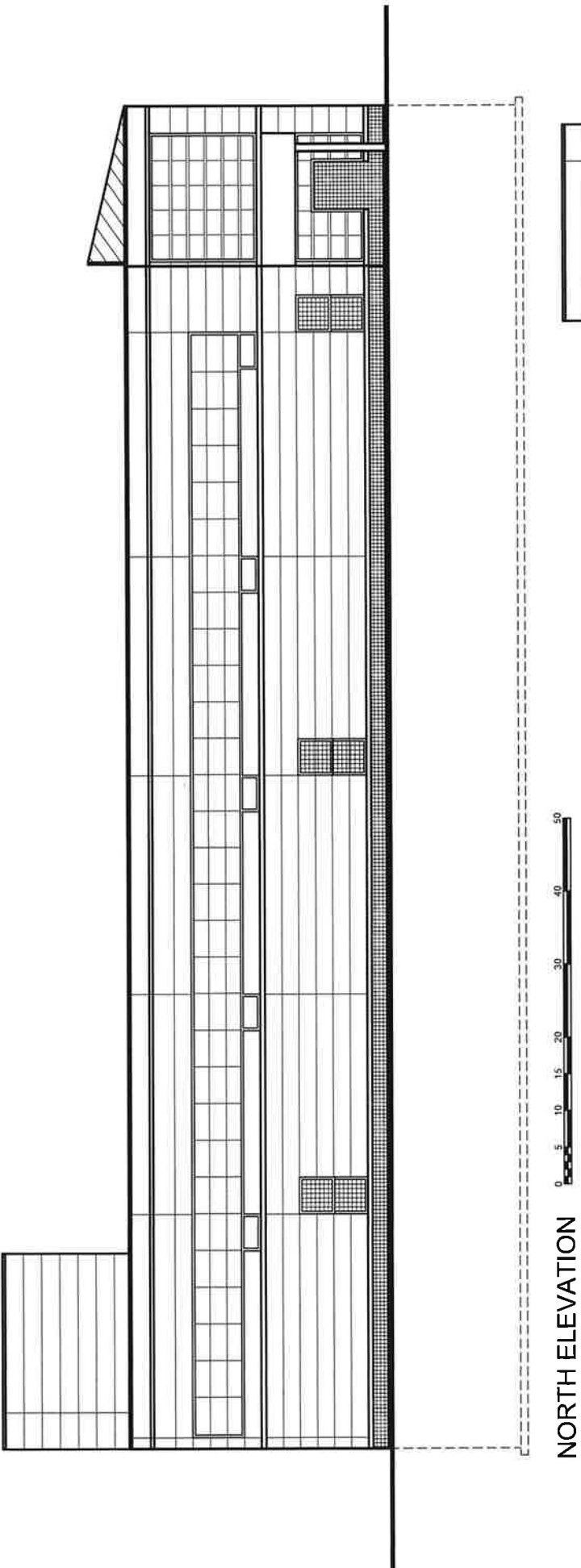




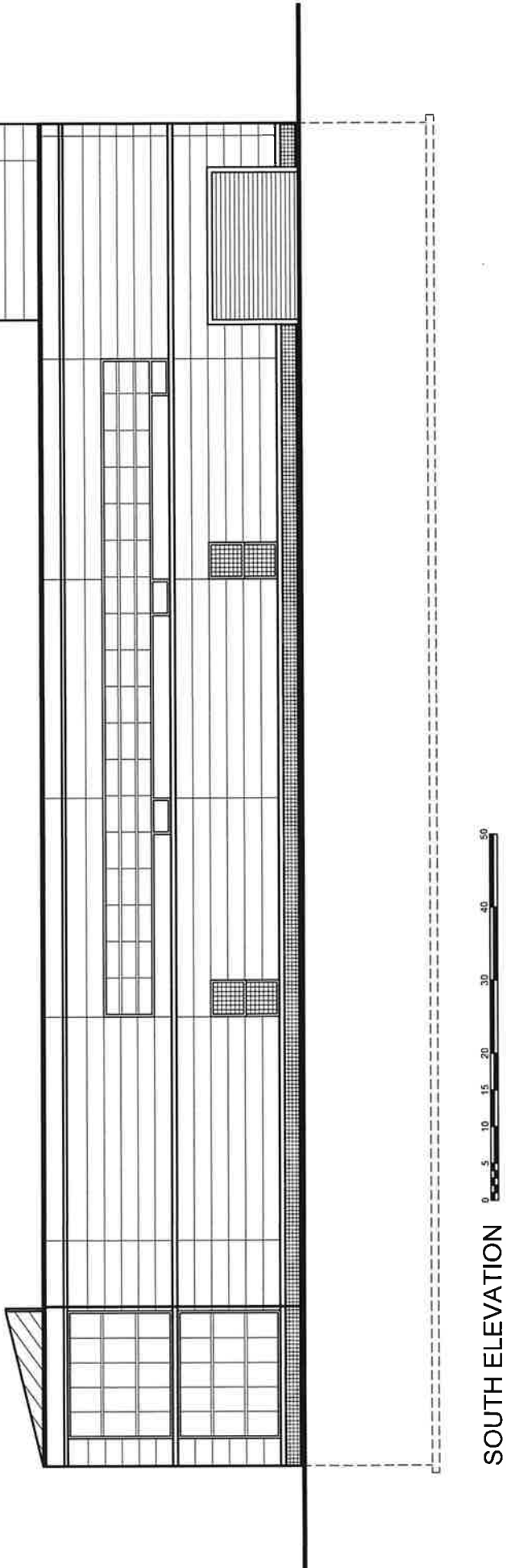
BUILDING 78 - SECOND FLOOR





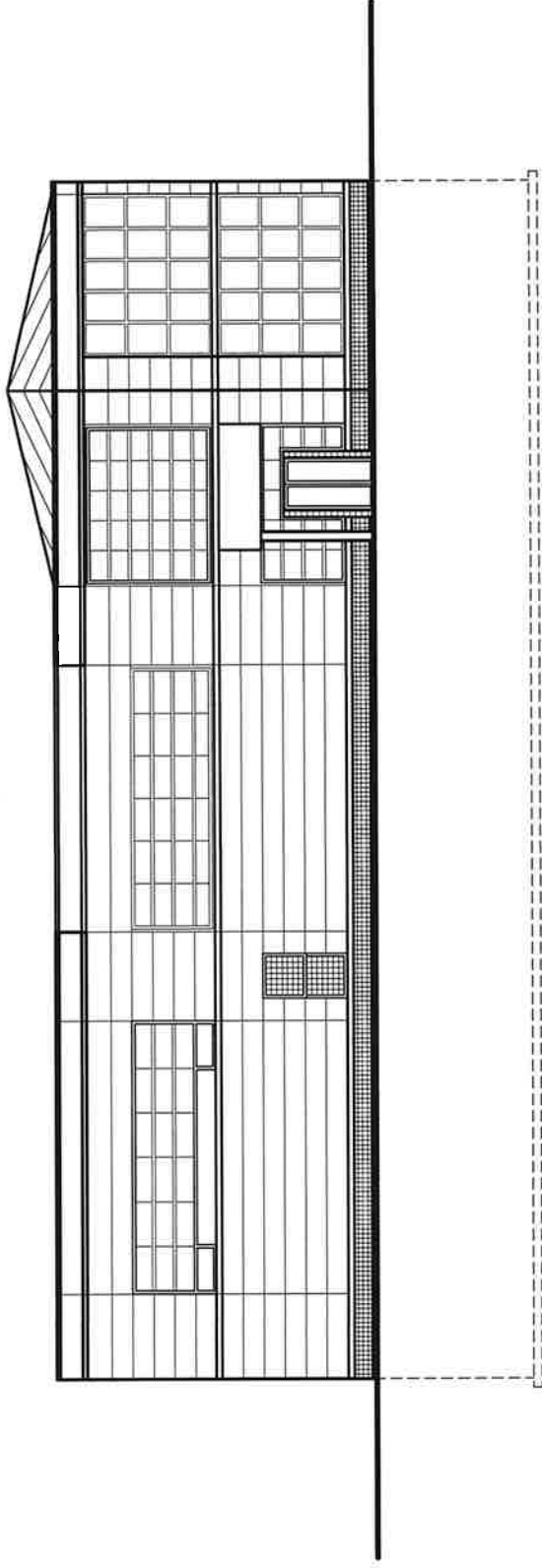


NORTH ELEVATION

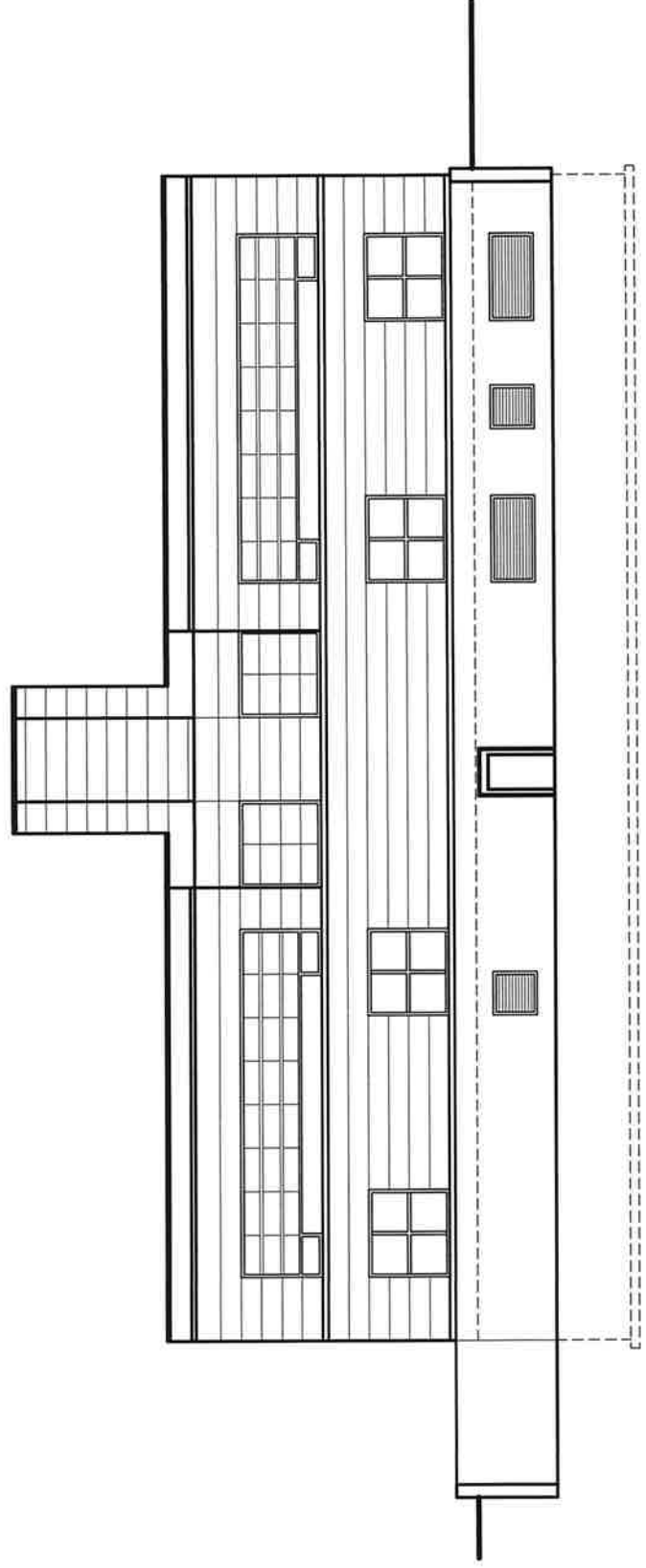


SOUTH ELEVATION





WEST ELEVATION



EAST ELEVATION



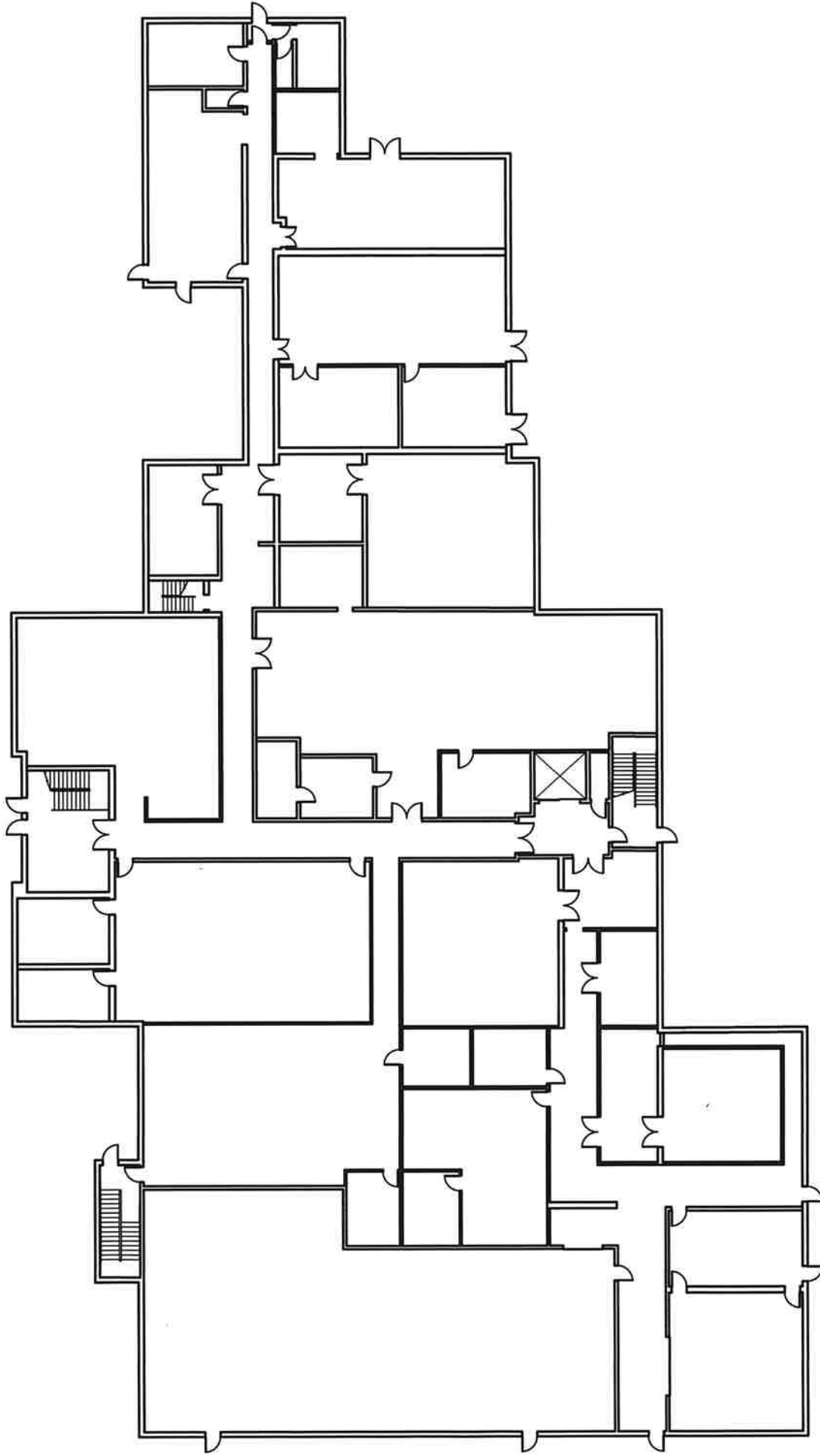


**TAB VI**

**EXHIBIT D**

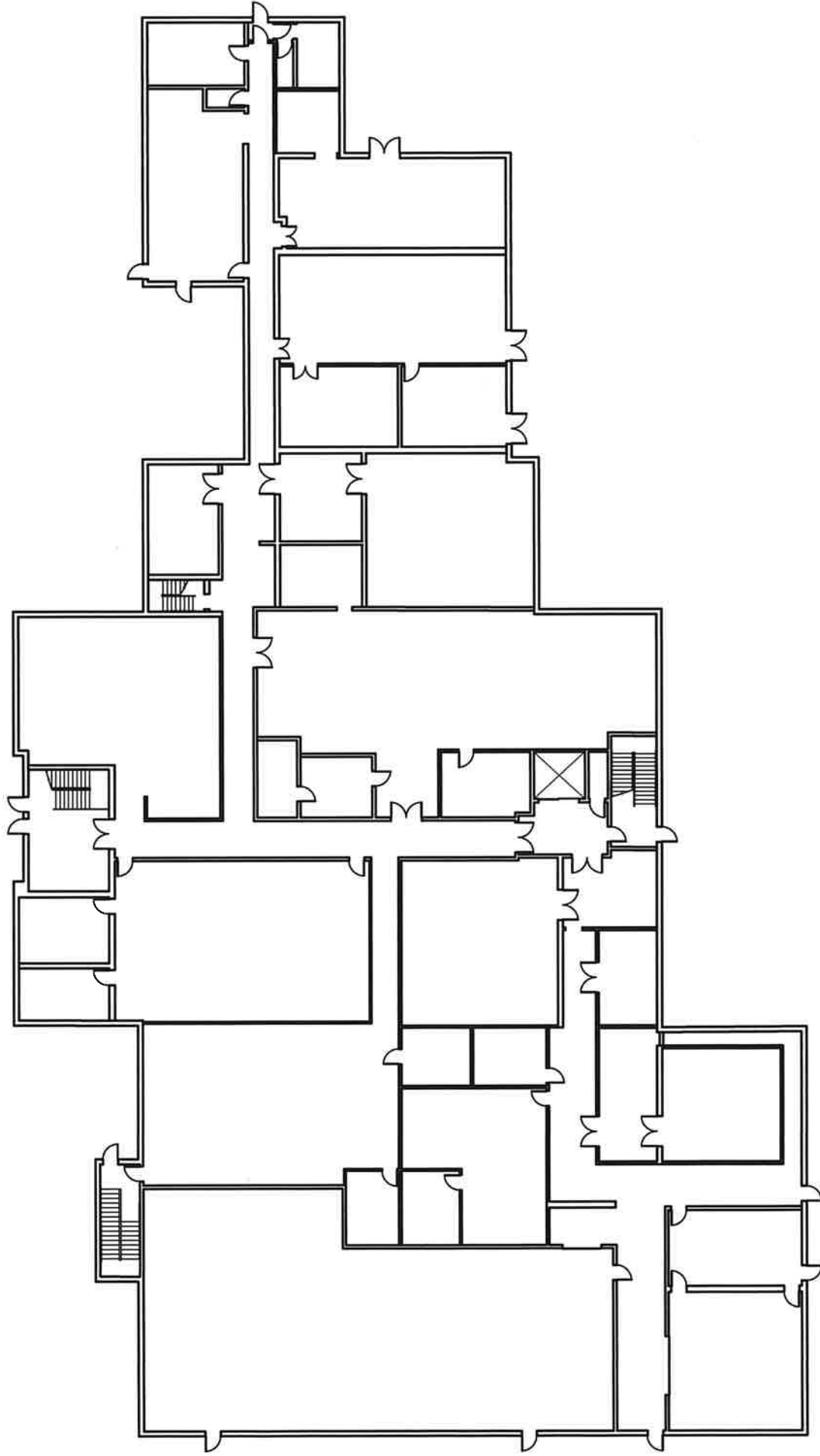
**BUILDING 08 FLOOR PLANS**





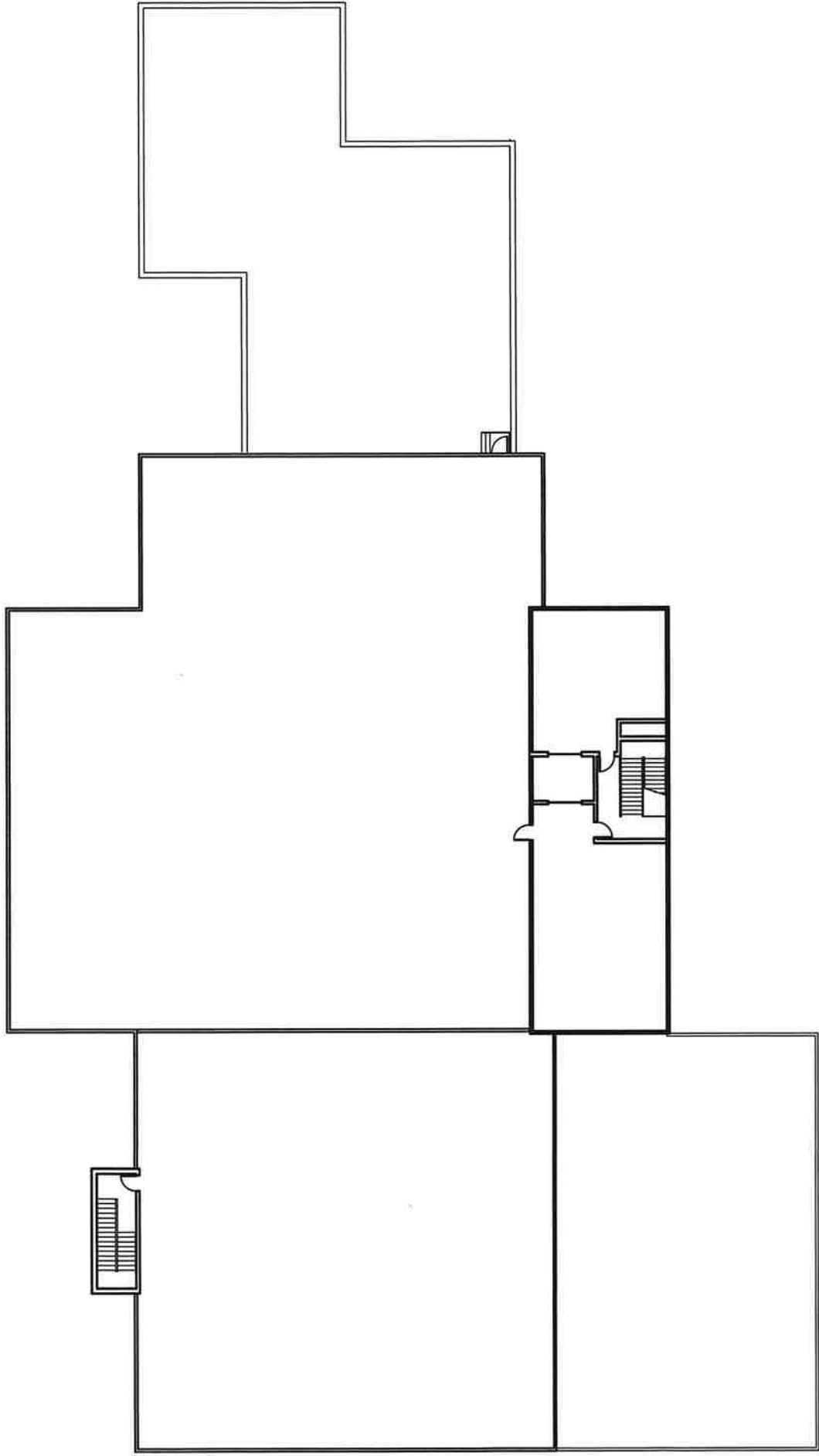
BUILDING 08 - FIRST FLOOR





BUILDING 08 - SECOND FLOOR





BUILDING 08 - THIRD FLOOR

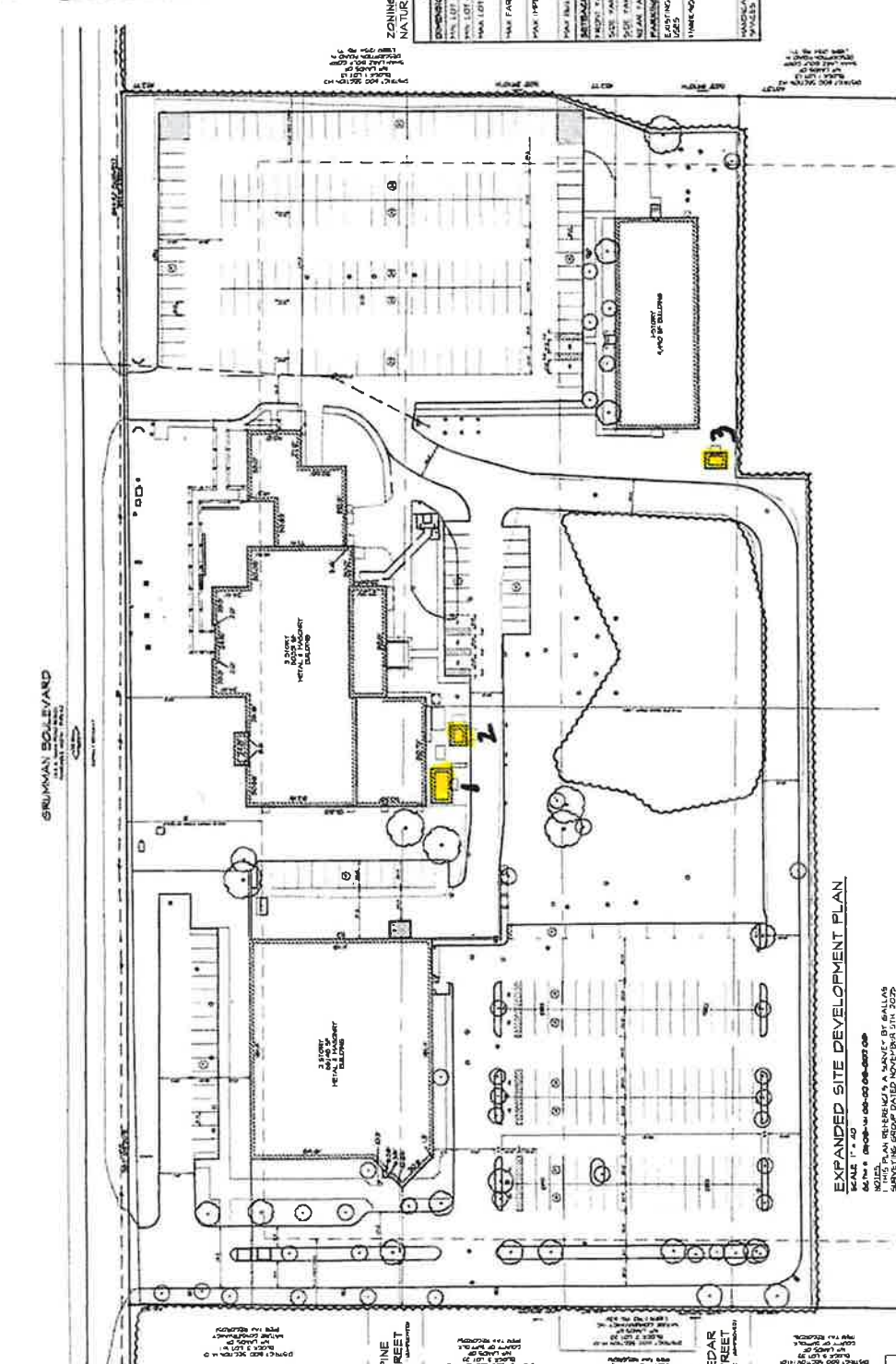


**TAB VIII**

**EXHIBIT F**

**OUTBUILDING LOCATIONS**







**TAB IX**

**EXHIBIT G**

**ENVIRONMENTAL ASSESSMENT  
FORM WITH PART 1 COMPLETED**



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

**Part 1 – Environment and Setting**

**Instructions:** Part 1 is to be completed by the applicant or project sponsor. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information. If a question is not applicable to the proposed project indicate with "N/A".

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

**A. Project and Sponsor Information**

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

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

Type of Project:                      New ☒                      Expansion ☐

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

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

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



Project Status:

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

Departments Involved:

Dept. Performing Design &  
Construction

Initiating Dept. (if different)

Name:	Sendlewski Architects PC	
Street/PO:	215 Roanoke Avenue	
City, State:	Riverhead, New York	
Zip:	11901	
Contact Person:	Arthur Rast	
Business Phone:	631-655-3903	
Email:	arthur@firehouseplanner.com	

**B. Government Approvals, Funding or Sponsorship**

("Funding" includes grants, loans, tax relief and any other forms of financial assistance)

Government Entity	Yes	No	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

#### 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 ☒

#### 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 (i.e. Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; et. al)? Yes ☒ No ☐

**If Yes, identify the plan(s):**

NYS Heritage Areas: LI North Shore Heritage Area

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

**If Yes, identify the plan(s):**

#### 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?**

Natrual Resources Protection (NRP) Zoning

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, what is the proposed new zoning for the site?**

#### C.4. Existing Community Services

a. In what school district is the project site located? Riverhead Central School District

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

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

d. What parks serve the project site?



## D. Project Details

### D.1. Proposed and Potential Development

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

Residential ☐; Industrial ☐; Commercial ☒; Recreational ☐; Other ☐:

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

c. Total acreage to be physically disturbed: 0 acres

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

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

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

Yes ☐ No ☒

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

If Yes:

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

Residential ☐; Industrial ☐; Commercial ☐; Recreational ☐; Other ☐

Yes ☐ No ☒

ii.

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

g. Will proposed action be constructed in multiple phases?

If No, What is the anticipated period of construction?

If Yes:

Total number of phases anticipated:

Anticipated commencement date of phase I (including demolition):

Anticipated completion date of final phase:

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><b>h. Does the project include new residential uses?</b></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><b>i. Does the proposed action include new non-residential construction (including expansions)?</b></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><b>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?</b></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><b>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)</b></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: 2px; margin-bottom: 5px;">             Estimate methane generation in tons/year (metric):           </div> <div style="border: 1px solid black; padding: 2px;">             Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring):           </div>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
<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>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
<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: 2px; margin-bottom: 5px;">             When is the peak traffic expected? (check all that apply)              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: 2px; margin-bottom: 5px;">             For commercial activities only, projected number of semi-trailer truck trips/day:           </div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;"> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Parking spaces:</td> <td style="width: 33%;"></td> <td style="width: 33%;"></td> </tr> <tr> <td>Existing:</td> <td>Proposed:</td> <td>Net Increase/Decrease:</td> </tr> </table> </div> <div style="border: 1px solid black; padding: 2px; 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: 2px; 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: 2px; 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: 2px; 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: 2px;">             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>	Parking spaces:			Existing:	Proposed:	Net Increase/Decrease:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Parking spaces:							
Existing:	Proposed:	Net Increase/Decrease:					
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?</p> <p><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">             Estimate annual electricity demand during operation of the proposed action:              TBD           </div> <div style="border: 1px solid black; padding: 2px; 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): grid/local utility           </div> <div style="border: 1px solid black; padding: 2px;">             Will the proposed action require a new, or an upgrade to, an existing substation?              Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> </div>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						



<p><b>l. Hours of operation (Answer all items which apply)</b></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	<p>N/A <input type="checkbox"/></p>
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><b>m. Does the proposed action produce noise that will exceed existing ambient noise levels during construction, operation or both?</b></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>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>										
<p><b>n. Will the proposed action have outdoor lighting?</b></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>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>										
<p><b>o. Does the proposed action have the potential to produce odors for more than one hour per day?</b></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>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>										
<p><b>p. Will the proposed action include any bulk storage of petroleum (over 1,100 gallons) or chemical products (over 550 gallons)?</b></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>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>										
<p><b>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?</b></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>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></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)?</p> <p><b>If Yes:</b></p> <div style="border: 1px solid black; padding: 2px; 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: 2px; 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: 2px;">             Proposed disposal methods/facilities for solid waste generated on-site:              Construction:                     Operation:                  </div>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<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: 2px; 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: 2px; margin-bottom: 5px;">             Anticipated rate of disposal/processing:              _____ tons/month, if transfer or other non-combustion/thermal treatment, or              _____ tons/hour, if combustion or thermal treatment           </div> <div style="border: 1px solid black; padding: 2px;">             If landfill, anticipated site life:        years           </div>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<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: 2px; 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: 2px; margin-bottom: 5px;">             Generally describe processes or activities involving hazardous wastes or constituents:           </div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">             Specify amount to be handled or generated:              _____ tons/month           </div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">             Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents:           </div> <div style="border: 1px solid black; padding: 2px; 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: 2px; margin-bottom: 5px;"> <b>If Yes:</b>              Provide name and location of facility:           </div> <div style="border: 1px solid black; padding: 2px;"> <b>If No:</b>              Describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:           </div>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>



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

Yes ☒ No ☐

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

**If Yes:**

DEC ID number(s): 152136

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

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

Is the project site subject to an institutional control limiting property uses?  
NO

**If Yes:**

DEC site ID number(s):

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

Describe any use limitations:

Describe any engineering controls:

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

Explain:

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

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

Over 30 feet

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

**If Yes:**

What proportion of the site is comprised of bedrock outcroppings?  
%

Yes ☐ No ☒

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

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



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

over 30 feet

e. Drainage status of project site soils:

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

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

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

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

If Yes, describe:

Yes ☐ No ☒

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

Yes ☐ No ☒

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

Yes ☒ No ☐

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

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

Yes ☒ No ☐

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

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

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

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

Yes ☐ No ☒

m. Is the project site in a designated floodway?

Yes ☐ No ☒

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

Yes ☐ No ☒

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

Yes ☐ No ☒

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

If Yes:

Name of aquifer: Nassau-Suffolk SSA

Source of information:

Yes ☒ No ☐



<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>		
Tiger Salamander, Banded Sunfish, Swamp Darter, Short-Eared Owl, Northern Long-eared Bat, Northern Harrier  <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>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<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>		
<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>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<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: <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<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>		
If Yes, provide county plus district name/number: <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>b. Are agricultural lands consisting of highly productive soils present?</b>		
<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>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>



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



**F. Additional Information**

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

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

**G. Verification**

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

Applicant/Sponsor Name

Signature: 

Date: January 8, 2026

Title: CO-Managing Member