



**John C. Armentano**  
Partner

Direct Dial: 631.367.0719  
Direct Fax: 631.367.0788  
jcarmentano@farrellfritz.com

100 Motor Parkway  
Suite 300  
Hauppauge, NY 11788  
www.farrellfritz.com

Our File No.  
31269-109

June 25, 2026

**BY FEDERAL EXPRESS**

Julie Hargrave  
Interim Executive Director/Pine Barrens Manager  
Central Pine Barrens Joint Planning & Policy Commission  
624 Old Riverhead Road  
Westhampton Beach, NY 11978

**Re: JUSTIFICATION FOR CONSERVATION EASEMENT MODIFICATION**  
**Elite LI Towers, LP**  
**1 Connecticut Avenue, Manorville, NY 11949**  
**SCTM No.: 0200-298.00-01.00-001.000**

Dear Ms. Hargrave:

As a follow up to the June 17<sup>th</sup> meeting of the Central Pine Barrens Commission (the "Commission"), we are supplementing our prior written submissions to include a letter of support from the Riverhead Town Board. A copy of the letter of support has been annexed hereto as **Exhibit 1**.

As stated in the letter, the members of the Town Board have expressed their full support for our request to amend the conservation easement to allow for the submission of a Hardship Waiver application. In support of the need for the proposed tower, the Town Board notes, "This is an area with **known poor cellular service** and the **tower will augment emergency services radio frequency for the local Police, Fire Departments and Ambulance units** responding in the area (emphasis added)."

The Town Board urges the Commission to consider both the compelling public need and the lifesaving services associated with the proposed tower. According to the Town Board, "This area has had prior Brush Fire Operations with **limited Radio Communication services endangering the Volunteer Firefighters serving in our community** (emphasis added)."

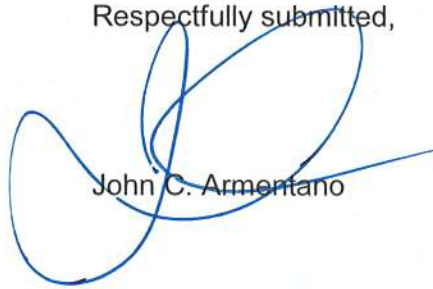
As stated by the members of the Town Board, we submit that there is a compelling justification for the requested amendment of the conservation easement. Therefore, we respectfully request that the Commission consent to amending the conservation easement's prohibition against the submission of a Hardship Waiver application.

Central Pine Barrens

Page 2

Please contact our office if you have any questions or require additional information. Thank you very much for your time and consideration.

Respectfully submitted,

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

John C. Armentano

HAM  
Enclosures

cc: John C. Milazzo, Special Counsel to the Central Pine Barrens Commission  
Robert D. Gaudio, Esq.

# **EXHIBIT 1**



# TOWN OF RIVERHEAD

## TOWN BOARD

*Kenneth T. Rothwell, Councilman*

*Robert Kern, Councilman*

*Joann Waski, Councilwoman*

*Denise Merrifield, Councilwoman*

---

4 West Second Street, Riverhead, New York 11901

Tel: (631) 727-3200 Ext. 225

rothwell@townofriverheadny.gov

June 19, 2026

Pine Barrens Commission

Re: PRSC Elite Cell Tower

In sum and substance, we, the members of the Riverhead Town Board, fully support the Peconic River Sportsman's Club's application to amend or modify a provision of its conservation easement that prohibits the Club from apply for a core hardship application in connection with its application for a proposed cell tower on Club property.

New York law and the conservation easement's language itself allows for and contemplates such a request.

There is no precedent that prevents the Commission from amending the conservation easement for this purpose. Moreover, such a modification does not alter the purpose and intent of the conservation easement.

The proposed cell tower is supported by many local Police and Fire Departments in the vicinity who will utilize the proposed cell tower.

Finally, the Commission must consider the compelling public need and lifesaving services that will be served by the proposed cell tower in this specific location. This is an area with known poor cellular service and the tower will augment emergency services radio frequency for the local Police, Fire Departments and Ambulance units responding in the area. This area has had prior Brush Fire Operations with limited Radio Communication services endangering the Volunteer Firefighters serving in our community. In addition, many state and local Police agencies hold training on the grounds of the PRSC and communication failures have been an ongoing concern and limit training programs.

We thank you for your time and attention to this matter.

Sincerely,

Kenneth Rothwell  
Riverhead Town Councilman

Robert Kern  
Riverhead Town Councilman

Joann Waski  
Riverhead Town Councilwoman

Denise Merrifield  
Riverhead Town Councilwoman