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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

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Hampton West Town Park  
Core Preservation Area Hardship

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March 18, 2025  
3:41 p.m.  
One Independence Hill  
Farmingville, New York

TRANSCRIPT OF PROCEEDINGS

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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: The third and final is  
3 Hampton Park, the Town of Southampton. We'll  
4 have Ms. Hargrave give us some background.

5 MS. HARGRAVE: Thank you. The  
6 Commission has the staff report; it is also  
7 online for the public. The Sunrise  
8 Commission needs a Core Preservation Hardship  
9 application for the Town of Southampton for  
10 the project. This is in the Hamlet of  
11 Westhampton in the Town of Southampton at the  
12 west end of Stewart Avenue. The property is  
13 in the CR 200 zoning district. The site is a  
14 recreational park, and is a 17 acre property  
15 with approximately nine acres developed with  
16 recreational facility that involves a sports  
17 court, tennis court, football court,  
18 basketball field, and soccer field on the  
19 north side of the site.

20 If you look at Exhibit A, you'll see  
21 that's Stewart Avenue. This is the western  
22 end of Stewart Avenue. The site is adjacent  
23 on the north and west side of more than 1,500  
24 acres of Pine Barrens open space, and other  
25 Pine Barrens habitat.

1  
2 The proposal will involve clearing of  
3 approximately 4,000 square feet of natural  
4 vegetation to expand the parking lot and  
5 reconstruct the sports court. There is also  
6 construction of a 336 square foot bathroom  
7 building on site. The parking lot will have  
8 a total of 70 parking spaces, and there is a  
9 native plant restoration, including  
10 vegetation. The project is to reunite the  
11 area habitat and remove 17,860 square feet in  
12 the rear of the sports courts.

13 We're waiting for a response from the  
14 State Preservation Office. This may also  
15 need to be extended to June 17th, as the  
16 deadline falls between meetings in May and  
17 June.

18 So, going through the exhibits. The  
19 aerial of the site where you can see the  
20 housing and residential community on the east  
21 and south side is Exhibit A, and the west and  
22 north side of the park and natural open  
23 space.

24 Exhibit B has photographs of the  
25 site. The area of the restroom is where that

1  
2 tree is on the lower right side of the  
3 photograph. I understand the Town will be  
4 willing to shift the building slightly to  
5 avoid that tree next to the ball field.

6 The site plan in Exhibit C shows the  
7 existing conditions and the proposal of the  
8 re-vegetation behind the Pickleball courts.

9 And the study area map, which really  
10 this is the heart of the study area and  
11 remaining area around it, other than the  
12 community, residential community is all open  
13 space. And the letter from the Town of  
14 Southampton on the history of the park and  
15 that the need for the project is just to  
16 serve the recreational use for residents of  
17 the western end of the town.

18 That's all I have. Thank you.

19 CHAIRMAN McGARRY: Thank you. I'll  
20 invite the applicant to come address the  
21 board. Thank you.

22 MS. GLEASON: Good afternoon. I'm  
23 Ashley Gleason on behalf of the Town. With  
24 me I have Kristen Doulos, Director of the  
25 Parks Department, along with Derryl Baumer

1  
2 who is Assistant Director of the Parks  
3 Department.

4 So, the request is for an area  
5 hardship to clear approximately 4,000 square  
6 feet of existing natural vegetation, in order  
7 to reconfigure the existing sports courts,  
8 formalize the parking. By way of background,  
9 the parcel is 17.7 acres. It was constructed  
10 during the late 70's, early 80's. So, the  
11 clearing at this time is pre-existing and  
12 nonconforming -- pre-existing nonconforming.  
13 Presently it is the only Town owned active  
14 recreation park that services the communities  
15 of Westhampton, Remsenburg, Speonk, and  
16 Eastport.

17 Again, they are requesting a hardship  
18 for public need, the clearing of 4,356 square  
19 feet of vegetation. Outside of the windows,  
20 the back windows, we are proposing to  
21 reconstruct the sports courts and formalize  
22 the parking, expand parking, and install a  
23 new comfort station and a new septic system.  
24 As part of the project, they are proposing to  
25 mitigate the proposed clearing by

1  
2 re-vegetating 17,000 square feet at a ratio  
3 of 4:1.

4 As you see, the existing conditions  
5 of the sports courts are in poor shape and  
6 pose a safety hazard for people using these  
7 courts. That is part of the reason the Town  
8 is looking to proceed with the redevelopment  
9 of the site.

10 My presentation was to raise the  
11 compelling public need criteria. We do have  
12 significant community support, as this,  
13 again, is the only active recreational park  
14 that serves those four hamlets, other than,  
15 obviously, the schools, which are not really  
16 public for safety reasons.

17 We do have a letter of support that  
18 we gave to the Commission. Again, based on  
19 the 2003 Southampton Recreational Plan, the  
20 Town did a baseline analysis on the  
21 recreational needs for the community, and  
22 pursuant to the National Parks  
23 recommendations and guidelines, the Town is  
24 significantly underserved with respect to  
25 active recreation.

1  
2 Under those guidelines, the  
3 Westhampton and Remsenburg communities  
4 require a minimum of seven tennis courts,  
5 seven basketball courts, and 18 acres of  
6 devoted fields for games such as soccer and  
7 baseball to meet the level of service  
8 outlined by the National Park Service. This  
9 does not include the population increase that  
10 we experienced between 2010 and 2020. So,  
11 while the proposed refurbishment does not  
12 reduce public need, it does enhance it. The  
13 Town did obtain a grant from the New York  
14 Parks and Recreation Core Preservation Office  
15 to the facility.

16 So again, as part of our application,  
17 we are proposing to move the basketball  
18 courts on the south side of the parcel, which  
19 is highlighted in green. That area will be  
20 re-vegetated, as shown in your staff report.  
21 This will provide a 4:1 ratio of vegetation  
22 to clearing that's proposed, and it does  
23 provide an additional buffer screening to  
24 those parcels to the south of the park.

25 In addition to the re-vegetation, the

1  
2 Town is also planning to provide parking  
3 islands for water runoff. And we will  
4 continue to commit to maintaining all  
5 existing fields as they are currently in the  
6 moment.

7 I know that there has been some  
8 concern with respect to the long-eared bat.  
9 In our previous discussions with the Fish and  
10 Wildlife Service, with respect to  
11 preservation of habitat of LEB, we have done  
12 a query of habitat in the area within three  
13 miles of this facility. The Town is going to  
14 preserve 10,000 acres of open space, included  
15 in the LEB habitat. So, we feel this is  
16 going to alter the concerns that they have.  
17 That 10,000 acres, over 50 percent of the  
18 total is wetland area.

19 As Ms. Hargrave indicated, the Town  
20 is willing to shift the proposed comfort  
21 station, in order to preserve the tree that  
22 is on the basketball diamond, and the  
23 proposed IA septic system within that  
24 facility.

25 Do you have any questions for me? Do

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you have questions for the Parks Department?

CHAIRMAN McGARRY: Seeing no questions from the Board, I don't have any. Does anyone from the public wish to be heard?

Seeing none, can I get a motion to close and reserve?

MS. JUENGST: Make a motion to close.

CHAIRMAN McGARRY: Motion by Jennifer, second by supervisor. All in favor.

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

CHAIRMAN McGARRY: Any opposed?

MR. MILAZZO: Janice recused herself.

CHAIRMAN McGARRY: One recusal.

Seeing none, we will open it for public comment once more.

(Time Ended: 3:54 p.m.)

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March 18, 2026

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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

<b>1</b>	2:12 aerial [1] - 4:19 aforementioned [1] - 11:11 afternoon [1] - 5:22 alter [1] - 9:16 analysis [1] - 7:20 ANGELA [1] - 2:12 applicant [1] - 5:20 application [2] - 3:9, 8:16	10:16 Chairman [1] - 2:4 CHARTERS [1] - 2:5 clear [1] - 6:5 clearing [5] - 4:2, 6:11, 6:18, 6:25, 8:22 close [2] - 10:7, 10:8 comfort [2] - 6:23, 9:20 comment [1] - 10:18 Commission [4] - 2:11, 3:6, 3:8, 7:18 commit [1] - 9:4 communities [2] - 6:14, 8:3 community [5] - 4:20, 5:12, 7:12, 7:21 compelling [1] - 7:11 concern [1] - 9:8 concerns [1] - 9:16 conditions [2] - 5:7, 7:4 constructed [1] - 6:9 construction [1] - 4:6 continue [1] - 9:4 Core [3] - 1:6, 3:8, 8:14 Counsel [1] - 2:11 County [1] - 2:8 court [4] - 3:17, 4:5 courts [9] - 4:12, 5:8, 6:7, 6:21, 7:5, 7:7, 8:4, 8:5, 8:18 CR [1] - 3:13 criteria [1] - 7:11	Eastport [1] - 6:16 end [3] - 3:12, 3:22, 5:17 Ended [1] - 10:19 enhance [1] - 8:12 Exhibit [4] - 3:20, 4:21, 4:24, 5:6 exhibits [1] - 4:18 existing [7] - 5:7, 6:6, 6:7, 6:11, 6:12, 7:4, 9:5 expand [2] - 4:4, 6:22 experienced [1] - 8:10 extended [1] - 4:15	Hargrave [2] - 3:4, 9:19 hazard [1] - 7:6 heard [1] - 10:5 heart [1] - 5:10 hereby [1] - 11:7 hereunto [1] - 11:12 herself [1] - 10:15 highlighted [1] - 8:19 Hill [1] - 1:10 history [1] - 5:14 housing [1] - 4:20
<b>2</b>	Area [1] - 1:6 area [9] - 4:11, 4:25, 5:9, 5:10, 5:11, 6:4, 8:19, 9:12, 9:18 Ashley [1] - 5:23 Assistant [2] - 2:12, 6:2 Avenue [3] - 3:12, 3:21, 3:22 avoid [1] - 5:5			<b>I</b>
<b>3</b>	<b>B</b>		<b>F</b>	IA [1] - 9:23 IN [1] - 11:12 include [1] - 8:9 included [1] - 9:14 including [1] - 4:9 increase [1] - 8:9 Independence [1] - 1:10 indicated [1] - 9:19 install [1] - 6:22 invite [1] - 5:20 involve [1] - 4:2 involves [1] - 3:16 islands [1] - 9:3
336 [1] - 4:6 3:41 [1] - 1:9 3:54 [1] - 10:19	background [2] - 3:4, 6:8 ball [1] - 5:5 Barrens [2] - 3:24, 3:25 baseball [1] - 8:7 based [1] - 7:18 baseline [1] - 7:20 basketball [4] - 3:18, 8:5, 8:17, 9:22 bat [1] - 9:8 bathroom [1] - 4:6 Baumer [1] - 5:25 behalf [1] - 5:23 behind [1] - 5:8 best [1] - 11:10 BETHANNE [2] - 11:5, 11:17 between [2] - 4:16, 8:10 Board [2] - 10:4, 10:13 board [1] - 5:21 BRITA [1] - 2:9 Brookhaven [2] - 2:7, 2:9 BROWN [1] - 2:12 BROWN-WALTON [1] - 2:12 buffer [1] - 8:23 building [2] - 4:7, 5:4		facility [4] - 3:16, 8:15, 9:13, 9:24 falls [1] - 4:16 Farmingville [1] - 1:10 favor [1] - 10:11 feet [5] - 4:3, 4:11, 6:6, 6:19, 7:2 field [3] - 3:18, 5:5 fields [2] - 8:6, 9:5 final [1] - 3:2 Fish [1] - 9:9 foot [1] - 4:6 football [1] - 3:17 foregoing [1] - 11:7 formalize [2] - 6:8, 6:21 four [1] - 7:14	<b>J</b>
<b>4</b>				JANICE [1] - 2:6 Janice [1] - 10:15 JENNIFER [1] - 2:8 Jennifer [1] - 10:10 JOHN [1] - 2:11 Joint [1] - 2:10 JUENGST [2] - 2:8, 10:8 JULIE [1] - 2:10 June [2] - 4:15, 4:17
4,000 [2] - 4:3, 6:5 4,356 [1] - 6:18 4:1 [2] - 7:3, 8:21			<b>G</b>	<b>K</b>
<b>5</b>			games [1] - 8:6 GLEASON [1] - 5:22 Gleason [1] - 5:23 Governor's [1] - 2:4 grant [1] - 8:13 green [1] - 8:19 guidelines [2] - 7:23, 8:2	Kristen [1] - 5:24
50 [1] - 9:17				<b>L</b>
<b>7</b>		<b>D</b>	<b>H</b>	late [1] - 6:10 LEB [2] - 9:11, 9:15 letter [2] - 5:13, 7:17 level [1] - 8:7 long-eared [1] - 9:8 look [1] - 3:20 looking [1] - 7:8 lower [1] - 5:2
70 [1] - 4:8 70's [1] - 6:10		DANIEL [1] - 2:7 deadline [1] - 4:16 Department [3] - 5:25, 6:3, 10:2 Derryl [1] - 5:25 developed [1] - 3:15 devoted [1] - 8:6 DI [1] - 2:9 diamond [1] - 9:22 Director [2] - 5:24, 6:2 discussions [1] - 9:9 district [1] - 3:13 done [1] - 9:11 Doulos [1] - 5:24 during [1] - 6:10	habitat [5] - 3:25, 4:11, 9:11, 9:12, 9:15 Hamlet [1] - 3:10 hamlets [1] - 7:14 Hampton [2] - 1:5, 3:3 hand [1] - 11:13 hardship [2] - 6:5, 6:17 Hardship [2] - 1:6, 3:8 HARGRAVE [2] - 2:10, 3:5	
<b>8</b>	<b>C</b>			
80's [1] - 6:10	certify [1] - 11:7 CHAIRMAN [5] - 5:19, 10:3, 10:9, 10:14,	<b>E</b>		
<b>A</b>		eared [1] - 9:8 early [1] - 6:10 east [1] - 4:20		
ability [1] - 11:10 accurate [1] - 11:8 acre [1] - 3:14 acres [6] - 3:15, 3:24, 6:9, 8:5, 9:14, 9:17 active [3] - 6:13, 7:13, 7:25 addition [1] - 8:25 additional [1] - 8:23 address [1] - 5:20 adjacent [1] - 3:22 Administrative [1] -				

<b>M</b>	5:12, 9:14, 10:17 <b>opposed</b> [1] - 10:14 <b>order</b> [2] - 6:6, 9:21 <b>outlined</b> [1] - 8:8 <b>outside</b> [1] - 6:19 <b>owned</b> [1] - 6:13	<b>proposal</b> [2] - 4:2, 5:7 <b>proposed</b> [5] - 6:25, 8:11, 8:22, 9:20, 9:23 <b>proposing</b> [3] - 6:20, 6:24, 8:17 <b>provide</b> [3] - 8:21, 8:23, 9:2 <b>public</b> [7] - 3:7, 6:18, 7:11, 7:16, 8:12, 10:5, 10:18 <b>Public</b> [1] - 11:5 <b>pursuant</b> [1] - 7:22	2:4, 2:5, 2:6, 2:8, 2:9 <b>request</b> [1] - 6:4 <b>requesting</b> [1] - 6:17 <b>require</b> [1] - 8:4 <b>reserve</b> [1] - 10:7 <b>residential</b> [2] - 4:20, 5:12 <b>residents</b> [1] - 5:16 <b>respect</b> [3] - 7:24, 9:8, 9:10 <b>response</b> [1] - 4:13 <b>restoration</b> [1] - 4:9 <b>restroom</b> [1] - 4:25 <b>reunite</b> [1] - 4:10 <b>Riverhead</b> [1] - 2:5 <b>runoff</b> [1] - 9:3 <b>RYAN</b> [1] - 2:4	2 <b>sports</b> [6] - 3:16, 4:5, 4:12, 6:7, 6:21, 7:5 <b>square</b> [6] - 4:3, 4:6, 4:11, 6:5, 6:18, 7:2 <b>staff</b> [2] - 3:6, 8:20 <b>State</b> [2] - 4:14, 11:6 <b>station</b> [2] - 6:23, 9:21 <b>stenographically</b> [1] - 11:9 <b>Stewart</b> [3] - 3:12, 3:21, 3:22 <b>study</b> [2] - 5:9, 5:10 <b>Suffolk</b> [1] - 2:8 <b>Sunrise</b> [1] - 3:7 <b>supervisor</b> [1] - 10:10 <b>support</b> [2] - 7:12, 7:17 <b>system</b> [2] - 6:23, 9:23	
<b>N</b>	<b>P</b>	<b>Q</b>	<b>S</b>	<b>T</b>	
<b>maintaining</b> [1] - 9:4 <b>Manager</b> [1] - 2:10 <b>map</b> [1] - 5:9 <b>March</b> [2] - 1:8, 11:13 <b>MATTHEW</b> [1] - 2:5 <b>McGARRY</b> [6] - 2:4, 5:19, 10:3, 10:9, 10:14, 10:16 <b>meet</b> [1] - 8:7 <b>meetings</b> [1] - 4:16 <b>Member</b> [1] - 2:7 <b>MENNONNA</b> [2] - 11:5, 11:17 <b>MICHELLE</b> [1] - 2:9 <b>MILAZZO</b> [3] - 2:11, 3:2, 10:15 <b>miles</b> [1] - 9:13 <b>minimum</b> [1] - 8:4 <b>mitigate</b> [1] - 6:25 <b>moment</b> [1] - 9:6 <b>motion</b> [3] - 10:6, 10:8, 10:9 <b>move</b> [1] - 8:17 <b>MR</b> [2] - 3:2, 10:15 <b>MS</b> [3] - 3:5, 5:22, 10:8	<b>p.m</b> [2] - 1:9, 10:19 <b>PANICO</b> [1] - 2:7 <b>parcel</b> [2] - 6:9, 8:18 <b>parcels</b> [1] - 8:24 <b>park</b> [6] - 3:14, 4:22, 5:14, 6:14, 7:13, 8:24 <b>Park</b> [3] - 1:5, 3:3, 8:8 <b>parking</b> [7] - 4:4, 4:7, 4:8, 6:8, 6:22, 9:2 <b>Parks</b> [5] - 5:25, 6:2, 7:22, 8:14, 10:2 <b>part</b> [3] - 6:24, 7:7, 8:16 <b>people</b> [1] - 7:6 <b>percent</b> [1] - 9:17 <b>photograph</b> [1] - 5:3 <b>photographs</b> [1] - 4:24 <b>Pickleball</b> [1] - 5:8 <b>Pine</b> [2] - 3:24, 3:25 <b>place</b> [1] - 11:10 <b>Plan</b> [1] - 7:19 <b>plan</b> [1] - 5:6 <b>Planning</b> [1] - 2:10 <b>planting</b> [1] - 9:2 <b>plant</b> [1] - 4:9 <b>Policy</b> [1] - 2:10 <b>poor</b> [1] - 7:5 <b>population</b> [1] - 8:9 <b>pose</b> [1] - 7:6 <b>pre</b> [2] - 6:11, 6:12 <b>pre-existing</b> [2] - 6:11, 6:12 <b>presentation</b> [1] - 7:10 <b>presently</b> [1] - 6:13 <b>preservation</b> [1] - 9:11 <b>Preservation</b> [4] - 1:6, 3:8, 4:14, 8:14 <b>preserve</b> [2] - 9:14, 9:21 <b>previous</b> [1] - 9:9 <b>proceed</b> [1] - 7:8 <b>proceedings</b> [1] - 11:8 <b>PROCEEDINGS</b> [1] - 1:19 <b>project</b> [4] - 3:10, 4:10, 5:15, 6:24 <b>property</b> [2] - 3:12, 3:14	<b>R</b>	<b>query</b> [1] - 9:12 <b>questions</b> [3] - 9:25, 10:2, 10:4	<b>tennis</b> [2] - 3:17, 8:4 <b>third</b> [1] - 3:2 <b>three</b> [1] - 9:12 <b>total</b> [2] - 4:8, 9:18 <b>Town</b> [15] - 1:5, 3:3, 3:9, 3:11, 5:3, 5:13, 5:23, 6:13, 7:7, 7:20, 7:23, 8:13, 9:2, 9:13, 9:19 <b>town</b> [1] - 5:17 <b>TRANSCRIPT</b> [1] - 1:19 <b>transcript</b> [1] - 11:8 <b>tree</b> [3] - 5:2, 5:5, 9:21 <b>true</b> [1] - 11:7	
<b>National</b> [2] - 7:22, 8:8 <b>native</b> [1] - 4:9 <b>natural</b> [3] - 4:3, 4:22, 6:6 <b>need</b> [5] - 4:15, 5:15, 6:18, 7:11, 8:12 <b>needs</b> [2] - 3:8, 7:21 <b>New</b> [3] - 1:10, 8:13, 11:6 <b>new</b> [2] - 6:23 <b>next</b> [1] - 5:5 <b>nine</b> [1] - 3:15 <b>nonconforming</b> [2] - 6:12 <b>none</b> [2] - 10:6, 10:17 <b>north</b> [3] - 3:19, 3:23, 4:22 <b>Notary</b> [1] - 11:5	<b>Q</b>	<b>R</b>	<b>S</b>	<b>T</b>	
<b>obtain</b> [1] - 8:13 <b>obviously</b> [1] - 7:15 <b>OF</b> [1] - 1:19 <b>Office</b> [2] - 4:14, 8:14 <b>once</b> [1] - 10:18 <b>One</b> [1] - 1:10 <b>one</b> [1] - 10:16 <b>online</b> [1] - 3:7 <b>open</b> [5] - 3:24, 4:22,	<b>raise</b> [1] - 7:10 <b>ratio</b> [2] - 7:2, 8:21 <b>re</b> [4] - 5:8, 7:2, 8:20, 8:25 <b>re-vegetated</b> [1] - 8:20 <b>re-vegetating</b> [1] - 7:2 <b>re-vegetation</b> [2] - 5:8, 8:25 <b>really</b> [2] - 5:9, 7:15 <b>rear</b> [1] - 4:12 <b>reason</b> [1] - 7:7 <b>reasons</b> [1] - 7:16 <b>recommendations</b> [1] - 7:23 <b>reconfigure</b> [1] - 6:7 <b>reconstruct</b> [2] - 4:5, 6:21 <b>Recreation</b> [1] - 8:14 <b>recreation</b> [2] - 6:14, 7:25 <b>recreational</b> [5] - 3:14, 3:16, 5:16, 7:13, 7:21 <b>Recreational</b> [1] - 7:19 <b>recusal</b> [1] - 10:16 <b>recused</b> [1] - 10:15 <b>redevelopment</b> [1] - 7:8 <b>reduce</b> [1] - 8:12 <b>refurbishment</b> [1] - 8:11 <b>remaining</b> [1] - 5:11 <b>remove</b> [1] - 4:11 <b>Remsenburg</b> [2] - 6:15, 8:3 <b>report</b> [2] - 3:6, 8:20 <b>Representative</b> [5] -	<b>Q</b>	<b>safety</b> [2] - 7:6, 7:16 <b>SCHERER</b> [1] - 2:6 <b>schools</b> [1] - 7:15 <b>screening</b> [1] - 8:23 <b>second</b> [1] - 10:10 <b>see</b> [3] - 3:20, 4:19, 7:4 <b>seeing</b> [3] - 10:3, 10:6, 10:17 <b>septic</b> [2] - 6:23, 9:23 <b>serve</b> [1] - 5:16 <b>serves</b> [1] - 7:14 <b>service</b> [1] - 8:7 <b>Service</b> [2] - 8:8, 9:10 <b>services</b> [1] - 6:14 <b>set</b> [1] - 11:13 <b>seven</b> [2] - 8:4, 8:5 <b>shape</b> [1] - 7:5 <b>shift</b> [2] - 5:4, 9:20 <b>shown</b> [1] - 8:20 <b>shows</b> [1] - 5:6 <b>side</b> [6] - 3:19, 3:23, 4:21, 4:22, 5:2, 8:18 <b>significant</b> [1] - 7:12 <b>significantly</b> [1] - 7:24 <b>site</b> [8] - 3:13, 3:19, 3:22, 4:7, 4:19, 4:25, 5:6, 7:9 <b>slightly</b> [1] - 5:4 <b>soccer</b> [2] - 3:18, 8:6 <b>south</b> [3] - 4:21, 8:18, 8:24 <b>Southampton</b> [6] - 2:6, 3:3, 3:9, 3:11, 5:14, 7:19 <b>space</b> [4] - 3:24, 4:23, 5:13, 9:14 <b>spaces</b> [1] - 4:8 <b>Speonk</b> [1] - 6:15	<b>U</b>	<b>V</b>
<b>O</b>	<b>P</b>	<b>Q</b>	<b>S</b>	<b>T</b>	

5:17 <b>Westhampton</b> [3] - 3:11, 6:15, 8:3 <b>wetland</b> [1] - 9:18 <b>WHEREOF</b> [1] - 11:12 <b>WHEREUPON</b> [1] - 10:12 <b>Wildlife</b> [1] - 9:10 <b>willing</b> [2] - 5:4, 9:20 <b>windows</b> [2] - 6:19, 6:20 <b>wish</b> [1] - 10:5 <b>WITNESS</b> [1] - 11:12
<b>Y</b>
<b>York</b> [3] - 1:10, 8:13, 11:6
<b>Z</b>
<b>zoning</b> [1] - 3:13