

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

C E N T R A L P I N E B A R R E N S
C O M M I S S I O N M E E T I N G

-----x

Hampton Hills Golf and
Country Club Restroom
Core Preservation Area Hardship

-----x

March 18, 2025

3:27 p.m.

One Independence Hill
Farmingville, New York

TRANSCRIPT OF PROCEEDINGS

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

A P P E A R A N C E S :

- RYAN P. McGARRY, Chairman, Governor's Representative
- MATTHEW CHARTERS, Riverhead Representative
- JANICE SCHERER, Southampton Representative
- DANIEL J. PANICO, Brookhaven Member
- JENNIFER JUENGST, Suffolk County Representative
- MICHELLE DI BRITA, Brookhaven Representative
- JULIE HARGRAVE, Joint Planning and Policy Manager
- JOHN C. MILAZZO, Commission Counsel
- ANGELA BROWN-WALTON, Administrative Assistant

1
2 MR. MILAZZO: Number 2.

3 MS. HARGRAVE: The project
4 description is a Core Area Hardship. This
5 site is in the Town of Southampton in the
6 Core Preservation Area in the Hamlet of
7 Northampton, between County Roads 31 and 51;
8 51 on the west side, 31 on the east side,
9 north of Sunrise Highway and south of
10 Wildwood Lake. The golf course property is
11 approximately 200 acres; it was built in the
12 1970's. It is an 18 hole private golf course
13 with a clubhouse, parking lot, and accessory
14 building in the CR 200 zoning district. More
15 recently at the property there were
16 Pickleball courts built in 2023 near the
17 parking on the grassy area.

18 Again, this proposal is to construct
19 a restroom building and install an innovative
20 alternative wastewater system under the
21 parking lot. The restroom on location is
22 adjacent to the parking lot in a low grass
23 area opposite the clubhouse between the
24 Pickleball court and playground. This is for
25 the users of the facility on the property to

1
2 have an accessible bathroom in that area,
3 since the clubhouse is more than 400 feet
4 away, and that poses some safety and other
5 concerns for the users of the facility.
6 There's no clearing of natural vegetation,
7 trees, or other shrubs for this project.

8 Just some more information on the
9 site. The property was subject of a
10 violation in 2015 where there was
11 construction of the golf cart storage
12 building. The applicant settled that with a
13 fine of \$75,000 and ordered re-vegetation in
14 the area on the golf course.

15 The study area that is shown in
16 Exhibit B, it shows you that most of the area
17 around the golf course is protected with open
18 space, 1,000 acres of natural open space
19 around that 40 residential community right
20 around Wildwood Lake in the Core. And then
21 other nearby facilities would be Suffolk
22 Community College to the west near Riverhead
23 Road and, again, Wildwood Lake and other
24 county parks to the north.

25 We referred the application and are

1
2 waiting for a response from the State
3 Preservation Office, and since this is in
4 Southampton, they will likely need a Town
5 Building permit. The hearing extension, the
6 decision deadline may be necessary to the
7 June 17th meeting, as it also falls between
8 meetings, unless the decision occurs before
9 then.

10 That's all I have. Thank you.

11 CHAIRMAN MCGARRY: Do we consider
12 this as development or nondevelopment?

13 MS. HARGRAVE: Well, this was the
14 subject of a determination. Recently the
15 Commission said it was development and
16 requires a hardship to be submitted.

17 MR. MILAZZO: I think you should
18 allow the applicant to make the presentation,
19 and based on the information provided, if in
20 hindsight, based on that record, this will
21 qualify as nondevelopment, the Commission can
22 make that determination. So, that would
23 inform the decision.

24 CHAIRMAN MCGARRY: Thank you. We
25 would like to hear from the applicant.

1
2 MR. TERCHUNIAN: Good afternoon. My
3 name is Aram Terchunian. I'm a coastal
4 geologist and environmental scientist with
5 First Coastal Corp here in New York.
6 Mr. Chairman, members of the Commission,
7 thank you for the opportunity to discuss the
8 Hampton Hills Golf Course very modest
9 restroom necessary to serve the Pickleball
10 courts and the children's playground.

11 This is approximately 400 square feet
12 within a 213 acre site to construct an
13 approximately 200 square foot restroom. This
14 site, with Wildwood Lake to the north and the
15 surrounding area is being preserved.

16 This is the section that shows the
17 distance of the parking lot between the
18 Pickleball court, playground, and the
19 clubhouse. In addition, because it is a golf
20 course, you have tee times during the day, so
21 the parking lot is quite large and busy on an
22 ongoing basis; so, this really creates a
23 dangerous situation for families who are
24 using the playground. The alternative is to
25 take the children across the parking lot or

1
2 leave some children unattended while taking
3 care of others. As well as the people using
4 the Pickleball court have to cross the
5 parking lot as well.

6 This is the arrangement of the
7 Pickleball courts, and the proposed restroom
8 is right here. This will be the playground
9 to the bottom and the Pickleball courts to
10 the top of the diagram.

11 This is the layout of the restroom.
12 I'll point out that based upon earlier staff
13 comments, we reduced the restrooms from three
14 units to two, and we changed the orientation
15 to move it as far as possible from the
16 underserved area. It's a little bit in the
17 grass area.

18 These are photographs of the site.
19 This one in the upper left you can see that
20 is the grass area, and that's where the
21 facility will go. These are just different
22 views of the same area. In the lower left
23 corner is the playground, and the upper
24 right, that photo, is the Pickleball court
25 and facility.

1
2 That's what we have. We would like
3 the Commission to agree that this was not a
4 development. In the event they don't, I
5 would submit that the hardship criteria as
6 outlined meets Article 57-0121(10). This
7 will not materially be detrimental or
8 injurious to other properties. The waiver is
9 fully consistent with the objectives in the
10 area, and this waiver is minimally necessary.
11 We have reduced the size and scope of the
12 restroom, based upon how much it is used.

13 I believe that's all I have to offer
14 this afternoon. I'll be pleased to answer
15 any questions.

16 MS. JUENGST: I have a question.
17 What does the wastewater consist of?

18 MR. TERCHUNIAN: The engineer has not
19 sized out our system yet. We are using
20 Suffolk County approved systems.

21 CHAIRMAN McGARRY: Seeing no other
22 questions, we thank you. We welcome any
23 members of the public who wish to be heard.

24 Seeing none, we have to close the
25 hearing. Make a motion.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MS. JUENGST: So moved.

MS. SCHERER: Second.

CHAIRMAN MCGARRY: The hearing is closed. We will vote upon a determination as to whether or not this constitutes development or not.

MR. MILAZZO: We can do that today or we can reread everything and do it at the next meeting. Whatever your pleasure.

CHAIRMAN MCGARRY: Thank you.

MR. MILAZZO: So, the applicant has provided information that is helpful. This is a project that is going to serve an existing population. So, it's not going to draw anybody into the site. These are people that are using this facility to golf, play Pickleball, they have children playing in the playground. This is to address a need. I don't think it will cause a material increase in intensity and use. It's a non-disturbance of any native vegetation. He is going to comply with Article 6, with the design of their septic system. It's the minimal relief necessary to address a public health issue in

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

that they need a bathroom there.

Given that there is no clearing, I think this could be deemed nondevelopment, based on other applications and matters that the Commission has seen in the past. If that is the will of the Commission to deem it nondevelopment, you can either pass a resolution, which is sort of circular and we can talk about why that is later. It doesn't really need to be nondevelopment. It's outside your jurisdiction, and then they can move forward, subject to getting all town approvals that are required and also any health department approvals.

This is different. Staff believes it maintains. On the next application which we will hear from the Town of Southampton for a facility, a similar type of recreational facility where they're clearing. So, there is a clearing element of native vegetation and expansion of a parking lot in the next application.

MS. SCHERER: I would move that we don't --

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. MILAZZO: You can just deem it
nondevelopment.

MS. SCHERER: Nondevelopment.

CHAIRMAN McGARRY: We have a motion.
Do we have a second?

MR. CHARTERS: I'll second.

CHAIRMAN McGARRY: All in favor of
approving?

(WHEREUPON, there was a unanimous
affirmative vote of the Board.)

CHAIRMAN McGARRY: Any opposed?
Hearing none, it is deemed nondevelopment.

MR. MILAZZO: With that, the hearing
is closed.

(Timed Ended: 3:40 p.m.)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

March 18, 2026

12

C E R T I F I C A T E

I, BETHANNE MENNONNA, a Notary Public within and for the State of New York do hereby certify that the foregoing is a true and accurate transcript of the proceedings, as taken stenographically by myself to the best of my ability, at the time and place aforementioned.

IN WITNESS WHEREOF, I have hereunto set my hand this 28th day of March, 2026.

BethAnne Mennonna

BETHANNE MENNONNA

\$	8:14 agree [1] - 8:3 allow [1] - 5:18 alternative [2] - 3:20, 6:24 ANGELA [1] - 2:12 answer [1] - 8:14 applicant [4] - 4:12, 5:18, 5:25, 9:12 application [3] - 4:25, 10:17, 10:23 applications [1] - 10:5 approvals [2] - 10:14, 10:15 approved [1] - 8:20 approving [1] - 11:9 Aram [1] - 6:3 area [12] - 3:17, 3:23, 4:2, 4:14, 4:15, 4:16, 6:15, 7:16, 7:17, 7:20, 7:22, 8:10 Area [3] - 1:7, 3:4, 3:6 arrangement [1] - 7:6 Article [2] - 8:6, 9:23 Assistant [1] - 2:12	1	D	1
\$75,000 [1] - 4:13	B	dangerous [1] - 6:23 DANIEL [1] - 2:7 deadline [1] - 5:6 decision [3] - 5:6, 5:8, 5:23 deem [2] - 10:7, 11:2 deemed [2] - 10:4, 11:13 department [1] - 10:15 description [1] - 3:4 design [1] - 9:23 determination [3] - 5:14, 5:22, 9:5 detrimental [1] - 8:7 development [4] - 5:12, 5:15, 8:4, 9:7 DI [1] - 2:9 diagram [1] - 7:10 different [2] - 7:21, 10:16 discuss [1] - 6:7 distance [1] - 6:17 district [1] - 3:14 disturbance [1] - 9:21 draw [1] - 9:16 during [1] - 6:20	G	
2	H	E	forward [1] - 10:13 fully [1] - 8:9	
2 [1] - 3:2 200 [3] - 3:11, 3:14, 6:13 2015 [1] - 4:10 2023 [1] - 3:16 2025 [1] - 1:9 2026 [1] - 12:13 213 [1] - 6:12 28th [1] - 12:13	based [5] - 5:19, 5:20, 7:12, 8:12, 10:5 basis [1] - 6:22 bathroom [2] - 4:2, 10:2 believes [1] - 10:16 best [1] - 12:10 BETHANNE [2] - 12:5, 12:17 between [4] - 3:7, 3:23, 5:7, 6:17 bit [1] - 7:16 Board [1] - 11:11 bottom [1] - 7:9 BRITA [1] - 2:9 Brookhaven [2] - 2:7, 2:9 BROWN [1] - 2:12 BROWN-WALTON [1] - 2:12 Building [1] - 5:5 building [3] - 3:14, 3:19, 4:12 built [2] - 3:11, 3:16 busy [1] - 6:21	east [1] - 3:8 either [1] - 10:8 element [1] - 10:21 Ended [1] - 11:16 engineer [1] - 8:18 environmental [1] - 6:4 event [1] - 8:4 Exhibit [1] - 4:16 existing [1] - 9:15 expansion [1] - 10:22 extension [1] - 5:5	H	
3	C	F	I	
31 [2] - 3:7, 3:8 3:27 [1] - 1:10 3:40 [1] - 11:16	care [1] - 7:3 cart [1] - 4:11 certify [1] - 12:7 Chairman [2] - 2:4,	facilities [1] - 4:21 facility [7] - 3:25, 4:5, 7:21, 7:25, 9:17, 10:19, 10:20 falls [1] - 5:7 families [1] - 6:23 far [1] - 7:15 Farmingville [1] - 1:12 favor [1] - 11:8 feet [2] - 4:3, 6:11 fine [1] - 4:13 First [1] - 6:5 foot [1] - 6:13 foregoing [1] - 12:7	Hamlet [1] - 3:6 Hampton [2] - 1:5, 6:8 hand [1] - 12:13 Hardship [2] - 1:7, 3:4 hardship [2] - 5:16, 8:5 HARGRAVE [3] - 2:10, 3:3, 5:13 health [2] - 9:25, 10:15 hear [1] - 5:25 heard [1] - 8:23 hearing [5] - 5:5, 8:25, 9:4, 11:13, 11:14 helpful [1] - 9:13 hereby [1] - 12:7 hereunto [1] - 12:12 Highway [1] - 3:9 Hill [1] - 1:11 Hills [2] - 1:5, 6:8 hindsight [1] - 5:20 hole [1] - 3:12	
4	J		J	
40 [1] - 4:19 400 [2] - 4:3, 6:11			JANICE [1] - 2:6 JENNIFER [1] - 2:8	
5				
51 [2] - 3:7, 3:8 57-0121(10) [1] - 8:6				
6				
6 [1] - 9:23				
A				
ability [1] - 12:10 accessible [1] - 4:2 accessory [1] - 3:13 accurate [1] - 12:8 acre [1] - 6:12 acres [2] - 3:11, 4:18 addition [1] - 6:19 address [2] - 9:19, 9:25 adjacent [1] - 3:22 Administrative [1] - 2:12 mentioned [1] - 12:11 afternoon [2] - 6:2,				

<p>JOHN [1] - 2:11 Joint [1] - 2:10 JUENGST [3] - 2:8, 8:16, 9:2 JULIE [1] - 2:10 June [1] - 5:7 jurisdiction [1] - 10:12</p>	N	<p>people [2] - 7:3, 9:16 permit [1] - 5:5 photo [1] - 7:24 photographs [1] - 7:18 Pickleball [9] - 3:16, 3:24, 6:9, 6:18, 7:4, 7:7, 7:9, 7:24, 9:18 place [1] - 12:10 Planning [1] - 2:10 play [1] - 9:17 playground [7] - 3:24, 6:10, 6:18, 6:24, 7:8, 7:23, 9:19 playing [1] - 9:18 pleased [1] - 8:14 pleasure [1] - 9:10 point [1] - 7:12 Policy [1] - 2:10 population [1] - 9:15 poses [1] - 4:4 possible [1] - 7:15 presentation [1] - 5:18 Preservation [3] - 1:7, 3:6, 5:3 preserved [1] - 6:15 private [1] - 3:12 proceedings [1] - 12:8 PROCEEDINGS [1] - 1:21 project [3] - 3:3, 4:7, 9:14 properties [1] - 8:8 property [4] - 3:10, 3:15, 3:25, 4:9 proposal [1] - 3:18 proposed [1] - 7:7 protected [1] - 4:17 provided [2] - 5:19, 9:13 Public [1] - 12:5 public [2] - 8:23, 9:25</p>	<p>recreational [1] - 10:19 reduced [2] - 7:13, 8:11 referred [1] - 4:25 relief [1] - 9:24 Representative [5] - 2:4, 2:5, 2:6, 2:8, 2:9 required [1] - 10:14 requires [1] - 5:16 reread [1] - 9:9 residential [1] - 4:19 resolution [1] - 10:9 response [1] - 5:2 restroom [7] - 3:19, 3:21, 6:9, 6:13, 7:7, 7:11, 8:12 Restroom [1] - 1:6 restrooms [1] - 7:13 Riverhead [2] - 2:5, 4:22 Road [1] - 4:23 Roads [1] - 3:7 RYAN [1] - 2:4</p>	<p>stenographically [1] - 12:9 storage [1] - 4:11 study [1] - 4:15 subject [3] - 4:9, 5:14, 10:13 submit [1] - 8:5 submitted [1] - 5:16 Suffolk [3] - 2:8, 4:21, 8:20 Sunrise [1] - 3:9 surrounding [1] - 6:15 system [3] - 3:20, 8:19, 9:24 systems [1] - 8:20</p>
L	<p>name [1] - 6:3 native [2] - 9:22, 10:21 natural [2] - 4:6, 4:18 near [3] - 3:16, 4:22, 10:18 nearby [1] - 4:21 necessary [4] - 5:6, 6:9, 8:10, 9:25 need [4] - 5:4, 9:19, 10:2, 10:11 New [3] - 1:12, 6:5, 12:6 next [3] - 9:10, 10:17, 10:22 non [1] - 9:21 non-disturbance [1] - 9:21 nondevelopment [8] - 5:12, 5:21, 10:4, 10:8, 10:11, 11:3, 11:4, 11:13 none [2] - 8:24, 11:13 north [3] - 3:9, 4:24, 6:14 Northampton [1] - 3:7 Notary [1] - 12:5 number [1] - 3:2</p>	S	<p style="text-align: center;">T</p> <p>tee [1] - 6:20 TERCHUNIAN [2] - 6:2, 8:18 Terchunian [1] - 6:3 three [1] - 7:13 Timed [1] - 11:16 today [1] - 9:8 top [1] - 7:10 town [1] - 10:13 Town [3] - 3:5, 5:4, 10:18 TRANSCRIPT [1] - 1:21 transcript [1] - 12:8 trees [1] - 4:7 true [1] - 12:7 two [1] - 7:14 type [1] - 10:19</p>	
<p>Lake [4] - 3:10, 4:20, 4:23, 6:14 large [1] - 6:21 layout [1] - 7:11 leave [1] - 7:2 left [2] - 7:19, 7:22 likely [1] - 5:4 location [1] - 3:21 low [1] - 3:22 lower [1] - 7:22</p>	O	<p>safety [1] - 4:4 SCHERER [4] - 2:6, 9:3, 10:24, 11:4 scientist [1] - 6:4 scope [1] - 8:11 second [3] - 9:3, 11:6, 11:7 section [1] - 6:16 see [1] - 7:19 seeing [2] - 8:21, 8:24 septic [1] - 9:24 serve [2] - 6:9, 9:14 set [1] - 12:13 settled [1] - 4:12 shown [1] - 4:15 shows [2] - 4:16, 6:16 shrubs [1] - 4:7 side [2] - 3:8 similar [1] - 10:19 site [6] - 3:5, 4:9, 6:12, 6:14, 7:18, 9:16 situation [1] - 6:23 size [1] - 8:11 sized [1] - 8:19 sort [1] - 10:9 south [1] - 3:9 Southampton [4] - 2:6, 3:5, 5:4, 10:18 space [2] - 4:18 square [2] - 6:11, 6:13 staff [2] - 7:12, 10:16 State [2] - 5:2, 12:6</p>	<p style="text-align: center;">U</p> <p>unanimous [1] - 11:10 unattended [1] - 7:2 under [1] - 3:20 underserved [1] - 7:16 units [1] - 7:14 unless [1] - 5:8 upper [2] - 7:19, 7:23 users [2] - 3:25, 4:5</p>	
<p style="text-align: center;">M</p> <p>maintains [1] - 10:17 Manager [1] - 2:10 March [2] - 1:9, 12:13 material [1] - 9:20 materially [1] - 8:7 matters [1] - 10:5 MATTHEW [1] - 2:5 McGARRY [9] - 2:4, 5:11, 5:24, 8:21, 9:4, 9:11, 11:5, 11:8, 11:12 meeting [2] - 5:7, 9:10 meetings [1] - 5:8 meets [1] - 8:6 Member [1] - 2:7 members [2] - 6:6, 8:23 MENNONNA [2] - 12:5, 12:17 MICHELLE [1] - 2:9 MILAZZO [7] - 2:11, 3:2, 5:17, 9:8, 9:12, 11:2, 11:14 minimal [1] - 9:24 minimally [1] - 8:10 modest [1] - 6:8 most [1] - 4:16 motion [2] - 8:25, 11:5 move [3] - 7:15, 10:13, 10:24 moved [1] - 9:2 MR [9] - 3:2, 5:17, 6:2, 8:18, 9:8, 9:12, 11:2, 11:7, 11:14 MS [7] - 3:3, 5:13, 8:16, 9:2, 9:3, 10:24, 11:4</p>	<p style="text-align: center;">P</p> <p>p.m [2] - 1:10, 11:16 PANICO [1] - 2:7 parking [9] - 3:13, 3:17, 3:21, 3:22, 6:17, 6:21, 6:25, 7:5, 10:22 parks [1] - 4:24 pass [1] - 10:8 past [1] - 10:6</p>	Q	<p style="text-align: center;">V</p> <p>vegetation [4] - 4:6, 4:13, 9:22, 10:21 views [1] - 7:22 violation [1] - 4:10 vote [2] - 9:5, 11:11</p>	
<p style="text-align: center;">M</p>	<p style="text-align: center;">P</p>	Q	<p style="text-align: center;">W</p> <p>waiting [1] - 5:2 waiver [2] - 8:8, 8:10</p>	
<p>ELITE REPORTING, INC. - (516) 795-0910 *** (516) 458-8773</p>				

WALTON [1] - 2:12 wastewater [2] - 3:20, 8:17 welcome [1] - 8:22 west [2] - 3:8, 4:22 WHEREOF [1] - 12:12 WHEREUPON [1] - 11:10 Wildwood [4] - 3:10, 4:20, 4:23, 6:14 wish [1] - 8:23 WITNESS [1] - 12:12
Y
York [3] - 1:12, 6:5, 12:6
Z
zoning [1] - 3:14