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January 27, 2026

*Central Pine Barrens  
Joint Planning & Policy Commission*

Julie Hargrave  
Policy and Planning Manager  
Central Pine Barrens Joint Planning and Policy Commission  
624 Old Riverhead Road  
Westhampton Beach, NY 11978

RE: Core Preservation Area Hardship Application – Pickleball Court Area Sanitation Facility, Hampton Hills Country Club

Dear Ms. Hargrave,

On behalf of Hampton Hills Country Club, we respectfully submit this application for the installation of new sanitary facilities to serve the pickleball courts and playground area.

### **Existing Conditions and Project Description**

The 18-hole private golf course is located north of Sunrise Highway and between County Road 31 and CR 51 in Westhampton, in the Town of Southampton. The golf course was developed in the late 1970s, prior to the Act. It contains a clubhouse, tennis courts, maintenance and associated facilities.

The proposal is to construct a 208 square foot restroom facility with two bathrooms. Commission staff confirmed the condition of the area and took photographs during a site inspection on November 5, 2025.

### **Hardship Explanation**

With the pickleball courts and adjacent playground in active use, the absence of nearby restrooms has become a practical and safety concern:

- The nearest sanitary facilities are located more than a football field away from the pickleball courts and playground at the clubhouse.
- Accessing these facilities requires crossing a busy parking lot, creating additional safety concerns, especially for young children.
- Parents and guardians must either leave children unattended or walk an extended distance to reach the facilities.
- Players and spectators face reduced comfort and convenience due to the lack of proximate facilities.

First Coastal Corporation, Post Office Box 1212, 4 Arthur Street, Westhampton Beach, NY 11978  
Phone: 631-288-2271, Fax: 631-288-8949 [www.firstcoastal.com](http://www.firstcoastal.com)

Environmental Consulting and Construction. Permits to Construction. Preserving the coast since 1975



A low-nitrogen Innovative/Alternative Onsite Wastewater Treatment System (I/A OWTS) is proposed for compliance with current environmental standards and that will provide greater protection of local groundwater quality.

### **Central Pine Barrens Status**

Based on preliminary review of the plans and a site inspection by the Commission, we have amended the size and orientation of the structure to avoid impacting two large pitch pine trees to the new location shown in attached documentation.

### **Attachments**

1. Full Environmental Assessment Form (EAF)
2. Location Map
3. Survey showing distance to nearest sanitary facilities
4. Site Plans
5. Photosheet
6. Environmental Resource Mapper
7. Owner's Affidavit

Please let us know if you would like to schedule a site walk to review the flagged alternatives or discuss next steps.

Sincerely,



Aram V. Terchunian, M.Sc.  
Coastal Geologist

CC: Stanley Pine, Hampton Hills Country Club General Manager

**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: Pickleball Court Area Sanitation Facility		
Project Location (describe, and attach a general location map): Hampton Hills Golf Course, Northampton NY		
Brief Description of Proposed Action (include purpose or need): Construction of 13' x 16' restroom facility with 2 bathrooms. Installation of I/AOWTS septic system.		
<p>RECEIVED</p> <p>FEB 04 2026</p> <p>Central Pine Barrens Joint Planning &amp; Policy Commission</p>		
Name of Applicant/Sponsor: Kyle Hubbard - First Coastal	Telephone: 631-521-5925	E-Mail: kyle@firstcoastal.com
Address: 4 Arthur St		
City/PO: Westhampton Beach	State: NY	Zip Code: 11978
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Hampton Hills Associates	Telephone:	E-Mail:
Address: PO Box 1087		
City/PO: Westhampton Beach	State: NY	Zip Code: 11978

**B. Government Approvals**

<b>B. Government Approvals Funding, or Sponsorship.</b> ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SHT Planning Board	2/15/26
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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	SCDOH	3/1/26
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 If Yes, 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**

<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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>If Yes, complete sections C. F and G.</li> <li>If No, proceed to question C.2 and complete all remaining sections and questions in Part I</li> </ul>	
<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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s):	
Central Pine Barrens Joint Planning & Policy Commission	
_____	
_____	
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?  
Aquifer Protection Overlay \_\_\_\_\_

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No  
If Yes,  
i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? Riverhead School \_\_\_\_\_

b. What police or other public protection forces serve the project site?  
Southampton Town \_\_\_\_\_

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

d. What parks serve the project site?  
n/a \_\_\_\_\_

**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)? Recreational \_\_\_\_\_

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 213 acres  
b. Total acreage to be physically disturbed? \_\_\_\_\_ <1 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 213 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: \_\_\_\_\_ 1 months

- ii. If Yes:
- Total number of phases anticipated \_\_\_\_\_
  - Anticipated commencement date of phase I (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?  Yes  No

If Yes, show numbers of units proposed.

One Family      Two Family      Three Family      Multiple Family (four or more)

Initial Phase

At completion  
of all phases

\_\_\_\_\_

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 15 height; 13 width; and 16 length

iii. Approximate extent of building space to be heated or cooled: 208 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?  Yes  No

If Yes,

i. Purpose of the impoundment: \_\_\_\_\_

ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  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?  Yes  No  
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? I/A OWTS Septic System

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

• Volume (specify tons or cubic yards): None

• Over what duration of time? 7 days

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

Sandy soil to be disposed of onsite as part of golf club operations

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
If yes, describe. \_\_\_\_\_

v. What is the total area to be dredged or excavated? +/- 400 sqft acres

vi. What is the maximum area to be worked at any one time? +/- 1,000 sqft acres

vii. What would be the maximum depth of excavation or dredging? 8 feet

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

I/A OWTS area is located in a parking lot and the disturbed area will be repaved

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?  Yes  No

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 proposed to be removed \_\_\_\_\_
- 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: \_\_\_\_\_ <300 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: SCWA

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: \_\_\_\_\_ <150 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 into I/A OWTS

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No  
If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

- Do existing sewer lines serve the project site?  Yes  No
- Will line extension within an existing district be necessary to serve the project?  Yes  No

If Yes:

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

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

If Yes:

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

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

Onsite dedicated I/A OWTS \_\_\_\_\_

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No

If Yes:

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

\_\_\_\_\_ Square feet or \_\_\_\_\_ acres (impervious surface)

\_\_\_\_\_ Square feet or \_\_\_\_\_ acres (parcel size)

ii. Describe types of new point sources. \_\_\_\_\_

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

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

- Will stormwater runoff flow to adjacent properties?  Yes  No

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

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No

If Yes, identify:

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

Excavating heavy equipment \_\_\_\_\_

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?  Yes  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)  Yes  No

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

- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
- \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
- \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

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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): \_\_\_\_\_

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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 \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

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: \_\_\_\_\_

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vi. Are public/private transportation service(s) or facilities available within 1/2 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: \_\_\_\_\_

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

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:		ii. During Operations:	
• Monday - Friday: _____	8 AM to 6 PM	• Monday - Friday: _____	Daylight hours
• Saturday: _____	8 AM to 6 PM	• Saturday: _____	Daylight hours
• Sunday: _____		• Sunday: _____	Daylight hours
• Holidays: _____		• Holidays: _____	Daylight hours

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No  
 If yes:  
 i. Provide details including sources, time of day and duration:  
 Heavy machinery and power tools during work hours of operation

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ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_

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n.. Will the proposed action have outdoor lighting?  Yes  No  
 If yes:  
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
 1 8ft high 20" LED light over 400ft from nearest structure, full cut off fixtures

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ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_

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o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

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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 an amount in underground storage)?  Yes  No  
 If Yes:  
 i. Product(s) to be stored \_\_\_\_\_  
 ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)  
 iii. Generally describe proposed storage facilities: \_\_\_\_\_

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q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No  
 If Yes:  
 i. Describe proposed treatment(s): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

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r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No  
 If Yes:  
 i. 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)  
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: \_\_\_\_\_  
 • Operation: \_\_\_\_\_  
 iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: \_\_\_\_\_  
 • Operation: \_\_\_\_\_

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): Recreational Golf Course

ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			+228 sqft
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			-228 sqft
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
*i.* If Yes: explain: \_\_\_\_\_

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?  Yes  No  
 If Yes:  
*i.* Identify Facilities: \_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No  
 If Yes:  
*i.* Dimensions of the dam and impoundment:  
 • Dam height: \_\_\_\_\_ feet  
 • Dam length: \_\_\_\_\_ feet  
 • Surface area: \_\_\_\_\_ acres  
 • Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
*ii.* Dam's existing hazard classification: \_\_\_\_\_  
*iii.* Provide date and summarize results of last inspection: \_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
 If Yes:  
*i.* Has the facility been formally closed?  Yes  No  
 • If yes, cite sources/documentation: \_\_\_\_\_  
*ii.* Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
*iii.* Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
 If Yes:  
*i.* Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
 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:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
*ii.* If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
*iii.* Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
 If yes, provide DEC ID number(s): \_\_\_\_\_  
*iv.* If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  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? \_\_\_\_\_ 700 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: sandy \_\_\_\_\_ 100 %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 155 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%: \_\_\_\_\_ 100 % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % 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

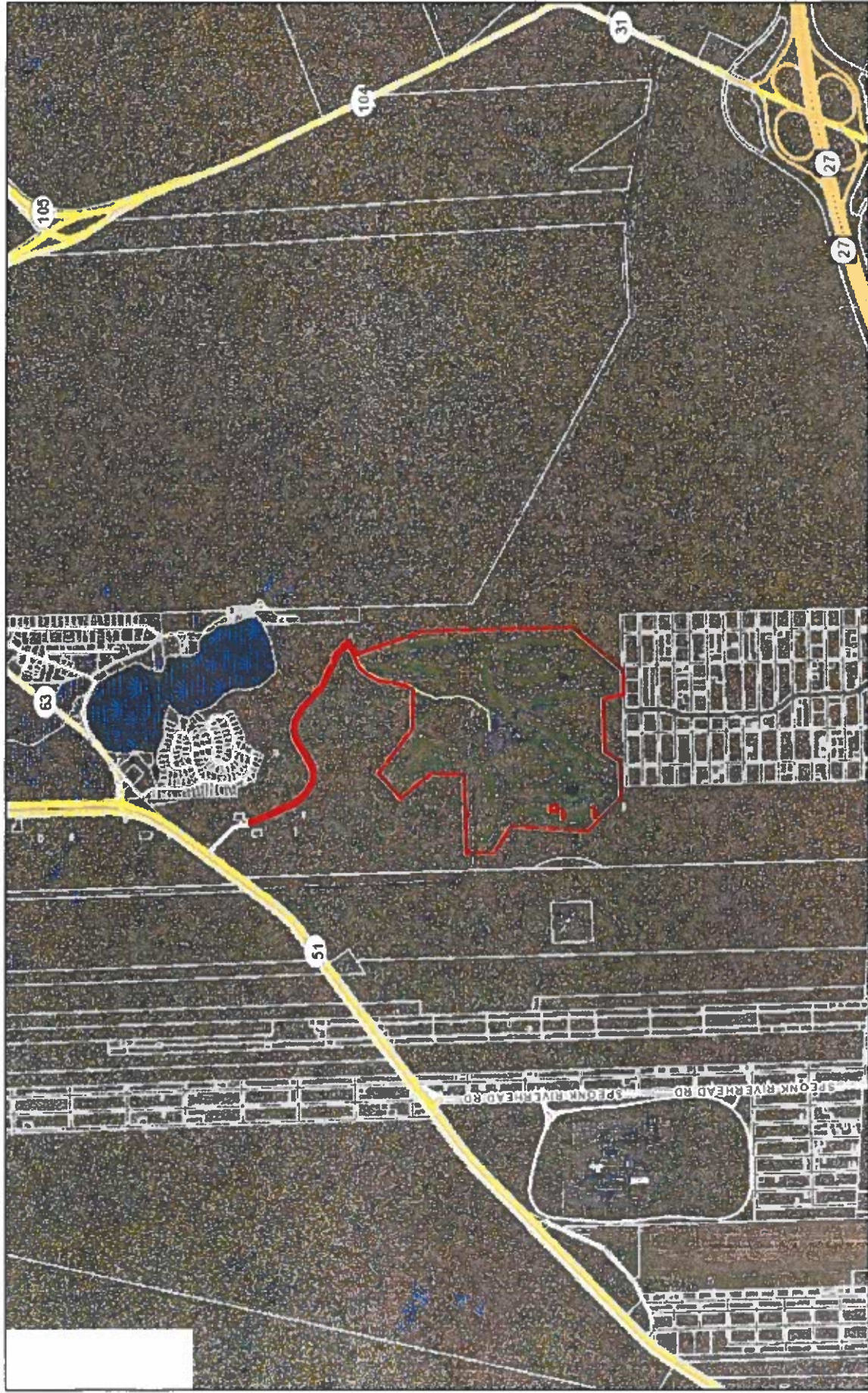
k. Is the project site in the 500 year Floodplain?  Yes  No

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: Magothy Aquifer \_\_\_\_\_



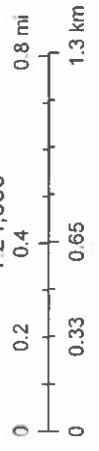


# Hampton Hills CC Location Map



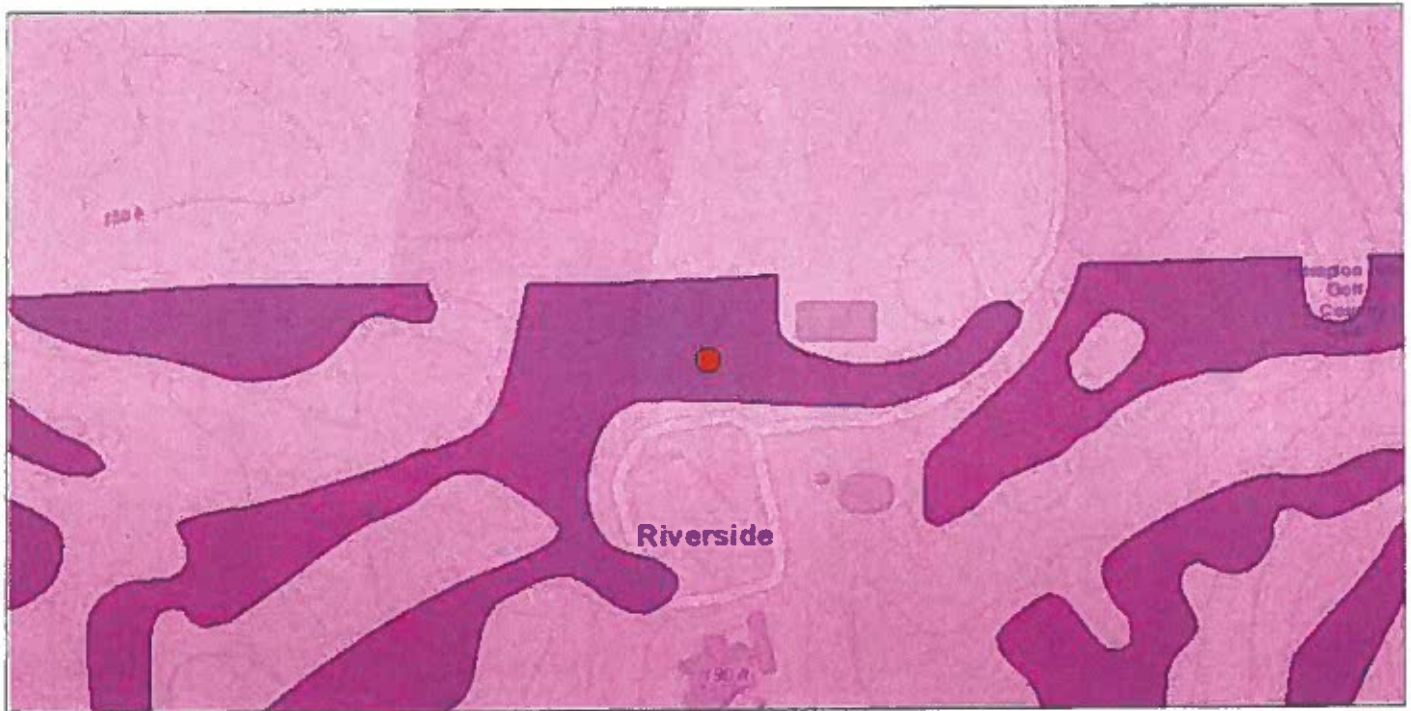
2/4/2026

1:24,833



- Tax Parcels
- State Routes
- State Routes
- Highway Ramp
- Collector Roads
- Trustee Maintained Roads
- Access / Private Roads
- Streets
- County Route
- Streets
- State Routes
- Streets
- Potential Trustee Roads
- Access
- Private

# Environmental Resource Mapper



The coordinates of the point you clicked on are:

UTM 18	Easting:	695681.1071198845	Northing:	4528253.187082422
Longitude/Latitude	Longitude:	-72.67750642004417	Latitude:	40.88199566456647

The approximate address of the point you clicked on is:  
Hampton Hills Golf CC Rd, Riverhead, New York, 11901

County: Suffolk  
Town: Southampton  
USGS Quad: RIVERHEAD

## Significant Natural Communities

Natural Community Name: Pitch pine-oak forest  
Location: undefined  
Significance: High Quality Occurrence of Rare Community Type

## Natural Communities in the Vicinity

Natural Community Name: Pitch pine-oak forest  
Location: Riverhead Pine Barrens  
Significance: High Quality Occurrence of Rare Community Type

Natural Community Name: Pitch pine-oak-heath woodland  
Location: Dwarf Pine Barrens  
Significance: High Quality Occurrence of Rare Community Type

## **Rare Plants and Rare Animals**

### **Base Flood Elevation Plus 72/75 Inches Sea-level Rise**

This area is projected to be inundated during a 100-year flood with 72/75 inches of sea-level rise.

If your project or action is within or near an area with a rare animal, a permit may be required if the species is listed as endangered or threatened and the department determines the action may be harmful to the species or its habitat.

If your project or action is within or near an area with rare plants and/or significant natural communities, the environmental impacts may need to be addressed.

The presence of a unique geological feature or landform near a project, unto itself, does not trigger a requirement for a NYS DEC permit. Readers are advised, however, that there is the chance that a unique feature may also show in another data layer (ie. a wetland) and thus be subject to permit jurisdiction.

Please refer to the "Need a Permit?" tab for permit information or other authorizations regarding these natural resources.

**Disclaimer:** If you are considering a project or action in, or near, a wetland or a stream, a NYS DEC permit may be required. The Environmental Resources Mapper does not show all natural resources which are regulated by NYS DEC, and for which permits from NYS DEC are required. For example, Regulated Tidal Wetlands, and Wild, Scenic, and Recreational Rivers, are currently not included on the maps.

Print Preview

RECEIVED

FEB 04 2026

Central Pine Barrens  
Joint Planning & Policy Commission

**OWNER'S AFFIDAVIT**

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

STATE OF New York )

)ss:

COUNTY OF Suffolk )

Hampton Hills Associates, being duly sworn, deposes  
(Owner's Name(s))

and says that I/we reside at County Rd. 31 Westhampton  
(Owner's Address)  
in the County of Suffolk,

State of New York, and that I/we am/are the owner in fee of the  
property located at 1000 Riverhead Moriches Rd. Northampton  
(Property Address)

which is also designated as Suffolk County Tax Map Number(s) 900-194-1-3

and that I/we have been the  
owner(s) of this property continuously since 1990, and that I/we  
(Date)

have authorized First Coastal Consulting Corporation to make a  
(Applicant's Name)

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

[Signature]  
(Owner's Signature)

[Signature]  
(2<sup>nd</sup> Owner's Signature)

Stanley Pine  
(Owner's Name - Please Print)

Barry Beil  
(2<sup>nd</sup> Owner's Name - Please Print)

11-3-2025  
(Date)

11-3-2025  
(Date)

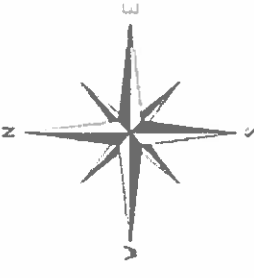
Sworn to before me this  
3<sup>rd</sup> day of November 2025

[Signature]  
(Notary Public)

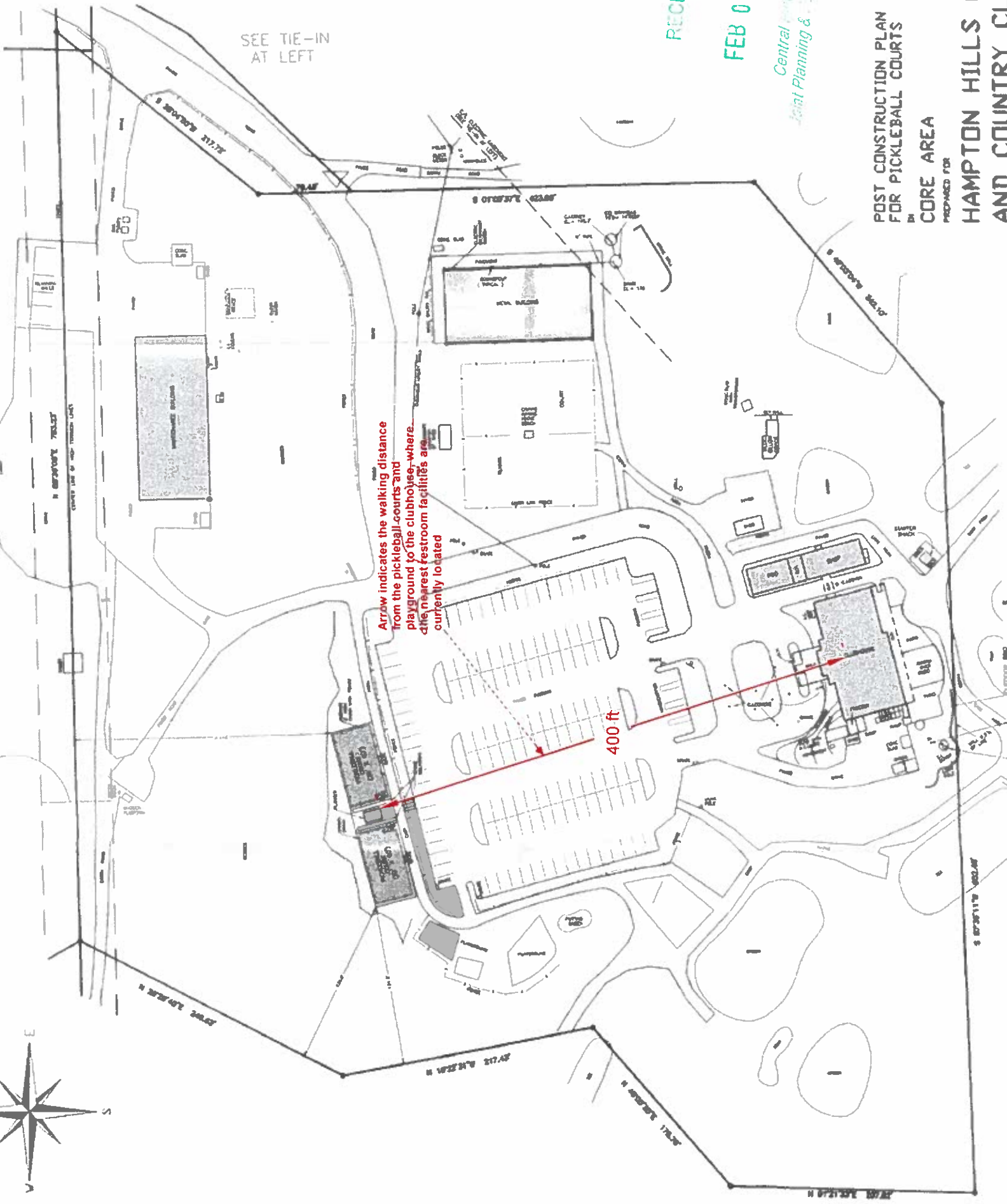
Sworn to before me this  
3<sup>rd</sup> day of November 2025

[Signature]  
(Notary Public)





400VAC  
LOADS  
POWER AUTHORITY  
CASEMENT



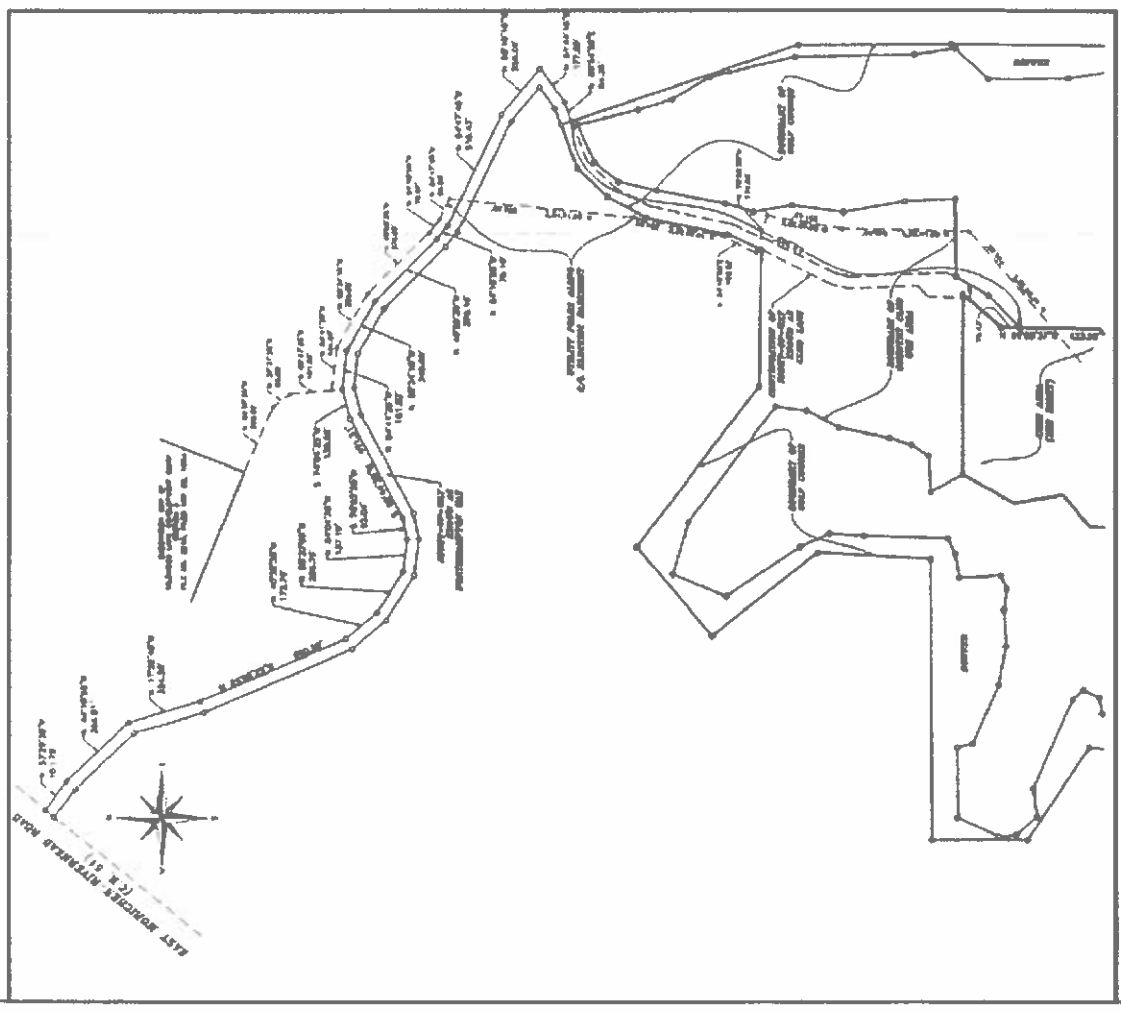
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Central Planning & Survey

# POST CONSTRUCTION PLAN FOR PICKLEBALL COURTS IN CORE AREA

## HAMPTON HILLS GOLF AND COUNTRY CLUB

SITUATE  
RIVERHEAD  
TOWN OF SOUTHAMPTON  
SUFFOLK COUNTY, N.Y.  
SCALE: 1" = 50'  
AREA = 12.705 ACRES  
TAX MAP NO. 990-1548-120-01-000



IE-IN DETAIL  
SCALE: 1" = 400'

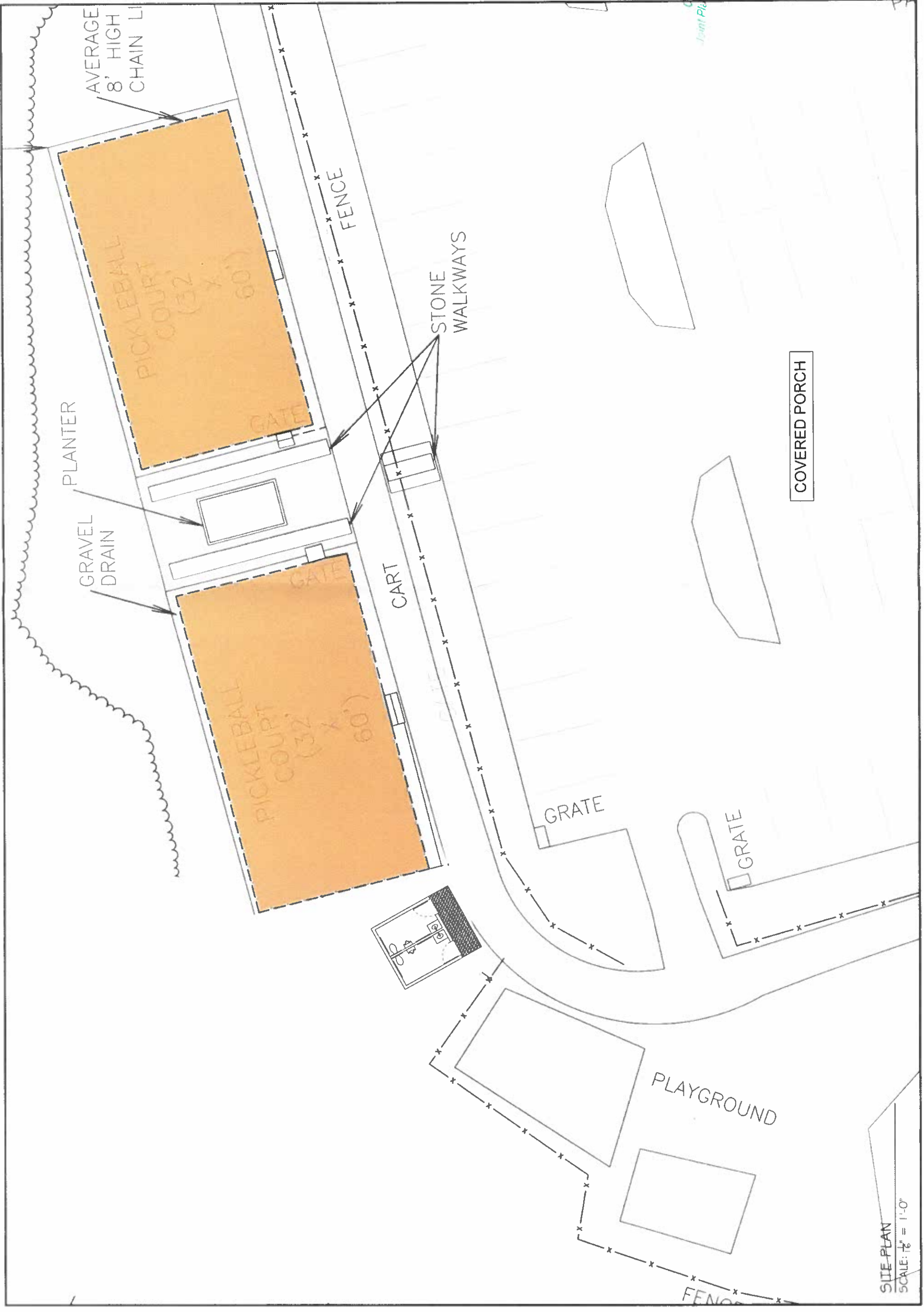
NOTY: GROUND FEATURES (TREES, TRAILS, FENCES AND CURB) SHOWN ARE LOCATED BY PHOTOGRAPHIC AERIAL PHOTOGRAPHS AND INTERFEROMETRIC FIELD SURVEY DATA. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

CONCRETE GRANITE SLAB, PAVED DRIVE AND TRUCK COURT SHOWN MEASURED JAN. 19, 2006. PLAYGROUND FEATURES, ELECTRIC INFRASTRUCTURE, PAVED DRIVE AND CURB SHOWN BY GROUND SURVEY, JULY 21, 2005.

PREPARED AUGUST 20, 2024

THE HAYDEN GROUP, P.C. & L.L.C.  
100 RIVERHEAD ROAD  
RIVERHEAD, NY 11901  
TEL: 609.261.1000

EXISTING SURVEY, LEADING TO THE CONSTRUCTION OF THE PICKLEBALL COURTS AND PLAYGROUND. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.



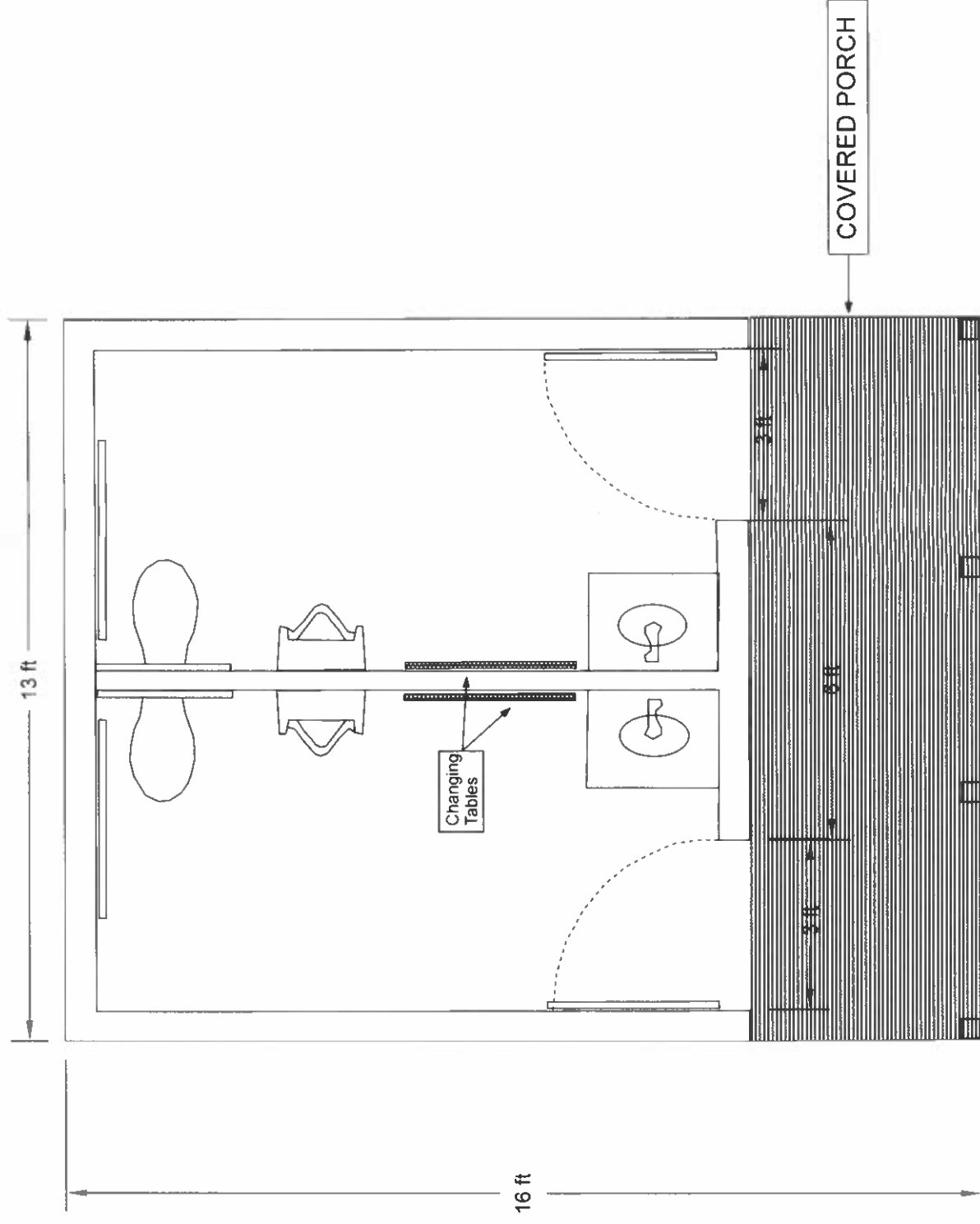
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FEB 04 2026

Central  
Joint Planning & Policy Institute

SITE PLAN  
SCALE: 1/8" = 1'-0"

**NOTES:**  
 1. THIS DRAWING IS FOR REGULATORY REVIEW ONLY



RECEIVED

FEB 04 2026

Central Pine Jarrens  
 Joint Planning & Policy Comm.

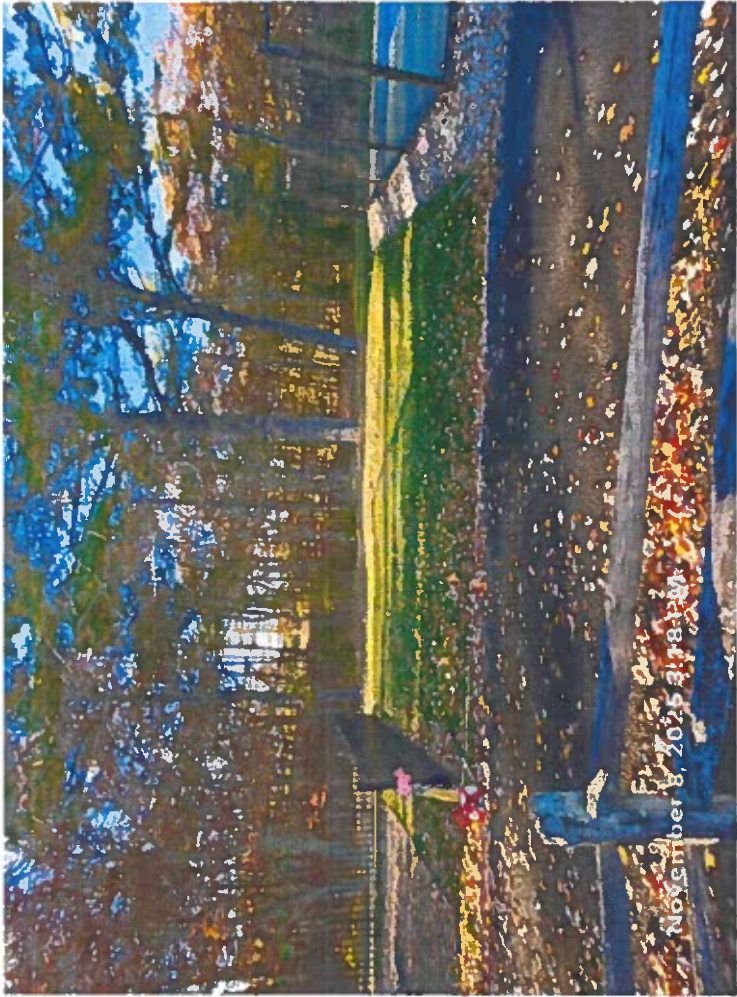
REVISIONS	DATE

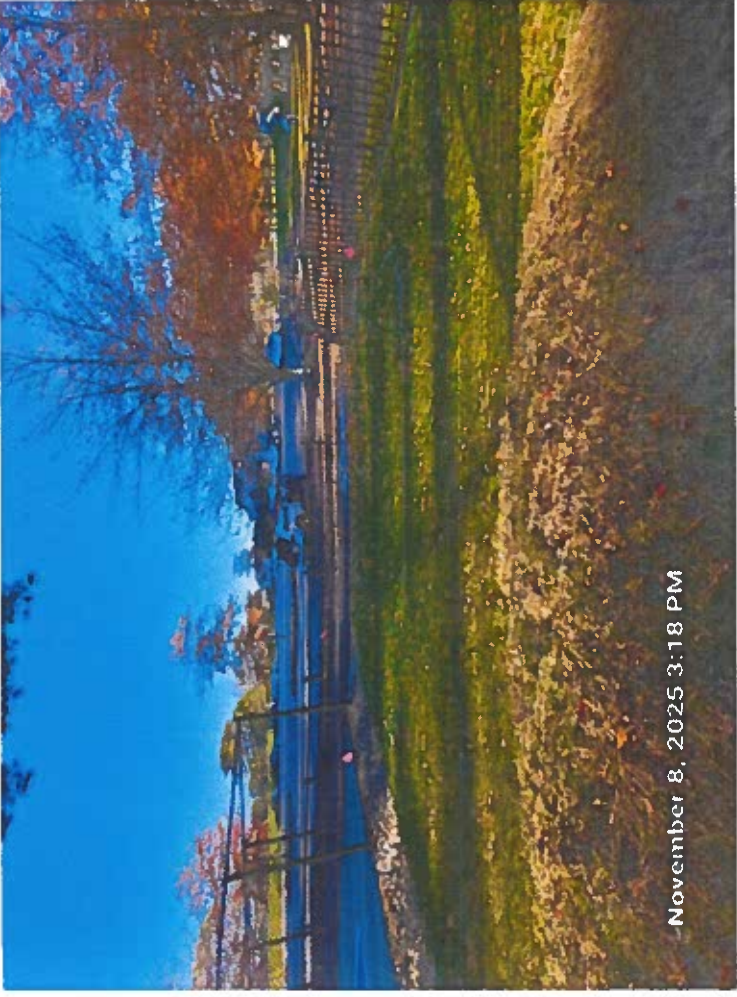
<b>FIRST</b> <small>2025/26</small> CORPORATION	PO Box 1212, 4 Arthur Street Westhampton Beach, N.Y. 11978 (631)288-2271; fax (631)288-8949
DRAWING NO. PHOTO SHEET DATE 1/14/2026	SCALE 3/8" = 1' DRAWN BY KLH SHEET NO. 1 OF 1

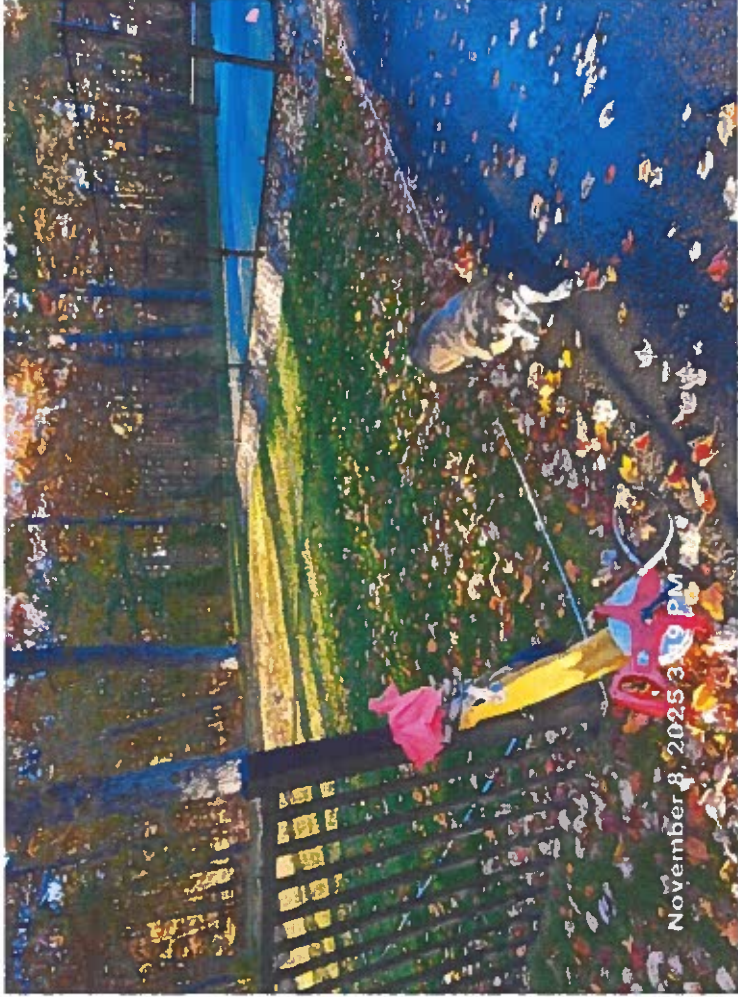
HAMPTON HILLS GOLF CLUB 1000 RIVERHEAD-MORICHES RD NORTHAMPTON, NY SCTM # 900-194-1-3
--



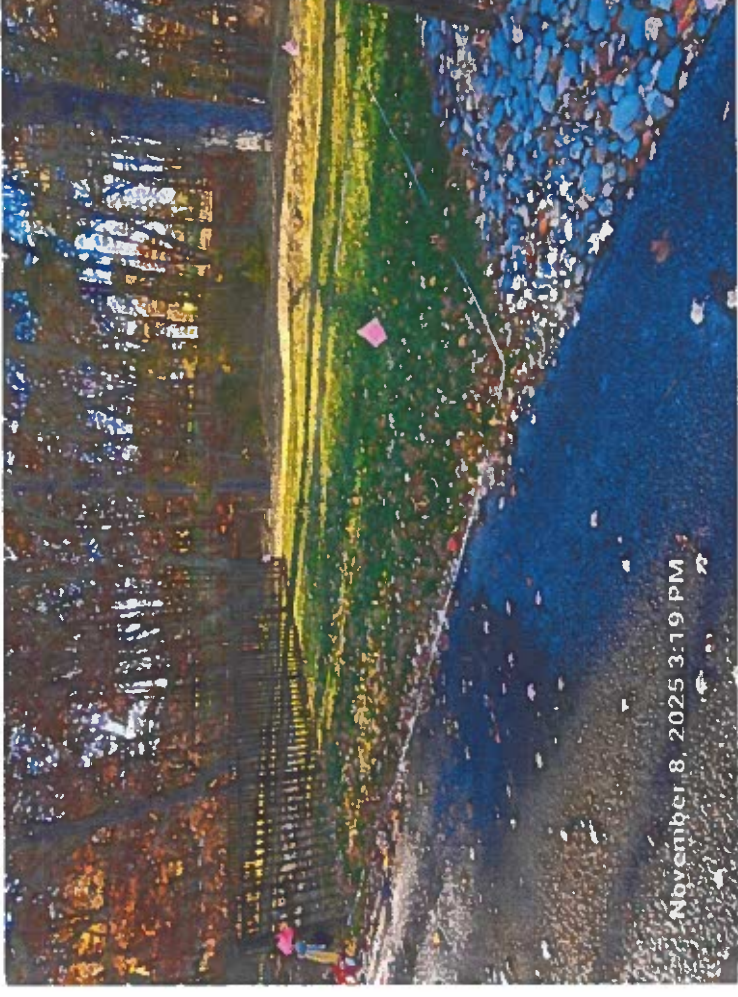
FACING NORTH FROM CART PATH



FACING SOUTH TOWARDS PARKING LOT



FACING NORTHEAST FROM CART PATH



FACING NORTHWEST FROM CART PATH

REVISIONS

FEB 04 2025

Central Pin  
Jest Planning & Paving

REVISIONS

DATE

P.O. Box 1212, 4 Arthur Street  
Westhampton Beach, N.Y. 11978  
(631)288-2271; fax (631)288-8949

**FIRST**  
*Coastal*  
CORPORATION

Drawing No. SANITATION SITE OPTION "A"  
Date 11/13/2025

SCALE

Drawn By JMF

Sheet No 1 OF 3

HAMPTON HILLS COUNTRY CLUB  
1000 RIVERHEAD MORICHES RD.,  
NORTHAMPTON, NY  
SCTM # 0900-194-1-3

ALL  
PHOTOGRAPHS  
TAKEN  
11/08/25