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Central Pine Barrens Joint
Planning & Policy Commission

**CENTRAL PINE BARRENS
JOINT PLANNING & POLICY COMMISSION (CPBJPPC)**

**Compatible Growth Area (CGA)
Hardship Application**

**49 & 63 Oakcrest Avenue
Middle Island**

Suffolk County Tax Map Number: 0200-343-06-20.1
Hamlet of Middle Island, Town of Brookhaven, Suffolk County, New York

Applicant: Oakcrest Avenue Realty LLC
865 Merrick Road
Baldwin, New York 11510
Contact: Chaim Lebowitz, Member
(917) 613-0743
lebowitzc@gmail.com

For Submission To: Central Pine Barrens Joint Planning & Policy Commission
624 Old Riverhead Road
Westhampton Beach, New York 11978
Contact: July Hargrave, Interim Executive Director
(631) 218-1192
landuse@pb.state.ny.us

Prepared by: Nelson, Pope & Voorhis, LLC
70 Maxess Road
Melville, New York 11747
Contact: Michael Brusseau; AICP CEP, LEED AP, WEDG,
Project Manager & Senior Environmental Planner
(631) 427-5665
mbrusseau@nelsonpopevoorhis.com

NP&V #21348

June 2026



NPV

**CENTRAL PINE BARRENS
JOINT PLANNING & POLICY COMMISSION (CPBJPPC)**

**Compatible Growth Area (CGA)
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MIDDLE ISLAND**

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Legal Representative: Matthew J. Ingber, Esq.
Certilman Balin Adler & Hyman, LLP
90 Merrick Avenue, 9th Floor
East Meadow, NY 11554
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June 2026

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COMPATIBLE GROWTH AREA APPLICATION PACKET
(Hardship - Updated 07/19/24)

Dear Applicant:

We are enclosing the necessary forms for requesting review of a proposed development within the Compatible Growth Area that does not conform to the standards set forth in the applicable Town Code and as outlined in Volume 1, Chapter 4 of the Central Pine Barrens Comprehensive Land Use Plan.

The Commission is authorized to waive strict compliance the standards pursuant to ECL §57-0123(3)(b) to alleviate the hardship, provided the waiver is consistent with the purposes and provisions of ECL Article 57 and will not result in substantial impairment of Central Pine Barrens resources. To facilitate your application, please find the enclosed following items:

1. Transmittal Letter (2 pages)
2. General Project Data Sheet (2 pages)
3. Standards for Land Use (6 pages)
4. Section Town Law §267-b, which contains the criteria the Commission is to consider in addition to those in ECL §57-0123(3)(b).

Please note that all forms must be completely filled out and all supporting documentation to show how your project does not meet the land use standards and how it meets the criteria for a hardship pursuant to Environmental Conservation Law §57-0123(3)(b). The completed application with the necessary supporting documentation will constitute your development application. Additionally, the Transmittal Letter lists several specific items which must be submitted:

- A copy of any and all approvals that have been received to date
- Three copies of the final approved map or site plan including any required conditions or revisions.
- Copies of other maps or data that document and support the information presented in the attached forms.
- A Full Environmental Assessment Form or final State Environmental Quality Review Act findings statement and supporting documentation (Environmental Assessment Form, Draft and Final Environmental Impact Statements)
- A copy of the Suffolk County Planning Commission determination (if applicable) regarding this application.
- Completed and Notarized Owner's Affidavit (form attached) - only required if the applicant does not own the property.
- Documentation on how the application meets ECL 57-0123(3)(b), including the criteria contained in Town Law §267-b.

Thank you for completing this application and as soon as it is received by the Commission and found to be complete, a hearing will be scheduled for your project. If you require further assistance in filling out your application, please feel free to contact Commission staff at 631-288-1079.

Sincerely,
Commission Staff

**COMPATIBLE GROWTH AREA APPLICATION
TRANSMITTAL LETTER**

Dear Commissioners:

Please accept this package as an application for development review of the project known as
49 and 63 Oakcrest Avenue Middle island, NY

submitted on 6/3/26 by Nelson, Pope & Voorhis (environmental consultant)
Date Applicant's Name

This project is located within the Compatible Growth Area of the Central Pine Barrens as described in §57-0107 of the New York State Environmental Conservation Law. I realize that this proposal must meet the criteria for hardship pursuant to Environmental Conservation Law §57-0121 subdivision nine of the Pine Barrens Protection Act.

I believe that this project meets the criteria for a hardship, and appropriate supporting documentation is included in this application. Please find below an explanation, and specific page references to the accompanying support materials, showing how the project is in non-conformance with the standards and how it meets the criteria for a hardship. I have also enclosed the required additional materials as noted below. I understand that it is important that I read the enclosed standards and criteria for a hardship thoroughly and that my application may be considered incomplete if an explanation is not provided for each of the items described therein and listed below.

In addition to the information noted above, the following requisite material has also been included in this packet: *(please check those items that are included)*

- ☐ A copy of any and all approvals that have been received to date
N/A approvals are pending a final decision by the CPBJPPC
- ☐ Three copies of the final approved map or site plan including any required conditions or revisions.
N/A draft plans are attached
- ☒ Copies of other maps or data that document and support the information presented in the attached forms.
- ☒ A Full Environmental Assessment Form or final State Environmental Quality Review Act finding statement and supporting documentation (Environmental Assessment Form, Draft and Final Environmental Impact Statements)
- ☐ A copy of the Suffolk County Planning Commission determination.
A SCPC determination is not required under Section 239-m
- ☒ Completed and Notarized Owner's Affidavit (form attached) - only required if the applicant does not own the property.
- ☒ Documentation on how the application meets ECL 57-0123(3)(b), including the criteria contained in Town Law §267-b.

I understand that public hearing will be scheduled for this project once my application has been deemed complete.



(Applicant's Signature)

Nelson, Pope & Voorhis (environmental consultant)

(Applicant's Name Printed)

I authorize the following individual to act as my agent throughout the review process for this application. Please contact them with all information pertaining to this matter.

Agent's Name, Address and Phone Number:

Michael Brusseau, Nelson, Pope & Voorhis

70 Maxess Road

Melville, NY 11747

(631) 427-5665



(Agent's Signature)

OWNER'S AFFIDAVIT

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

STATE OF NEW YORK)

COUNTY OF NASSAU) ss:

Oakcrest Avenue Realty LLC, being duly sworn, deposes

(Owner's Name(s))

and says that I/we reside at _____

(Owner's Address)

_____, in the County of _____,

State of _____, and that I/we am/are the owner in fee of the

property located at 49 & 63 Oakcrest Avenue Middle Island, Town of Brookhaven, Suffolk County, New York 11953,

(Property Address)

which is also designated as Suffolk County Tax Map Number(s) 0200-343-06-20.1

_____, and that I/we have been the

owner(s) of this property continuously since _____, and that I/we

(Date)

have authorized Nelson, Pope & Voorhis (environmental consultant) 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)

(2nd Owner's Signature)

Oakcrest Avenue Realty LLC

(Owner's Name - Please Print)

(2nd Owner's Name - Please Print)

6-1-2026

(Date)

(Date)

Sworn to before me this

2 day of June 2026

[Signature]

(Notary Public)

Sworn to before me this

____ day of _____ 20__

(Notary Public)

LISA POLIMENI
Notary Public, State of New York
Reg. No. 01PO6086431
Qualified in Nassau County
Commission Expires January 21, 2027

OWNER'S AFFIDAVIT

(Use this form if property is owned by a corporation)

STATE OF NEW YORK)

COUNTY OF Nassau) ss:

I, Chaim Lebowitz, being duly sworn, deposes and says that I am the
(Authorized Officer's Name)
Member of the Oakcrest Avenue Realty, LLC corporation
(Official Title) (Landowner's Name)

located at 865 Merrick Road Baldwin.

(Landowner's Address)
in the County of Nassau, State of New York State, and that

this corporation is the owner in fee of the property located at 49 & 63 Oakcrest Avenue Middle Island,
(Property Address)
Town of Brookhaven, Suffolk County, New York 11953, which is also designated as Suffolk County Tax

Map Number(s) 0200-343-06-20.1, and that

this corporation has been the owner of this property continuously since _____,
(Date)

and that I have authorized Nelson, Pope & Voorhis (environmental consultant)
(Applicant's Name)

to make a permit application to the Central Pine Barrens Joint Planning and Policy Commission
for this property. I make this Statement knowing that the Central Pine Barrens Joint Planning

and Policy Commission will rely upon the truth of the information contained herein.

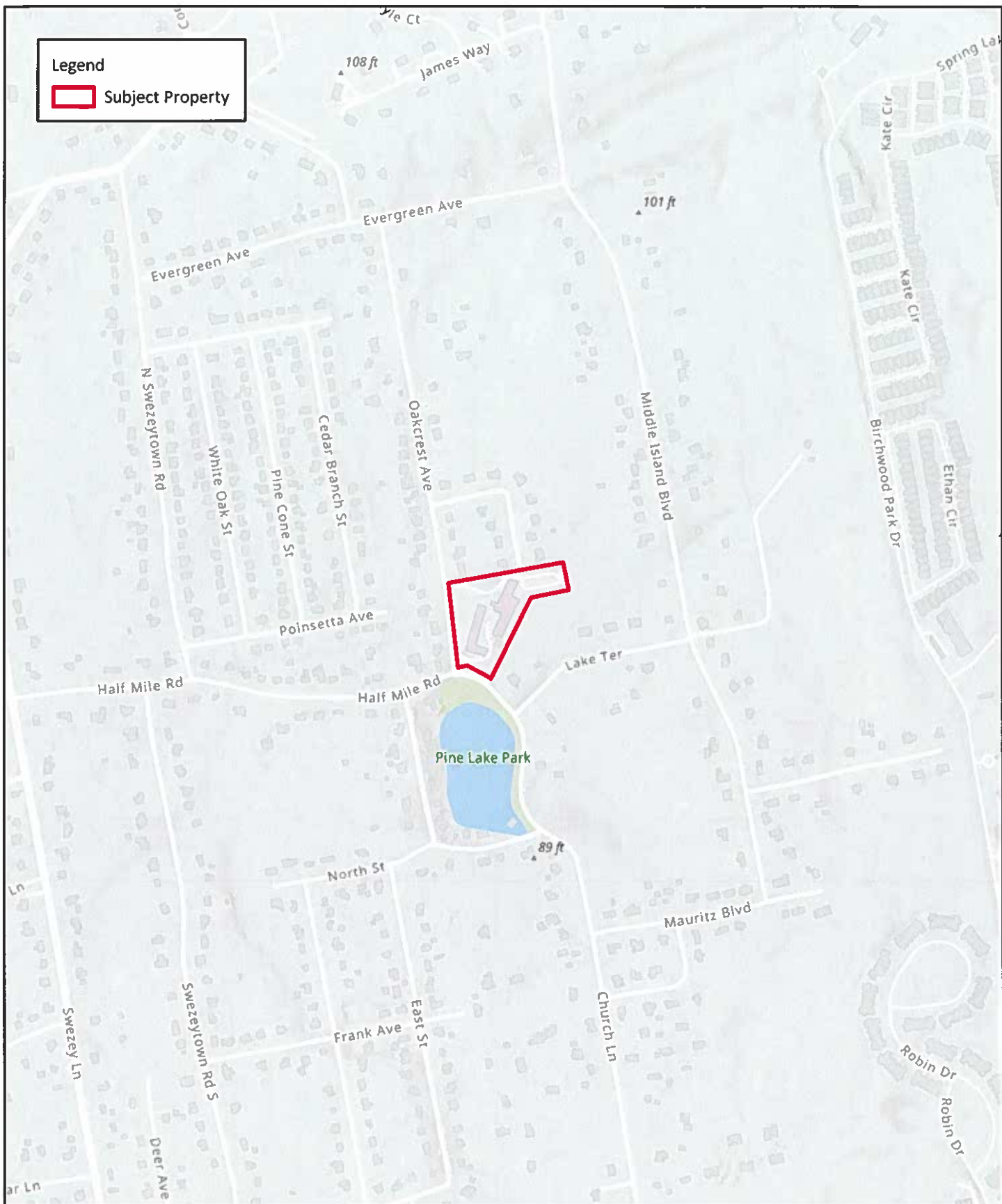
[Signature]
(Authorized Officer's Signature)

Chaim Lebowitz
(Officer's Name - Please Print)

6-1-2026
(Date)

Sworn to before me this
2 day of June 2026
[Signature]
(Notary Public)

LISA POLIMENI
Notary Public, State of New York
Reg. No. 01PO6036431
Qualified in Nassau County
Commission Expires January 21, 2027



**FIGURE 1
LOCATION**

Sources: ESRI Topographic Map 2025, Suffolk County GIS 2024
Scale: 1 inch equals 700 feet



**49 & 63 Oakcrest Avenue
Middle Island, NY
Hardship Exemption
Application**



NPV

COMPATIBLE GROWTH AREA HARDSHIP APPLICATION PROJECT DATA SHEET

Applicant Information	
Name (print)	Oakcrest Avenue Realty LLC Contact: Chaim Lebowitz, Member
Address	865 Merrick Road Baldwin, New York 11510
Phone/Fax	(917) 613-0743 lebowitzc@gmail.com
Agent's Name	Michael Brusseau; CEP, AICP, Project Manager/ Senior Environmental Planner, Nelson, Pope & Voorhis, LLC
Address	70 Maxess Road Melville, New York 11747
Phone/Fax	(631) 427-5665 / Fax (631) 427-5620 / mbrusseau@nelsonpope.com
Legal Representative	Matthew J. Ingber, Esq. Certilman Balin Adler & Hyman, LLP
Address	90 Merrick Avenue, 9th Floor East Meadow, NY 11554
Phone/Fax	(516) 296-7135 / Fax 516-296-7111 / MIngber@certilmanbalin.com
Project Information	
Project Name	49 & 63 Oakcrest Avenue Middle Island
Tax Map Number(s)	0200-343-06-20.1
Street Location	49 & 63 Oakcrest Avenue
Hamlet & Town	Middle Island, Town of Brookhaven
Total Project Site (Acres)	4.40 acres
Existing Land Use (vacant, residence, etc.)	Two Nursing and Rehabilitation Facilities
Present Zoning (if split please give areas within each zone)	NH-H (Health Facility District)
Project Description	The subject property is located in the Town of Brookhaven's NH-H Zoning District and is 191,929 SF (or 4.4 acres). The property currently contains two nursing homes, Surge Rehabilitation & Nursing and Quantum Rehabilitation & Nursing. The proposed action involves includes construction of an attached one-story 3,350 square foot addition at the rear of the Surge building; a 1,500 SF outdoor amenity/patio space between buildings; 43 new onsite parking spaces including 6 ADA spaces; replacement and upgrades to on-site drainage structures including new subsurface leaching pools, shallow depth drainage galleys, and a diffusion well; sidewalk improvements; a four-foot retaining wall and three-foot barrier wall; screening along the northerly property line adjacent to parking areas; a short retaining wall and vehicle barrier on the south side of the property adjacent to three parking spaces; a six-foot long PVC and gate near the front entrance of the Surge building, and a new onsite fire hydrant; parking signage; pavement striping including additional spaces in currently paved areas; and curbing. The proposed Surge building addition will be used as a meeting and social area for residents and their families. The outdoor amenity space will improve the quality of life of residents. Proposed additional parking will help to eliminate on street parking and new drainage will help ensure adequate control of runoff. Retaining walls and physical and vegetative screening will help prevent headlights from shining off site and minimize visual impacts. Sidewalk and parking improvements will support visitor safety, convenience and ADA accessibility.

Permit Information (please note which permits or plans are required and why, if they have been received and as of what date)	
State Environmental Quality Review Act (SEQRA) (please note if positive declaration, date of DEIS and FEIS, etc.	Part I Long Environmental Assessment Form dated May 1, 2026 has been prepared and is included with this hardship exemption application; SEQRA determination is pending
Town Permits - subdivision, site plan, tree clearing, variance, special permit (please note from which board)	Permits and Approvals Required and Pending - Central Pine Barrens Joint Planning and Policy Commission (approval or Hardship Exemption) - Brookhaven Town Board (Site Plan Approval, Stormwater Pollution Prevention Plan) - Town of Brookhaven Zoning Board of Appeals (Variance)
Project Plans Enclosed (site plan, subdivision, etc.) Including drainage or landscape plans	See attached site plan set prepared by Nelson + Pope Engineers, Architects and Surveyors, dated June 2024, last revised January 6, 2026
NYS DEC - wetlands, WSR, mining, SPDES, etc.	- The proposed work is over 150 feet from Pine Lake and emergent wetlands and is outside of NYSDEC wetlands jurisdiction. A letter of wetlands non-jurisdiction has been requested from the NYSDEC. There are no Wild, Scenic or Recreational Rivers near the site. A State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity and a Stormwater Pollution Prevention Plan (SWPPP) is required as the project involves more than one acre of disturbance consisting almost entirely of previously disturbed land. - There is documentation of endangered NLEBs in the area. As the project requires far less than 5 acres of clearing of potential habitat, and no tree clearing activity will take place between March 1 and November 30 of a given year (unless otherwise authorized by NYSDEC), an Article 11 Incidental Take permit is not required and the proposed project is not anticipated to impact endangered NLEBs.
Suffolk County Department of Health Services-Article 6, 7, 12	Not Applicable – no permits or approvals are required from SCDHS; the project will not generate additional sanitary wastes, is not in Water Supply Sensitive Area, and does not involve the storage or handling of toxic or hazardous materials
Suffolk County Planning Commission	Not Applicable – the project is not subject to SCPC 239-m review as the project is not located within 500 feet of any municipal boundaries, county roads, county or state parks, or state facilities

1.0 DESCRIPTION OF THE PROPOSED PROJECT

1.1 Introduction

This document has been prepared by Nelson, Pope & Voorhis, LLC (NPV) in support of an application before the Central Pine Barrens Joint Planning and Policy Commission ("CPBC" or "Commission") for a hardship exemption for essential maintenance and improvements to an existing development on property containing two rehabilitation and nursing facilities within the Central Pine Barrens' Compatible Growth Area (CGA). This document is intended to provide the required information detailing how the requested exemption satisfies requirements for approval of the application, pursuant to New York State Environmental Conservation Law (NYSECL) Article 57-0123(3)(b) and why a hardship exemption is necessary for long-term facility success in its support of the health, safety, welfare and quality of life of facility residents, patients, visitors, staff, and surrounding community. This document provides a description of the features of the proposal that justify the requested exemption, based on the characteristics of the site, project plans, the standards and guidelines of the Central Pine Barrens Comprehensive Land Use Plan ("CLUP") and criteria enacted by New York State Town Law, Section 267-b.

Appendix A contains an owners affidavit prepared by the property owner authorizing Nelson, Pope & Voorhis, LLC to make this Hardship Exemption application on their behalf. A Part 1 Environmental Assessment Form (EAF) has been prepared for the Proposed Project and is provided in **Appendix B**. Assessment of project consistency with the CLUP and Town of Brookhaven Chapter 85, § 85-723 and § 85-724 is provided in **Appendix C**.

In brief, the Proposed Project will add parking and amenity improvements to an existing nursing and rehabilitation use that has existed since 1972, prior to the adoption of Article 57 of the New York State Environmental Conservation Law, prior to the Central Pine Barrens CLUP, and prior to the existence of the CPBC. After 54 years of serving the community with nursing/rehabilitation services, the site is in need of improvements to continue to serve the community. The subject site is within the CGA, and at present, is not consistent with the Standards of the CLUP, as has been the case since 1972, prior to Article 57. Thus, a hardship waiver is needed to complete these improvements as summarized in Table 1 below and discussed in detail in the preceding Compatible Growth Area Standards and Guidelines Consistency Review table.

TABLE 1
SUMMARY OF REQUESTED CLUP CGA RELIEF

Standard or Guideline	Permitted	Existing	Proposed
S 5.3.3.6.1 Vegetation Clearing Limits (Percent of Total Property Area)	60% (2.64 acres)	100% ¹ (4.4)	97.4% ² (4.285)
S 5.3.3.6.2 Open Space Standard Requirement, Unfragmented Open Space and Habitat (Percent of Total Property Area)	40% (1.76 acres)	0 ³	0 ³
S 5.3.3.6.3 Fertilizer dependent vegetation limit (Percent of Total Property Area)	15% (0.66 acres)	32% (1.41 acres)	24.1% ⁴ (1.06 acres)

Notes:

- 1) Includes areas originally cleared for building construction, pervious surfaces, areas that consist of non-native landscaping lawn, and invasive species, as well as the understory and ground cover beneath the few remaining mature native oak and white pine on the property which does not represent native pine barrens conditions. Nevertheless, the few mature native oak and white pine on the property where the understory and groundcover were previously removed at the southwest and south ends of the property will remain undisturbed.
- 2) The reduction in overall clearing from existing conditions to proposed conditions is due to the replacement of 4,988 SF (0.115 acres) of mostly either existing lawn, non-native species, or invasive species, or previous paved areas with native plant species. The total native/natural vegetation clearing is estimated to be 0.05± of an acre.
- 3) Based on the CLUP's definition of open space, there is currently no open space on the property. Under the Proposed condition the native planting areas including two parking islands with inkberry holly and native seed mix, amenity space foundation plantings, rain garden, and area proposed to consist of native grasses, a flowering dogwood, witch-hazel and red oak at the northeast end of the property are each relatively small fragmented. See Landscape Plan for details.
- 4) Proposed landscaping will consist of native plant species and will not have any long-term fertilizer dependency.

There is no expansion of site capacity, only necessary improvements for the existing operation. The site location, history and characteristics, Proposed Project, and rationale for the requested hardship are provided herein.

1.2 Location

The Subject Property is a 4.40-acre developed lot located at 49 and 63 Oakcrest Avenue in the Hamlet of Middle Island, Town of Brookhaven, Suffolk County, New York (Suffolk County Tax Map No. 0200-343-06-20.1). See **Figure 1, Location Map** and attached **Site Plans**.

1.3 Site History and Characteristics

Prior to 1972, the Subject Property and much of the surrounding area was undeveloped forest with some scattered single-family homes. Around that time, a site plan application was submitted to the Town of Brookhaven Planning Board for the currently existing rehabilitation and nursing facility (originally known as "Middle Island Nursing"). The Town Planning Board reviewed the project and determined it to be an appropriate land use for the Subject Property and approved the project site plan later in 1972. This approval came long before New York State Environmental Conservation Law Article 57 was enacted, the Central Pine Barrens Comprehensive Land Use Plan (hereafter, "CLUP") was adopted, and any local pine barrens regulations in the Town of Brookhaven were in place. Since the time the Town approval was granted for the rehabilitation and nursing facilities, additional residential development has occurred in the surrounding area. Over the past 50+ years, the subject land use has provided critically important short- and long-term health care and rehabilitation services to residents of Middle Island and the region.

Some essential upgrades have been made to the site and existing facilities since initial approval and construction including essential upgrades to the onsite sewage disposal system and drainage system to meet contemporary health and environmental standards. Interior renovations have also occurred over time to improve indoor spaces in support of the facilities' objective of providing quality health care in a quality environment.

It is our understanding that the existing facilities, which include Surge Rehabilitation and Nursing and Quantum Rehabilitation and Nursing currently experience parking shortages for staff, patients, and visitors, which results in vehicles having to be parked off-site on Oakcrest Avenue. This on-street parking has resulted in public safety concerns, as well as concerns over impacts to neighboring residences including vehicular conflicts, and late night and early morning noise.

The Subject Property and existing rehabilitation and nursing facilities now require certain essential upgrades to improve conditions, enhance services for patients/ residents, and to prevent or mitigate existing impacts on nearby property owners, the local street system, and environmental resources. These improvements include providing additional onsite parking to serve the originally approved and currently operating facilities' needs, as well as eliminating potentially dangerous and disruptive on-street parking along Oakcrest Avenue. Additionally, required improvements involve installing improved drainage infrastructure to prevent impacts on adjacent properties and nearby Pine Lake, erecting fencing to minimize potential noise and headlight-related impacts on neighbors, and providing a resident, patient, and family visitation room to enhance resident/patient quality of life which is essential to health and overall well-being.

1.4 Description of the Proposed Project

The Subject Property is 191,929 square feet (SF) (4.40 acres) in area and is located in the Town of Brookhaven's NH-H Health Facility zoning district. The property currently contains two previously approved three-story nursing homes, "Surge Rehabilitation and Nursing" and "Quantum Rehabilitation and Nursing" as well as space for parking and essential site infrastructure.

The Proposed Project includes the following improvements:

- A one-story attached 3,350-SF meeting room addition at the rear of the Surge building in a previously disturbed and improved area currently consisting of pavement and a small area of maintained/manicured, non-native landscaping.
- An improved 1,500+/- SF outdoor amenity area including a patio, seating area and landscaping in front of and between the buildings to facilitate patient/resident interaction and a chance to occasionally experience and enjoy the outdoors.
- 43 new onsite parking spaces including 6 ADA stalls to be provided on the east and west sides of the Surge building and on the north side of the property including new spaces and additional striping, four (4) new spaces in an existing paved parking lot located between the Surge and Quantum buildings, and another three (3) spaces on the south side of property south of the Quantum building. These spaces will replace on-street parking and provide greater parking compliance, public safety, and the neighborhood's aesthetic quality.
- Creation of a rain garden consisting of native hydrophyllic/ moisture-tolerant shrubs, perennials, and grasses near the middle of the existing rear parking lot to help control drainage, reduce the urban heat island effect, provide habitat for human tolerant wildlife and pollinators, and offset impacts on the pine barrens to the maximum extent practicable.
- Replacement and upgrades to on-site drainage structures including installation of new subsurface leaching pools, shallow depth drainage galleys, and a diffusion well to accommodate and facilitate the passage of stormwater through impervious, compacted or low permeability soils beneath the site.
- Sidewalk and ADA accessibility improvements for increased safety, convenience and compliance.
- A four-foot retaining wall and three-foot barrier wall and screening along the northerly property line adjacent to parking areas to stabilize slopes and minimize noise and headlights shining on adjacent residential properties.
- A short retaining wall, vehicle barrier and native inkberry holly landscaping on the south side of the property adjacent to three parking spaces for the Quantum facility.
- A six-foot-long PVC fence and gate near the front entrance of the Surge building to provide privacy and enhance aesthetic quality.
- And a new onsite fire hydrant, parking signage, pavement striping, and curbing, to support public safety, convenience and onsite traffic control.

and vegetative screening will be provided after work is completed to offset some of the loss, resulting in an overall 0.28± acre reduction in total site vegetation.

Currently, there is a total of 61,500 SF (1.41 acres) of grass or lawn, which covers 32 percent of the Subject Property. For the purposes of this review, this area is considered fertilizer dependent vegetation. Some of this grass will be removed for parking and other improvements but the Applicant proposes to use native plant species and native seed mixes to reduce and minimize the need for fertilized vegetation. Therefore, the total area of fertilizer dependent landscaping will be reduced from 1.41 acres (32% of the property) to 1.06 acres (46,220 SF) or 24.1% of the property. Even though the Applicant proposes to use native vegetation and the percentage of existing fertilizer dependent landscaping will be significantly less than the existing condition (32% to 24.1%), the Subject Property and project still does not comply with the CLUP's 15 percent standard. Again, this is mainly due to existing lawn over the large sanitary leaching field which is necessary to prevent tree and shrub roots from impacting the system and allowing for easy system maintenance. As such, the subject project is required to seek a hardship exemption from Standard §85-723.E.6 of the Brookhaven Town Code and (§ 5.3.3.6.3) of the CLUP. None of the non-native species listed in Figure 5-2 of the CLUP will be used as part of the project's final site plan landscape design plans. See attached **Landscape Plan, Sheet LA-101**.

The proposed Surge building addition and previously disturbed outdoor amenity space will be used by patients and residents as places to enjoy time with their family and friends. These types of spaces help to create a comfortable homestyle atmosphere that is essential to physical, mental and emotional health and well-being. Such spaces help patients combat loneliness and isolation and provide opportunities to meet new people and create long lasting friendships, enabling human interaction and new social connections with other similarly situated individuals. Social interaction has been shown to reduce patient/resident anxiety, provide mental stimulation which may help slow the pace of cognitive decline, and instill a more positive outlook on the future. In addition, such amenities provide a neutral space and change of scenery outside of patients' rooms, where social engagement, passive physical activities, special events, games, and other group activities can occur. The proposed indoor and outdoor amenity spaces will not only improve the quality of life and overall experience of residents at these facilities but is essential to Surge and Quantum's future success and long-term sustainability. This is because improvements to patient care, convenience, and health, helps these rehabilitation and nursing facilities to remain competitive with larger modern facilities, at a time when such services are in great demand as overall population increases and the Baby Boomer generation ages. As previously noted, these amenity spaces will serve current patients and residents, and will not result in an increase in occupancy.

The proposed onsite parking will be located mainly on the northside of the property, east and west of the Surge building, along the northerly property line where some limited natural and maintained vegetation exists, and around the perimeter of the northeast parking lot. Four additional spaces will be provided within an existing parking lot between the Surge and Quantum buildings, simply by restriping and three spaces are also proposed on the south side

The project will consist of two phases. Phase 1 includes the construction of the proposed 3,350 SF indoor amenity space building addition, new parking areas or parking lot striping on the north and south sides of the property, installation of drainage improvements, a new fire hydrant, a new rain garden within one of the parking areas, other landscaping, and all other minor improvements except for the work specifically proposed near the center of the property between the Surge and Quantum buildings (Phase 2). Phase 2 includes the addition of four new parking spaces including an ADA accessible space by striping an existing parking area and providing improvements to the 1,500+/- SF outdoor amenity area including a patio, small seating area, fence, gate and landscaping.

The Proposed Project does NOT seek to increase the facilities' capacities, number of bedrooms, or the number of patients/residents served. Instead, it seeks to improve conditions for existing staff, patients and residents, support and sustain the facilities' long term viability, and mitigate existing impacts of the facilities on the surrounding community and environment to the maximum extent possible.

See attached **Site Plans** and **Landscape Plan**.

The CLUP and Town allow a maximum of 60 percent of the natural vegetation on a site zoned NH-H (Health facility District) to be cleared, while requiring that 40 percent of the property be kept as open space when in the CPB CGA. In its existing condition, a total of 2.74± acres (62.3%) of the Subject Property is currently impervious including the existing buildings, site driveways, parking areas, sidewalks, onsite sewage treatment plant (STP), garage, gazebo, building entrance awning, concrete generator, dumpster and trash compactor pads. A significant portion of the property in front of the buildings is existing lawn overlying a large onsite subsurface sewage leaching field for the onsite STP. This leaves very little natural growth currently present on the Subject Property with the exception of some mature native oak and pine trees on the south and southwest portions of the property that will remain undisturbed and some perimeter vegetation, some of which must be removed. The natural/native vegetation to be removed for parking is estimated to cover 0.05± of an acre on the north side of the property consisting of a few trees and some undergrowth none of which was identified as being rare.

Based on current regulations (Figure 5-1 of the Brookhaven Town Code), the maximum permitted clearing is 60 percent of the 191,929 SF (4.4 acre) property or 115,158 SF (2.643 acres) and the required open space is 40 percent of the total lot's land area which is 76,772 SF (1.76 acres). See **§85-723.E.3 (S 5.3.3.6.1)** and **§85-723.E.5 (S 5.3.3.6.2)**, respectively in **Appendix C**. The Subject Property is presently over-cleared in its existing condition and has been since construction in 1972, prior to its inclusion in the CGA and adoption of the CLUP.

The portion of existing remaining maintained vegetation onsite that will be removed under the Proposed Project is 0.61± acres including 0.05 of an acre of native species; however, an estimated 0.33± acres of native rain garden, foundation plantings, vegetated parking islands,

of the property, south of the Quantum building. The purpose of the new parking spaces is to help eliminate on-street parking along the narrow rural residential street serving the site (Oakcrest Avenue) and minimize related safety concerns and noise. Existing parking along the property's Oakcrest Avenue frontage narrows the travel lanes of the already narrow Oakcrest Avenue right-of-way. This obstructs motorist sight distances and makes exiting the site more difficult, and creates dangerous conditions, especially for second and third shift staff late at night or early morning hours entering and exiting their vehicles. It also can create safety concerns for neighborhood residents and their children during daytime hours, while walking, biking or driving past the property.

Parking on the street has been an issue for neighbors who have voiced concerns over disruptive late night and early morning noise including talking, shouting, playing music, car alarms, vehicle horns, and other vehicle and human-related noise in the street. These activities and any parking in undesignated areas along the street such as in front of residents' homes can also generate complaints and increase the demand for policing which strains community resources, and reduces safe and unincumbered passage of emergency vehicles or large trucks past the site.

Removing cars and trucks from the street and providing safer, more convenient onsite parking will also help improve aesthetic conditions and community character in this primarily moderate to dense single-family residential neighborhood. Under today's regulations, on-street parking provided would likely not be permitted. With the requested onsite parking improvements, the facilities will become more compliant to existing Town parking standards and supportive of public safety and convenience that supports visitation.

In addition, subsurface soils and geology at the Subject Property include impervious or fine grained and/or compacted low permeability strata that restrict drainage, creating perched water table conditions beneath the site. Installing proposed shallow leaching galleys, removing and replacing the soil around and below these structures and replacing it with clean well-drained sand, and installing a deep diffusion well that penetrates the restrictive soils will help to address this issue. This is of great importance as the proposed drainage structures will not only help to serve the additional paved parking spaces but will also improve existing overall drainage conditions and help ensure proper collection and recharge of runoff into the ground preventing runoff on to nearby streets, adjacent properties, and/or nearby Pine Lake.

Retaining walls and landscaping will offer physical and vegetative screening that will help prevent light from motor vehicles from shining onto neighboring properties which has been an issue for some neighbors, while helping to minimize visual impacts. Sidewalk and parking improvements will support visitor safety, provide greater convenience and support resident/patient visitation including ensuring the facilities are Americans with Disabilities Act (ADA) accessible.

In summary, the following environmental benefits are expected to accrue as a result of the Proposed Project:

- Reduction in fertilizer dependent vegetation from 32% to 24.1%.
- Removal of on-street parking on older public streets.
- Provision of on-site parking with controlled drainage including surface treatment/detention rain gardens.
- Removal of noise/light pollution on public streets within a residential neighborhood.
- Safety and related operational improvements to the site.
- Improved experience for on-site occupants, visitors with better facilities, parking, outdoor enjoyment areas and related enhancements.
- Removal of existing impervious surfaces and mostly maintained/manicured, non-native vegetation and replacement with improved parking facilities, rain gardens, native landscape and outdoor enhancements.

Based on the foregoing, proposed relief from CPB CGA standards is requested and considered necessary due to essential health, safety and human needs and current site conditions that precede pine barrens requirements. Proposed plans seek to minimize environmental impacts to the maximum extent practicable while improving conditions and patient/resident experience and care.

2.0 TOWN LAW SECTION 267-B CRITERIA

The Applicant seeks a hardship exemption from CPBC based upon a demonstration of hardship for development in the CGA. In making such a finding, the commission shall consider the criteria for a use variance pursuant to section two hundred sixty-seven-b (267-b) of New York State Town law. These criteria are as follows:

- (1) the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;
- (2) that the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
- (3) that the requested use variance, if granted, will not alter the essential character of the neighborhood; and
- (4) that the alleged hardship has not been self-created.

A demonstration supporting the above factors is outlined below.

- (1) the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;*

The existing nursing/rehabilitation facility is currently in operation and is economically viable, allowing it to continue to service the needs of its residents/patients, and the community. However, the operational conditions are compromised as a result of the lack of on-site parking, necessitating off-site vehicular activity, as well as non-optimum on-site

amenities for occupants. If the hardship is not granted the facility could be subject to a loss of revenue as a result of competition with other more optimized facilities, thus stressing the ability to continue in a manner that provides a reasonable return. Also, the site is zoned NH-H for nursing home use, and is not viable for any other purpose. While not directly quantifiable, this is a logical assessment of the financial realities of operating a 54 year old nursing and rehabilitation center.

The Applicant seeks to improve the necessary services, support and convenience for its residents and patients to enhance the overall quality of existing facilities and meet current standards and expectations so it can remain competitive with larger more modern facilities. The hardship for these facilities is not merely inconvenience; it is a hardship to all its residents/patients and visitors, as well as to the facility staff, managers, and owners as basic improvements and modernization as proposed are essential to long-term health, safety, and the sustainability and viability of Surge and Quantum. The proposed improvements will help to enable proper facility functions and foster success in meeting health care objectives, by providing necessary infrastructure and maintenance to ensure the quality of service necessary to remain competitive and viable is met. It is expected that visitors are more likely to visit, and staff will find working at the facilities safer and more convenient, when the additional onsite parking necessary to replace parking in the street is finally provided. The project seeks to provide greater consistency with current zoning, engineering principles and practices and health and safety standards on a site that was developed over 50 years ago in 1972, before current regulations, to better support increasing demand by the aging population, and high quality facilities.

- (2) that the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;*

The Subject Property is unique as it is a small, fully developed NH-H-zoned property situated within the CPB CGA in the center of a moderate to densely developed single-family residential neighborhood containing a park, small lake, Town owned open space, and one deli and catering business directly across the street that is undoubtedly supported by the existing facilities. The 4.4-acre rehabilitation and nursing establishment was constructed over 50 years ago long before Article 57 of the Environmental Conservation Law, adoption of the CLUP, and current local pine barrens requirements, parking and drainage standards, and greater knowledge about the needs of patients/residents. The property serves two long established essential nursing home and rehabilitation facilities, at a time when these uses are in significant demand due to the aging population. The project does not seek to increase facility capacities, it merely seeks to modernize and improve the existing facilities and make them safer, healthier, more enjoyable, more consistent with code and economically competitive and sustainable.

As discussed previously, improvements include providing the necessary onsite parking to meet the needs of patients/residents and eliminating identified hazardous and nuisance

conditions on the street. The Proposed Project will offer appropriate space for the elderly, disabled and rehabilitating to enjoy time with friends and relatives, which has been shown to support health. The project also creates a more ADA-accessible facility including parking and sidewalk improvements in accordance with current requirements, and provides curbing, pavement striping and suitable drainage. Due to past development of the site, including buildings, parking, drainage, and onsite sewage treatment plant and large sanitary leaching area it is impossible to meet the requirements of the CLUP under Town § 85-723.E.3 (CLUP Standard, S 5.3.3.6.1), "Vegetation Clearance Limits"; Town Code § 85-723.E.5 (CLUP Standard, S 5.3.3.6.2), "Open Space Standard Requirement, Unfragmented Open Space and Habitat"; and § 85-723.E.6 (S 5.3.3.6.3), "Fertilizer dependent vegetation limit." The project seeks a CPBC Hardship Exemption for the proposed very limited additional disturbance to the site (0.283 acres), the impossibility of fully complying with CLUP clearing restrictions and open space requirements, and further reducing lawn on the property covering the sanitary system or beneath existing trees by this long-established land use.

The surrounding area consists primarily of dense single-family residential neighborhood, "Pine Lake Town Park" and its fringing emergent wetlands to the south, and 4.7 acres of adjacent Town owned woodlands to the east. Unlike the surrounding single-family residential neighborhood, this land use involves two businesses that were approved long ago but require enough space to fully accommodate contemporary needs to remain competitive such as its existing STP that was improved over a decade ago, onsite parking needed to serve the existing land use, and essential space for visits and socialization on a relatively small lot.

In summary, the aspects of this application that make it unique are listed as follows:

- The nursing/rehabilitation center was fully developed in 1972, 54 years ago and prior to Article 57, the CLUP and the Commission.
- The site is zoned NH-H for a nursing/rehabilitation center, and is not viable for any other use.
- The site serves a community need by providing patient care within an ongoing nursing/rehabilitation enterprise.
- The proposed use is not intended to expand capacity of the facility, but will improve safety, facility operations and provide needed amenities.
- The Proposed Project will provide environmental improvements to the site, as compared to existing conditions, as outlined in Section 1.4 above.

(3) that the requested use variance, if granted, will not alter the essential character of the neighborhood;

The existing use has been a part of the essential character of the neighborhood for 54 years. The facility has involved the activity associated with patients and visitors, employees

and management, all in an ongoing business that has existed since 1972. The Proposed Project will result in minor alterations to the site, in the context of the larger use occupying the site for over half a century. The improvements reconfigure parking, where parking currently exists, and includes added landscaping. The onsite parking improvements will improve the character of the neighborhood by the cessation of parking on streets within the community. Other improvements are more internal to the site, near existing buildings in existing previously disturbed areas. As a result, the hardship, if granted, will not alter the essential character of the neighborhood.

The Proposed Project does not request a use variance, and will not result in a change in the long-standing use or intensity of use of the Subject Property. The existing and proposed use of the property are the same and are fully compliant with the Town NH-H land use requirements, although several Town area or dimensional requirements are preexisting nonconforming and a variance for maximum floor area ratio is required. The project will not significantly alter the site or the character of the neighborhood and the changes that are proposed are expected to be minor with minimal environmental impact, while providing many beneficial social, economic, environmental, and public health benefits. In fact, the project seeks to enhance conditions by removing on-street parking and providing space on the Subject Property to fully serve the existing uses and address feedback collected from neighbors. The project does NOT seek to increase the capacity or number of beds at its facilities but does seek to improve conditions including creating a safer and quieter street. The project includes the planting of a large rain garden consisting of native plants to offset environmental, ecological and drainage impacts.

(4) that the alleged hardship has not been self-created.

The existing condition is not a result of the Applicant's actions or inactions. The Subject Property was zoned and developed for the current land use over 50 years ago, prior to the CLUP, changing facility and community needs, and contemporary regulatory standards and policies. As previously noted, approximately 62.3 percent of the site is currently impervious, which includes the existing buildings, site driveways, parking areas, sidewalks, garage, etc. Due to existing conditions and pre-CLUP development of the property, it is not feasible to make the requested improvements for the Proposed Project without obtaining a Hardship Exemption from the Commission. The property owners and current managers have no control over the present needs and current requirements of these types of facilities but can make improvements to address neighbor and patient/resident comments and recommendations. Maintenance and site and facility improvements are necessary to remain competitive, provide the best services possible to patients/residents, create a better workplace for staff, minimize impacts on neighbors, and improve health and safety of facility clientele. Relocating to another location after over 50 years serving this community is not an option.



FIGURE 2
AERIAL LOCATION MAP

Sources: NYS Orthophotography 2023; SC Parcels 2024
Scale: 1 inch equals 200 feet



49 & 63 Oakcrest Avenue
Middle Island, NY
Hardship Exemption
Application

ATTACHMENTS

ATTACHMENT A

Part I Environmental Assessment Form (EAF)

Project Description

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

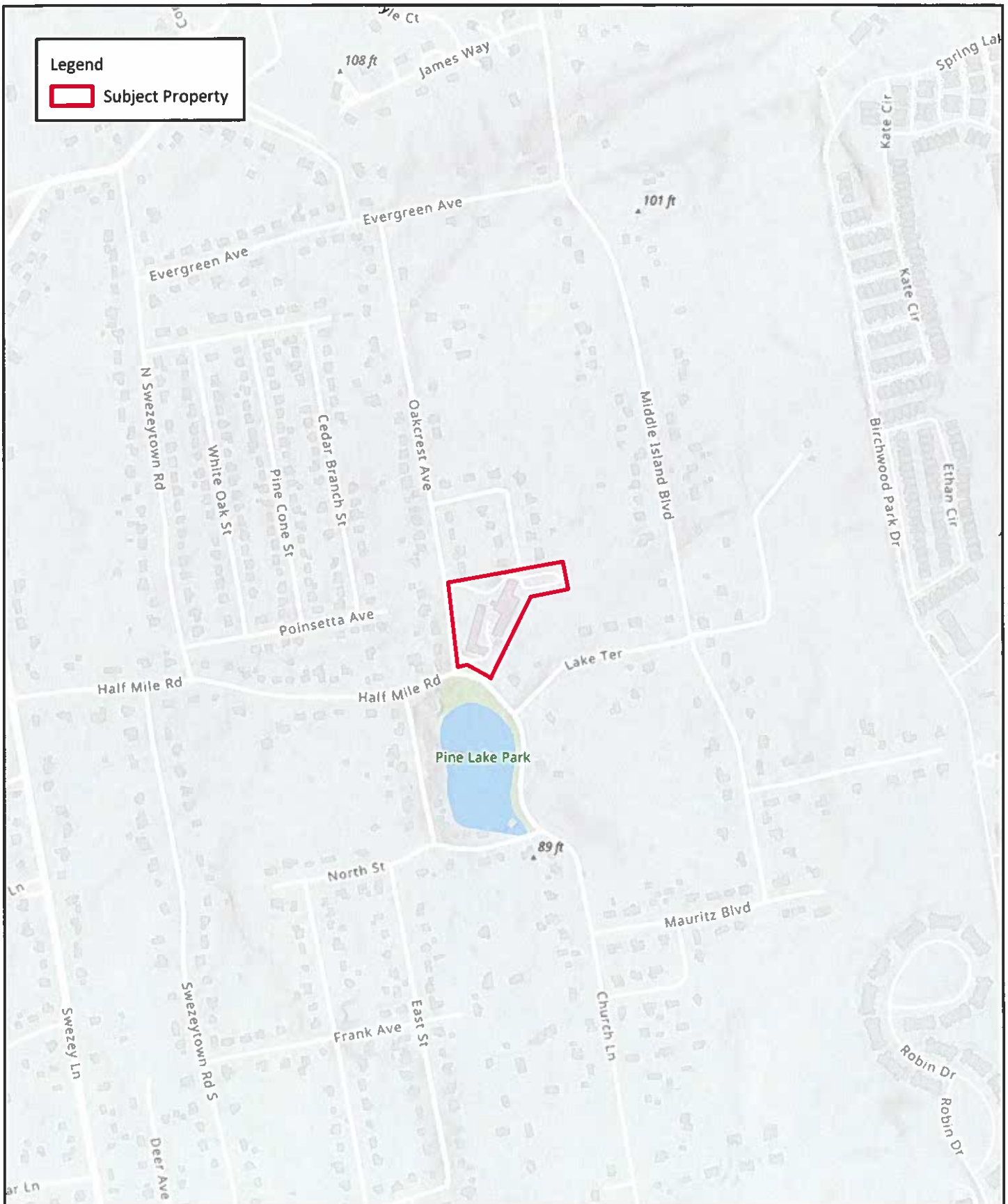
Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

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 applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 49 & 63 Oakcrest Avenue		
Project Location (describe, and attach a general location map): 49 & 63 Oakcrest Avenue, Middle Island, Town of Brookhaven, Suffolk County, NY (SCTM: 200-343-06-20.1) (see attached location map)		
Brief Description of Proposed Action (include purpose or need): The subject property is located in the Town of Brookhaven's NH-H (Health Facility District) and is approximately 191,929 square feet (SF) or 4.40 acres in area. The property currently contains two nursing homes, Surge Rehabilitation and Nursing and Quantum Rehabilitation and Nursing. The proposed action involves two phases which include construction of a one-story 3,350 square foot addition at the rear of the Surge building, a new 1,500+/- SF outdoor amenity area between buildings, 43 new onsite parking spaces including 6 ADA spaces, replacement and upgrades to on-site drainage structures including new subsurface leaching pools, shallow depth drainage galleys, and diffusion wells, sidewalk improvements, a four-foot retaining wall and three-foot barrier wall and screening along the northerly property line adjacent to parking areas, a short retaining wall and vehicle barrier on the south side of the property adjacent to three parking spaces, a six-foot long PVC and gate near the front entrance of the Surge building, and a new onsite fire hydrant, parking signage, pavement striping, and curbing. The proposed Surge building addition will be used as a meeting and social area for residents and their families. The outdoor amenity space will improve the quality of life of residents. Proposed additional parking will help to eliminate on street parking and new drainage will help ensure adequate control of runoff. Retaining walls and physical and vegetative screening will help prevent headlights from shining off site and minimize visual impacts. Sidewalk and parking improvements will support visitor safety, convenience and continuity and ADA accessibility.		
Name of Applicant/Sponsor: Oakcrest Avenue Realty LLC c/o Chaim Lebowitz, Member		Telephone: (917) 613-0743 E-Mail: lebowitzc@gmail.com
Address: 865 Merrick Road		
City/PO: Baldwin	State: New York	Zip Code: 11510
Project Contact (if not same as sponsor; give name and title/role): Same		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Oakcrest Avenue Realty, LLC c/o Long Island Care Center		Telephone: E-Mail:
Address: 114-61 38th Street		
City/PO: Flushing	State: New York	Zip Code: 11354



NPV

FIGURE 1 LOCATION

Sources: ESRI Topographic Map 2025, Suffolk County GIS 2024
Scale: 1 inch equals 700 feet



**49 & 63 Oakcrest Avenue
SWPPP**

Town of Brookhaven, NY



NPV

FIGURE 1
AERIAL LOCATION MAP

Sources: NYS Orthophotography 2023; SC Parcels 2024
Scale: 1 inch equals 200 feet



49 & 63 Oakcrest Avenue

Middle Island

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☒ Yes ☐ No or Village Board of Trustees	Town Board (Site Plan Approval, Stormwater Pollution Prevention Plan)	May 2026
b. City, Town or Village ☐ Yes ☒ No Planning Board or Commission		
c. City, Town or ☒ Yes ☐ No Village Zoning Board of Appeals	Zoning Board of Appeals (Variance)	June 2026
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☐ Yes ☒ No		
f. Regional agencies ☒ Yes ☐ No	Central Pine Barrens Joint Planning and Policy Commission (approval or Hardship Exemption)	June 2026
g. State agencies ☒ Yes ☐ No	NYSDEC (Non Jurisdiction for FW wetlands, Article 11 no-take letter for rare species)	May 2026
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☒ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ No

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

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

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 (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ 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?
NH-H Health Facility District

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? Longwood Central School District

b. What police or other public protection forces serve the project site?
Suffolk County Police Department, Precinct 6, Sector 615

c. Which fire protection and emergency medical services serve the project site?
Middle Island Fire District, Zone 1

d. What parks serve the project site?
Rocky Point Pine Barrens State Forest

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)? improvements to existing nursing home facilities

b. a. Total acreage of the site of the proposed action? 4.40 acres
b. Total acreage to be physically disturbed? 1.67 acres Includes existing paved and impervious areas.
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.40 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)? % 3.7%+/- more Units: gross floor area onsite and 43 additional onsite parking spaces

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 the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 12-14 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (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.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
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 _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ 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? <u>Installation of drainage leaching pools, shallow depth leaching galleys, diffusion wells and</u>	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): <u>3,850 CY of net cut will be removed from the site</u> • Over what duration of time? <u>total of 110 truck trips over 2+/- months based on 3 trips per workday</u>	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.	
<u>soil/sand</u>	
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? _____ <1.67 acres	
vi. What is the maximum area to be worked at any one time? _____ <1.67 acres	
vii. What would be the maximum depth of excavation or dredging? _____ Leaching pool +/-22 feet	
viii. Will the excavation require blasting? ☐ Yes ☒ No	
ix. Summarize site reclamation goals and plan: _____	

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 the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the 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 remaining after project completion: _____
- 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: _____ 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: _____
- 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: _____

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), what is the 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: _____ 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): _____

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 a 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): <u>N/A</u>	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ <u>Additional sanitary wastes will not be generated; the existing facilities use an onsite treatment system</u>	
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 <u>0.28</u> acres (impervious surface) _____ Square feet or <u>4.04</u> acres (parcel size) ii. Describe types of new point sources. <u>N/A see No. iii. below</u>	
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)? <u>To existing and proposed drainage system. Proposed expanded drainage system includes catch basins, subsurface leaching pools, shallow drainage galleys, diffusion wells, and gravel infiltration trench onsite.</u> • If to surface waters, identify receiving water bodies or wetlands: _____ <u>N/A</u>	
• Will stormwater runoff flow to adjacent properties? ☐ Yes ☒ No	
iv. Does the 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) 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 (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ 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): _____

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): _____

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 truck trips/day and type (e.g., semi trailers and dump trucks): _____

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: _____

vi. Are public/private transportation service(s) or facilities available within ½ 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

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☒ No
Use is a nursing home/residential use. The only new energy demands will be to heat, cool, power, and light the new 3,350 SF of space.

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

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00 AM - 6:00 PM
- Saturday: N/A
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: The facility is open 24 hours a day
- Saturday: seven days a week
- Sunday: _____
- Holidays: _____

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: During construction temporary and intermittent noise will be generated by construction equipment; construction hours will comply with Town Code Section 50-6 B.(7) "Noise Control," "Prohibited acts" of the Town Code	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____	
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: _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____	
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: _____	
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 any 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 the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No N/A If Yes: i. Describe proposed treatment(s): _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
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 N/A 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: _____ Also: no new solid waste to be generated facilities use existing carter for pick up and disposal	

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 the 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): Pine Lake, Town owned woodland

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.74	3.02	+0.28
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• 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: <u>landscaping, mix of mostly lawn and some shrubs and trees</u>	1.66	1.38	-0.28

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:
The site itself includes two nursing and rehabilitation facilities Surge Rehabilitation and Nursing and Quantum Rehabilitation and Nursing

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): 2506446; sewage, 49 Oakcrest, case closed
☐ 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: _____
No

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? _____ +/- 1,200 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:

Plymouth loamy coarse sand, 3-8%sl	PIB	54.5 %
Plymouth loamy coarse sand, 0-3%sl	PIA	30.3 %
Plymouth loamy coarse sand, 8-15%	PIC	13.6 %
Clay & fill land gently sloping	CuB	1.6 %

d. What is the average depth to the water table on the project site? Average: _____ 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%: _____ +/-90 % of site
☒ 10-15%: _____ +/-10 % 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	No	Classification	_____
• Lakes or Ponds:	Name	Pine Lake	Classification	Class 2, PuBh
• Wetlands:	Name	Pine Lake	Approximate Size	7(NYSDEC), 3.4 NWI
• Wetland No. (if regulated by DEC)	MD-6 Class 2, located >200' from site			

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: _____
N/A

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: Sole Source Aquifer Names: Nassau-Suffolk SSA

m. Identify the predominant wildlife species that occupy or use the project site: Developed site adjacent to woodlands possible bald eagle, NLEB and/or tiger Human tolerant species: possible salamander in area squirrels, racoon, rabbit, variety of birds	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. 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? ☒ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): <u>Species identified & documented in the area by NYSDEC include the following Endangered species</u> <u>Small-flowered Dwarf Bulrush, Tiger Salamander, Northern Long-eared Bat as well as the Threatened Bald Eagle</u>	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☒ Yes ☐ No If Yes: i. Species and listing: _____ <u>Rose Coreopsis, Black-fruited Spike Rush possible</u>	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____	
E.3. Designated Public Resources On or Near Project Site	
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? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☒ Yes ☐ No If Yes: i. CEA name: <u>SGPA, Central Suffolk Pine Barrens</u> ii. Basis for designation: <u>Protect groundwater, Benefit to human health & protect drinking water</u> iii. Designating agency and date: <u>Date: 3-19-93, Date: 2-10-88, Agency: Long Island Regional Planning, Agency: Suffolk County</u>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐ Yes ☒ No
If Yes:	
i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
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?	☐ Yes ☒ No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	☐ Yes ☒ No
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	☐ Yes ☒ No
If Yes:	
i. Identify resource: _____	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	☐ Yes ☒ No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
☐ Yes ☐ No	

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.

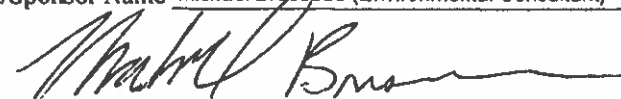
G. Verification

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

Applicant/Sponsor Name Michael Brusseau (Environmental Consultant)

Date May 1, 2026

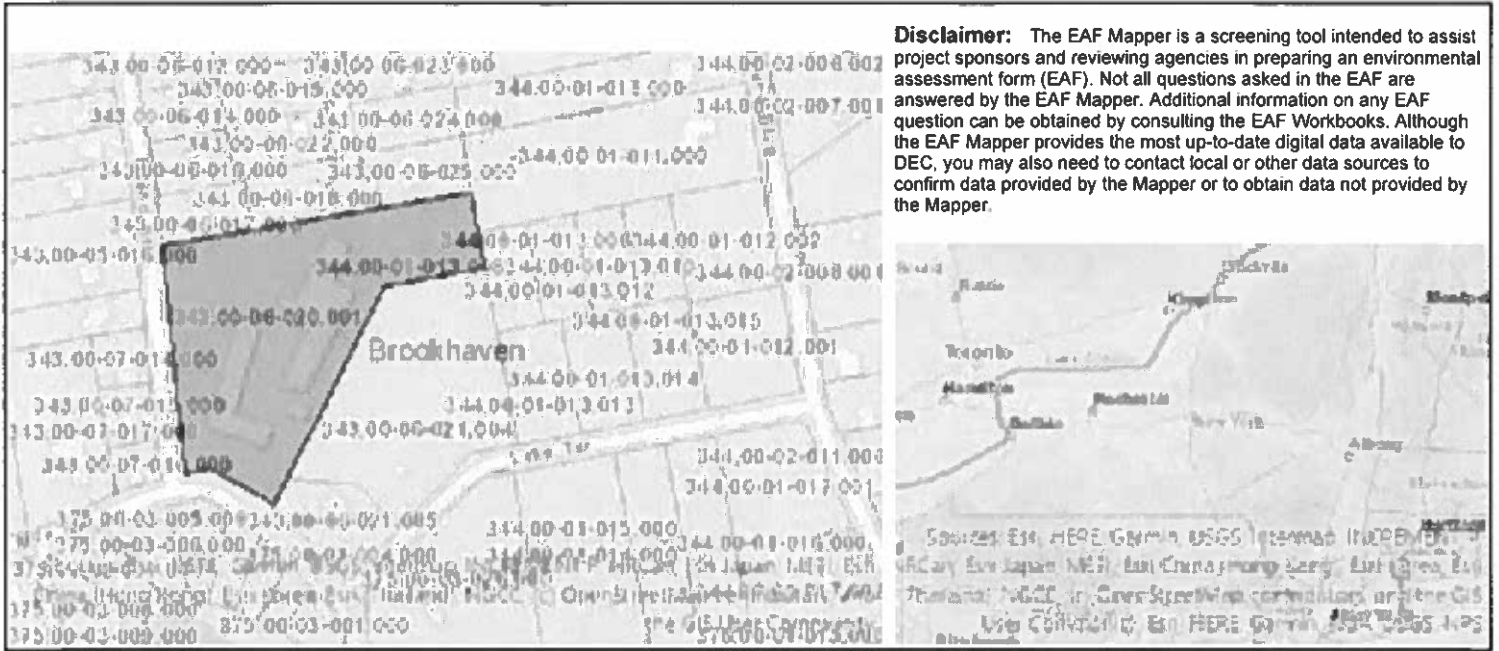
Signature



Title Sr. Environmental Planner/Project Manager
Nelson, Pope & Voorhis

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Thursday, April 2, 2026 3:16 PM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:LI North Shore Heritage Area
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes

E.2.i. [Aquifer Names]	One Source Aquifer Names: Nassau-Suffolk SSA
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Small-flowered Dwarf Bulrush, Tiger Salamander, Northern Long-eared Bat
E.2.p. [Rare Plants or Animals]	Yes
E.2.p. [Rare Plants or Animals - Name]	Rose Coreopsis, Black-fruited Spike Rush
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	SGPA, Central Suffolk Pine Barrens
E.3.d.ii [Critical Environmental Area - Reason]	Protect groundwater, Benefit to human health & protect drinking water
E.3.d.iii [Critical Environmental Area – Date and Agency]	Date:3-19-93, Date:2-10-88, Agency:Long Island Regional Planning, Agency:Suffolk County
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

ATTACHMENT B

Transmittal Letter Attachments

Maps, Site Plan and Data

CENTRAL PINE BARRENS DISTRICT

COMPATIBLE GROWTH AREA STANDARDS AND GUIDELINES CONSISTENCY REVIEW

49 AND 63 OAKCREST AVENUE

MIDDLE ISLAND, TOWN OF BROOKHAVEN, SUFFOLK COUNTY, NEW YORK

SCTM: 200-343-06-20.1

Standard ("S") or Guideline ("G")		Explanation and Document Page Reference	
S & G 5.3.3.1 Sanitary Waste, Nitrate-Nitrogen and Other Chemicals of Concern		June 2026	
		The subject property is located in the Central Pine Barrens (CPB) Compatible Growth Area (CGA), Central Suffolk Special Groundwater Protection Area (SGPA), and Suffolk County Department of Health Services' (SCDHS) Groundwater Management Zone III (GMZ III). Under GMZ III standards, the project is permitted to use conventional onsite septic systems when the total density load of the land use is 300 gallons per day (gpd) per acre or less. The existing onsite land uses exceed this amount and therefore all wastewater generated onsite is currently treated by an existing previously SCDHS-approved onsite sewage treatment plant (STP) that was enhanced and modernized under SCDHS oversight and approval in 2014. All sanitary waste generated onsite is currently discharged into the ground on the subject property through subsurface leaching pools. The present project involves the construction of a 3,350 SF single-story addition that will be used as a meeting room or social space for patients/residents, their guests, and staff and therefore will not increase the facility patient/resident capacity, number of patient/resident rooms, number of staff and overall onsite sanitary flow. Other improvements include increased onsite parking to accommodate employees and/or staff who currently park on the street, new drainage improvements, enhanced outdoor space for patients/residents, sidewalk improvements with ADA accessibility, retaining walls, landscaping, and other minor outdoor features having no effect on sanitary waste generation or disposal. In summary, the project is consistent with SCDHS requirements and therefore is consistent with this Standard.	
S 5.3.3.1.1	Suffolk County Sanitary Code Article 6 compliance	All development proposals subject to Article 6 of the Suffolk County Sanitary Code shall meet all applicable requirements of the Suffolk County Department of Health Services. Projects which require variances from the provisions of Article 6 shall meet all requirements of the Suffolk County Department of Health Service's Board of Review in order to be deemed to have met the requirements of this standard.	
		The property was developed as a rehabilitation and nursing facility in 1972 long before the 1993 Central Pine Barrens Act was enacted and the Town of Brookhaven's Central Pine Barrens District regulations were created. As discussed above, the existing nursing and rehabilitation facilities exceed Article 6, GMZ III sanitary waste generation threshold and therefore is required to utilize public sewers or a private STP for waste disposal. In 2014, comprehensive STP upgrades were completed and SCDHS reviewed and approved these upgrades. As such, the facility is a pre-existing facility within the CPB CGA that is necessary to ensure continued high level treatment and discharge of treated effluent into the ground onsite. The proposed project involves the creation of a small social/meeting space to improve the quality of patients and residents visits and is not expected to increase the volume of total flow to the STP since no new rooms, no increase in the number of patients served or number of visitors, or additional staff is expected. The purpose of the proposed additional onsite parking is to remove existing on-street parking and to improve access for visitors and staff, not to an increase the facilities capacities. The site has an existing STP, operated under SCDHS oversight, and therefore is consistent with this Standard.	
S 5.3.3.1.2	Sewage treatment plant discharge	Where deemed practical by the County or State, sewage treatment plant discharge shall be outside and downgradient of the Central Pine Barrens. Treatment systems that are approved by the New York State Department of Environmental Conservation or the Suffolk County Department of Health Services may be used in lieu of a sewage treatment plant.	
S 5.3.3.1.3	Suffolk County Sanitary Code Articles 7 and 12 compliance	All projects must comply with the provisions of Articles 7 and 12 of the Suffolk County Sanitary Code, including any provisions for variances or waivers if needed, and all applicable state laws and regulations in order to ensure that all necessary water resource and wastewater management infrastructure shall be in place prior to, or as part of, the commencement of construction.	These regulations concern "Water Pollution Control" (Article 7) and "Toxic and Hazardous Materials Storage and Handling Control" (Article 12). The proposed action involves the construction of a small single-story 3,350 SF addition to an existing building which will be used as an indoor meeting and social room for patients/residents and their friends and families. The property is within a CPB CGA and the Central Suffolk SGPA (West). The project site and area is also within Groundwater Management Zone III (Deep Recharge Area), the Town of Brookhaven's Hydrogeologic Zone, and is served by the Suffolk County Water Authority's Distribution Area 15 necessitating maximum protection. The subject property is not within any SCDHS public Water Supply Sensitive Areas which are defined by Article 7 of the Suffolk County Sanitary Code as "areas in close proximity to existing or identified future public water supply wellfields" with "close proximity" defined as "within 1,500 feet upgradient or 500 feet downgradient of public water supply wells screened in the Upper glacial aquifer." No public community supply wells were identified in the vicinity of the proposed action site; therefore, the subject property is not within a public Water Supply Sensitive Area. The closest identified domestic well is 0.53± miles from the site. The proposed project and minor outdoor improvements do not involve any onsite storage, use or increased use, or handling of hazardous chemicals that are regulated under Article 12. The project utilizes an existing onsite STP which underwent improvements in

Standard ("S") or Guideline ("G")			Explanation and Document Page Reference
			2014. The proposed building addition will not increase onsite sanitary flow as it is to be used only as an amenity for existing patients/residents, their visitors and existing staff rather than for additional rooms or expanding patient capacity or number of staff at the facility. Additional drainage improvements are proposed to enhance the collection and recharge of stormwater onsite and prevent flooding or other stormwater impacts, providing an overall benefit. All collected stormwater runoff will be discharged underground with no point discharges to any surface waters or wetlands. A Stormwater Pollution Prevention Plan or SWPPP has been prepared for the project. A small area of existing lawn and a few trees will be removed and there will be additional landscaping including foundation plantings around the proposed addition and a large center parking island swale or rain garden at the rear of the property that will be planted primarily with native and/or well adapted plant species that will minimize or eliminate the need for long-term landscape fertilization and irrigation is expected. Since there will be no change to operations related to Articles 7 & 12, the project is consistent with this Standard.
S 5.3.3.1.4	Commercial and industrial compliance with the Suffolk County Sanitary Code	All commercial and industrial development applications shall comply with the provisions of the Suffolk County Sanitary Code as applied by the Suffolk County Department of Health Services, and all other applicable federal, state or local laws. Development projects which require variances from the provisions of the Suffolk County Sanitary Code shall meet all requirements of the Department of Health Service's Board of Review in order to be deemed to have met the requirements of this standard.	The existing use is a mixed residential/personal service/commercial care use. The proposed 3,350 SF single-story building addition is to be used as space for residents/patients and their visitors to enjoy time together rather than to accommodate additional patients or visitors. The proposed action will comply with applicable requirements of Suffolk County Sanitary Code Articles 6, 7, and 12 and no variances are needed or requested from SCDHS for this project; therefore the Proposed Project is consistent with this Standard.
G 5.3.3.1.5	Nitrate-nitrogen	A more protective goal of two and one half (2.5) ppm shall be achieved for new development projects through an average residential density of one (1) unit per two (2) acres (or its non-residential equivalent), through clustering or through other mechanisms to protect surface water quality for projects in the vicinity of ponds and wetlands. For purposes of this section, in the vicinity of ponds and wetlands means that the project site contains areas subject to review by the state or a local municipality under their respective tidal or freshwater wetland, or both, regulations or other provision regulating activities in a surface or tidal wetland.	The Proposed Project will not increase sanitary wastewater flow onsite. Improvements were made to the existing onsite STP approximately ten years ago to improve onsite treatment and disposal to the maximum extent practicable. Total exiting fertilizer dependent lawn area will be reduced under the Proposed Project. Native plant species are proposed to eliminate the need for fertilization of proposed vegetation. No changes to wastewater quality or loading will occur and fertilizer dependent landscaping will be reduced; therefore, the project is consistent with this Guideline.
S & G 5.3.3.3 Wellhead and Groundwater Protection			
			There will be no new discharges to groundwater from the proposed construction of 3,350 SF of amenity space for existing patients and residents and their guests, except as may result from additional runoff from the 3,350 SF addition and parking area. The new onsite drainage facilities that will improve the effectiveness of system collection and subsurface recharge of runoff onsite.
S 5.3.3.3.1	Significant discharges and public supply well locations	The location of nearby public supply wells shall be considered in all applications involving significant discharges to groundwater, as required under the New York State Environmental Conservation Law Article 17.	This standard restricts activities that could degrade a public drinking water supply defined as being within a 200-foot radius of the project site. The Proposed Action is located in an area served by Suffolk County Water Authority (SCWA) within Distribution Area 15; however, a review of SCWA water supply infrastructure maps, indicate that there are no public wells or wellfields within 200 feet of the site nor is the subject property within any SCDHS' Water Supply Sensitive Areas which are defined as being a public well withdrawing from the Upper Glacial Aquifer that is either within 1,500 feet up-gradient or 500 feet down-gradient of the site. Even though this standard focuses on public water supplies, it is noted that the area is served by public water provided by SCWA and there are no identified documented domestic supply wells within 200-feet of the site with the closest identified being 0.53+/- miles from the site based on NYSDEC Info Locator data. The Proposed Project is consistent with this Standard. The proposed action was further assessed relative to Article 7 Water Supply Sensitive Areas as noted above pursuant to Standard S 5.3.3.1.5 above.

Standard ("S") or Guideline ("G")		Explanation and Document Page Reference
G 5.3.3.3.2	Private Well Protection	Private well protection The Suffolk County Department of Health Services' guidelines for private wells should be used for wellhead protection.
S 5.3.3.4 Wetlands and Surface Waters		
S 5.3.3.4.1	Nondisturbance buffers	Development proposals for sites containing or abutting freshwater or tidal wetlands or surface waters must be separated by a nondisturbance buffer area that is no less than that required by the New York State Tidal Wetlands or Freshwater Wetlands, and/or Wild, Scenic and Recreational Rivers Act and/or Chapter 81 of the Town of Brookhaven Code, Wetlands and Waterways. The Commission reserves the right to require a stricter and larger nondisturbance buffer for development projects not subject to Town review. Distances shall be measured horizontally from the wetland edge as mapped by the New York State Department of Environmental Conservation and the Town of Brookhaven. Projects which require variances or exceptions from these laws, and associated regulations, shall meet all requirements imposed in a permit by the New York State Department of Environmental Conservation and the Town of Brookhaven in order to be deemed to have met the requirements of the standard.
S 5.3.3.4.2	Buffer delineations, covenants and conservation easements	Buffer areas shall be delineated on the site plan or subdivision map, and covenants and/or conservation easements, pursuant to the New York State Environmental Conservation Law and Chapter 81 of the Town of Brookhaven Code, Wetlands and Waterways, shall be imposed to protect these areas as deemed necessary.
S 5.3.3.4.3	Wild, Scenic & Recreational Rivers Act compliance	Development proposals shall conform to the provisions of the Wild, Scenic and Recreational Rivers Act, where applicable. Projects which require variances or exceptions under the New York State Wild, Scenic and Recreational Rivers Act shall meet all requirements imposed by the New York State Department of Environmental Conservation in order to be deemed to have met the requirements of this standard.
S 5.3.3.5 Stormwater Runoff		
S 5.3.3.5.1	Stormwater recharge	Development projects must provide that all stormwater runoff originating from development on the property is recharged on site unless surplus capacity exists in an off-site drainage system.

Standard ("S") or Guideline ("G")				Explanation and Document Page Reference
				replacement of these soils with clean well-drained sand and gravel in areas proposed for stormwater recharge and demonstrate conformance with the required stormwater storage and recharge. Proposed drainage infrastructure include new catch basins, a network of shallow five-foot (effective depth) subsurface drainage galleys, and drainage leaching pools within the improved parking lot at the northwest side of the property, and a 13.5 foot effective depth diffusion well to discharge runoff below restrictive soil strata into underlying well drained sand. In addition, leaching galleys will be installed beneath the proposed outdoor amenity area on the west side of the existing Surge building and a new 160± foot-long 13.3± foot-wide landscaped parking lot median or rain garden in the center of the paved parking lot on the northeast side of the property. There will also be some improvements to site grade to help with onsite collection of runoff for subsurface disposal. The total required volume of storage for the proposed drainage system is 27,653 CF and the total volume of storage provided is 28,743 CF, thereby fully meeting and exceeding the Town of Brookhaven's 9-inch on-site containment criteria. See Overall Grading and Drainage Plan (Sheet C-104). In addition, a total of 1.67 acres of the existing developed site will be disturbed requiring the preparation of a Stormwater Pollution Prevention Plan (SWPPP) in compliance with Town requirements and a State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity (GP-0-25-001).
				No runoff from developed surfaces based on the design storm will be allowed to exit the site, based on the stringent retention and design standards. The project's drainage system is subject to the review and approval of the Town engineer and planning staff. Given the improvements in surface treatment/detention to the existing on-site drainage system, the project is consistent with this Standard.
S 5.3.3.5.2	Natural recharge and basins		Natural recharge areas and/or drainage system designs that cause minimal disturbance of natural vegetation can be employed, where practical, in lieu of recharge basins or ponds that would require removal of significant areas of native vegetation.	The subject property is currently nearly fully cleared and developed including two three-story rehabilitation and nursing buildings, paved access driveways, paved parking areas, outdoor amenity space, single story sewage treatment building and subsurface leaching areas. Thus, space for an onsite stormwater recharge basin is not possible. The proposed action includes the construction of a 3,350 SF single-story meeting room to be attached to the rear of the Surge building, parking and outdoor amenity improvements and landscaping. Some minor clearing will be necessary but this will be offset by the roughly 2,660± SF landscaped parking island rain garden and foundation plantings around the proposed building consisting of well adapted native trees, shrubs, perennials and grasses as shown and described on the proposed Landscape Plan (Sheet LA-101). The proposed rain garden will provide a small area of green drainage infrastructure within an existing developed site. The remaining drainage features will be installed beneath existing and proposed impervious areas. The southwest side of the property along Oakcrest Avenue and east of the Quantum nursing and rehabilitation facility consists largely of trees and landscaping including lawn that will remain, and the northeast end, east of the rear parking lot will also be pervious and will be vegetated with Long Island sun and shade seed mix and flowering dogwood trees. The site was developed in 1972, 54 years ago, therefore, basic design was fixed prior to Article 57. The drainage improvements demonstrate compliance with this Standard.
S 5.3.3.5.3	Ponds		Ponds should only be created if they are to accommodate stormwater runoff, not solely for aesthetic purposes.	This Standard is not applicable. The subject property does not contain any ponds and the Proposed Project will not include the construction of a pond.
S 5.3.3.5.4	Natural topography in lieu of recharge basins		The use of natural swales and depressions should be permitted and encouraged instead of excavated recharge basins.	There is no space on the existing developed site for a stormwater recharge basin; however, the proposed project will include a new green infrastructure (rain garden) vegetated with native plant species within the middle of the existing parking lot, along with typical stormwater structures to control and improve drainage on the site. As noted above, the proposed drainage design will also retain most of the lawn, trees and onsite landscaping and exceed the onsite storage requirement for stormwater and recharge collected runoff into the ground onsite. The topography of the site has been graded in the past to provide suitable grade for building and parking area construction but some areas of gentle to moderately steep slopes exist which slope mainly toward south and west sides of the property. The site was developed in 1972, 54 years ago, therefore, basic design was fixed prior to Article 57. The site topography will not be changed, other than to provide parking and drainage improvements, thereby providing compliance with this Standard.

Standard ("S") or Guideline ("G")		Explanation and Document Page Reference
	Soil erosion and stormwater runoff control during construction	During construction, the standards and guidelines promulgated by the New York State Department of Environmental Conservation pursuant to state law, which are designed to prevent soil erosion and control stormwater runoff, may be adhered to.
S 5.3.3.6 Coordinated Design for Open Space, Habitat and Soil Protection		
S 5.3.3.6	Coordinated Design for Open Space Management	All applications must specify the entity/agency to which dedicated open space will be transferred.
		(a) The clearance of natural vegetation shall be strictly limited. Site plans, surveys and subdivision maps shall delineate the existing naturally vegetated areas and calculate those portions of the site that are already cleared due to previous activities. (b) Areas of the site proposed to be cleared combined with previously cleared areas shall not exceed the percentages in Figure 5-1. These percentages shall be taken over the total site, including, but not limited to, roads, building sites, drainage structures and landbanked parking. The clearance standard that would be applied to a project site if developed under the existing residential zoning category shall be applied if the proposal involves multifamily units, planned retirement units, attached housing, or clustering. Residential development within residentially zoned areas shall comply with the residential clearing limit categories contained in Figure 5-1. Commercial development in residentially zoned areas shall comply with the "Commercial, Industrial and Other or Mixed Use" clearing limit category. Site plans, surveys and subdivision maps shall delineate the clearing limit line and calculations for clearing to demonstrate compliance with this standard. (c) To the extent that a portion of a development project site includes Core property, and for the purpose of calculating the clearance limits, the site shall be construed to be the combined Core and Compatible Growth Area portions. However, the Core portion may not be cleared except in accordance with Section 5.2 of the Plan.
S 5.3.3.6.1	Vegetation Clearance Limits	
S 5.3.3.6.1.1	Contiguous Land in Same Ownership	The proposed project will involve the disturbance of approximately 1.67 acres of the property including previously disturbed and paved areas triggering the need for a SPDES General Permit and SWPPP that will help protect the nearby lake and prevent runoff from entering streets and adjacent properties. The project also includes grading, drainage, erosion, and sedimentation plans to address these concerns. The Town will review the proposed SWPPP and plans to ensure compliance with Town requirements and protect area natural resources. Erosion control will be observed, ensuring consistency with this Standard.
S 5.3.3.6.1.2	Split Zones	The Subject Property consists of one 4.40 acre lot. The landowners do not own any adjacent land; therefore, this Standard is not applicable. The Subject Property is not split zoned. The entire 4.40 acre lot is zoned NH-H; therefore, this Standard is not applicable.

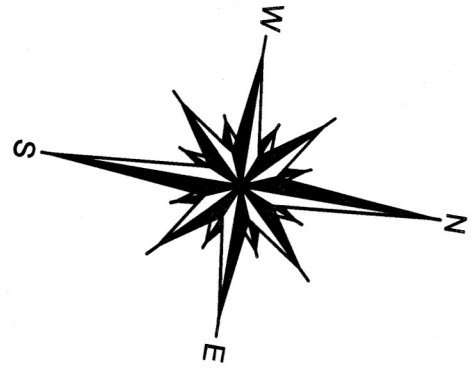
Standard ("S") or Guideline ("G")		Explanation and Document Page Reference	
S 5.3.3.6.1.3	Residential Overlay Districts that Include Redemption of PBCs.	Development project sites in Residential Overlay Districts that include the redemption of Pine Barrens Credits shall apply Figure 5-1 based on the resulting average lot size after the redemption of Credits, rather than the base zoning lot size. To determine the amount of clearing allowed, interpolate the maximum site clearance percentage using Figure 5-1, as long as the requirements of the Town Code and of Section 6.4 of the Plan are met.	The Proposed Project is not within a designated CPB Residential Overlay District and does not involve the redemption of PBCs; therefore, this Standard is not applicable.
S 5.3.3.6.1.4	Land being Cleared for Environmental Restoration	Land cleared for purposes of conducting environmental restoration pursuant to ECL 57-0107(13)(c), shall be considered "natural vegetation," and shall not be considered "cleared" or "previously cleared" land in determining conformance.	Land is not being cleared for environmental restoration; therefore, this Standard is not applicable.
S 5.3.3.6.1.5	Hardship Application	Persons seeking relief from clearing requirements on development project sites must file a CGA hardship application.	The site was fully developed in 1972, 54 years ago and prior to Article 57, the CLUP and the CPBC. The project does not and cannot meet the required clearing limit, open space requirement or 15% fertilizer dependent vegetation standard due to existing conditions and the essential health, safety, and economic needs of the facilities and therefore must apply for a Hardship Exemption from these Standard. See respective sections. A CGA has been filed. The Proposed Project is consistent with this Standard.
S 5.3.3.6.1.6	Properties Split Between CPA and CGA	For a project site which is split between the Core Preservation Area and the Compatible Growth Area, and within which Pine Barrens Credits have been issued for the Core Preservation Area portion, only the Compatible Growth Area acreage shall be used to determine the amount of clearing allowed according to Figure 5-1.	The entire 4.40 acre property is within the CGA; therefore this Standard is not applicable.
S 5.3.3.6.2	Open Space Standard Requirement, Unfragmented Open Space and Habitat	(a) Development project sites must meet at a minimum the percentages of open space specified in Figure 5-1 regardless of existing physical site conditions. Applicants must prioritize first the use of existing cleared areas for development on a project site prior to clearing areas of natural vegetation. Site plans, surveys and subdivision maps must delineate the open space boundary lines and include the calculation of open space areas to demonstrate conformance with this standard. Applicants must identify the receiving entity to which dedicated open space will be transferred as required by Subsection E of this section. (b) Conservation design promotes the creation of open space that permanently protects the significant natural and cultural resources and environmental features of a site by concentrating development into compact areas. This will be required for development projects and accomplished through the use of conservation design methods that include clustering, reduced density development design, or similar methods that achieve the requirements of this section. (c) In determining which areas of a development project site to set aside as open space, the order of priority, from highest to lowest, shall be as follows: 1. Areas that include any species, habitats or significant attributes are required to be protected under existing regulations. This includes, but is not limited to, wetlands; the habitats of endangered; threatened and special concern species; floodplains; archaeological sites and	The project does not and cannot meet the required open space requirement and therefore must seek a Hardship Exemption from this standard. The proposed addition and outdoor amenity improvements are, however, proposed for the purpose of providing safe and necessary social or passive recreational space for patients or residents with limited physical capabilities. The property is essentially built out with limited land available for necessary improvements therefore clustering or density reductions are not feasible. Total vegetation to be removed is 0.61± acres; however, an estimated 0.33± acres of native plantings will be provided after work is completed offsetting some of the loss and resulting in an overall 0.28± acre reduction in site vegetation. Of the total area to be cleared, an estimated 0.05± of an acre is considered native/natural pine barrens species and the remainder is either nonnative invasive species, lawn or nonnative ornamentals that were planted. The replacement of existing disturbed areas with needed parking and amenity improvements does not alter the Open Space on the site. The site was developed in 1972, 54 years ago, therefore, basic design was fixed prior to Article 57. The landscape improvements improve site conditions. This Standard marginally applies given the prior site development, though it is recognized that the reduced amount of open space would not be permitted if the site were developed under current requirements.

Standard ("S") or Guideline ("G")		Explanation and Document Page Reference
	burial grounds and cemeteries. 2. Areas that contain woodlands and other natural areas adjacent to existing open space, that will connect open space areas into large contiguous, unbroken blocks of habitat. This should include consideration of existing and planned future development of adjacent properties.	Project sites that do not have sufficient existing natural areas to meet the open space requirement specified in Figure 5-1 due to prior development or use, will be required to revegetate areas to satisfy this standard. This will include sites that do not meet the open space requirement due to preexisting clearing or disturbance, formalized landscaped and turf areas and/or impervious surfaces.
		As discussed above the project site is nearly fully developed but needs to be improved with necessary infrastructure (onsite parking and drainage) and social and passive indoor recreational amenities to improve the quality of patients' stay at the facility, improve the effectiveness of services rendered, and enhance the facilities' long term viability and sustainability as a quality rehabilitation and nursing center. Existing areas of grass are present onsite where the existing onsite STP's subsurface leaching system is located to support natural recharge without extensive root system growths that can adversely affect the subsurface leaching system and its maintenance. Currently, there is a total of 61,500 SF (1.41 acres) of fertilizer dependent vegetation (i.e., lawn areas) which is 32% of the property. The Applicant proposes to use native plant species and seed mixes to minimize impacts and reduce total fertilizer dependent landscaping from 1.41 acres or 32% of the property to 1.06 acres (46,220 SF) or 24.1% of the property. Even though the Applicant proposes to use native vegetation and the percentage of existing fertilizer dependent landscaping will be significantly less than the existing condition (32% to 24.1%), the subject property and project will still not meet the 15 percent standard, mainly because of the existing lawn over the necessary above the sanitary leaching field. None of the non-native species listed in Figure 5-2 of the CLUP will be used as part of the project's final site plan landscape design plans. (see Landscape Plan, Sheet LA-101). Given the prior development of the site 54 years ago and prior to Article 57, and the improvement through reduced, fertilizer dependent vegetation, the project is consistent with the spirit of this Standard. See also Standard 5.3.3.6.4, Native Plantings below.
5.3.3.6.3	Fertilizer dependent vegetation limit	Fertilizer-dependent vegetation limits. No more than 15% of an entire development project site shall be established in fertilizer-dependent vegetation including formalized turf areas. Generally, nonnative species require fertilization therefore, planting of such nonnative species shall be limited to the maximum extent practicable. Development designs shall be in conformance with Standard 5.3.3.6.4, native plantings.
5.3.3.6.4	Native Plantings	Development designs shall incorporate the species listed as "recommended" in Figure 5-2 "Planting Recommendations." Landscaping and restoration plans shall strive to use Long Island native genotypes unless the plants are not available. A more extensive list of acceptable and unacceptable plants is available from the Commission office. As discussed above, proposed landscape species are mostly native species with some non-native well adapted species not typically found in native undisturbed pine barrens. Fertilizer dependent species are not proposed. None of the non-native species listed in Figure 5-2 of the CLUP will be used as part of the project's final site plan landscape design plans. (see Landscape Plan, Sheet LA-101). The project is consistent with this Standard through its use of native plantings.
5.3.3.6.5	Receiving entity and protection for open space areas	The use, maintenance and management of open space shall be considered when protecting open space areas. The project applicant must specify the entity to which the open space will be dedicated. The protection of the open space shall be guaranteed by dedicating the open space to a government entity, private not for profit, land conservation management organization, homeowners' association or similar entity through the transfer of title or a permanent conservation easement or covenant recorded with the Suffolk County Clerk, or similar mechanism to ensure open space protection. No dedicated or easement open space is proposed given that the site was fully developed in 1972, prior to Article 57. The site plan is binding in terms of layout, landscaping and alignment of site uses. This Standard is not applicable.

Standard ("S") or Guideline ("G")		S 5.3.3.7 Protection and Conservation of Species and Communities		Explanation and Document Page Reference
				Per the NYSDEC's Environmental Resource Mapper and EAF Mapper, the subject property is situated within the vicinity of plants listed as endangered, threatened or rare and wildlife listed as endangered or threatened.
				The New York Natural Heritage Program (NYNHP) did not identify any rare plants of concern in their July 19, 2023 letter; however, rare plants identified by NYSDEC's Environmental Resource Mapper and EAF Mapper as being found in the general area in the past, include small-flowered dwarf bulrush, rose coreopsis and black-fruited spike rush. These plants are associated with wetland/pond shore habitats which are not present on the subject property and the closest such habitat is on the south side of Church Lane, over 150 feet away from any proposed work, and outside of both NYSDEC and Town wetlands jurisdictions.
S 5.3.3.7.1	Special Species and Ecological Communities	Where a significant impact is proposed upon a habitat essential to those species identified on the New York State maintained lists as rare, threatened, endangered or of special concern, or upon natural communities classified by the New York State Natural Heritage Program as G1, G2, G3 or S1, S2 or S3, or on any federally listed endangered or threatened species, the appropriate mitigation measures as determined by the appropriate state, county or Town agency shall be taken to protect these species.		The July 19, 2023 NYNHP coordination letter noted that the subject property is located within one mile of documented threatened nesting bald eagles (<i>Haliaeetus leucocephalus</i>) and 2.5 miles from documented endangered Northern long-eared bats (<i>Myotis septentrionalis</i>) (NLEB). The documented location of bald eagles is just below the one mile threshold within an area containing significant wooded habitat, homes and other development between the subject property and the nesting location.
				Per the NYNHP coordination response letter, there is documented non-winter habitat of the Northern Long-Eared Bat (NLEB) within one mile of the project site. Potential limited roosting and/or foraging habitat for the NLEB has been identified on-site. The proposed project has been designed to limit clearing to the maximum extent practicable with a net 0.28 acres of clearing necessary including clearing of lawn. Per NYSDEC guidance, as the project site is proposing less than 5 acres of clearing of potential habitat, and no tree clearing activity will take place between March 1 and November 30 of a given year (unless otherwise authorized by NYSDEC), an Article 11 Incidental Take permit will not be required and the proposed project is not anticipated to impact endangered NLEBs.
				EAF Mapper indicates the possible presence of tiger salamanders (<i>Ambystoma tigrinum</i>) in the area. However, they are not listed in the NYNHP letter and no known tiger salamander breeding ponds are present within 1,000 feet of the project site including Pine Lake. Therefore, there would be no anticipated impacts to this species. As a result the project is consistent with this Standard.
S 5.3.3.7.2	Bird conservation and protection	Development projects shall incorporate bird friendly structures, design and site planning elements to reduce bird strikes and mortality to the greatest extent feasible. Seek guidance provided in the American Bird Conservancy et al., publication "Bird Friendly Building Design," available from their website.		The site is currently developed with two large three-story rehabilitation and nursing buildings. The proposed action involves the construction of an attached 3,350 SF single story building that will be constructed at grade behind the existing Surge building at the second floor level and therefore does not create any additional horizontal building walls. The proposed project design does not add or include any additional outdoor lighting. A net 0.28 acres of land will be transformed from vegetation to impervious surface. Proposed landscaping includes the planting of two flowering dogwood trees to offset the necessary clearing and provide nesting and perching for birds, thus providing consistency with this Standard.
G 5.3.3.8 Soils				
G 5.3.3.8.1	Clearing envelopes	Clearing envelopes should be placed upon lots within a subdivision so as to maximize the placement of those envelopes on slopes less than ten percent (10%).		The Proposed Project does not include a subdivision of the property; therefore, this Guideline is not applicable.
G 5.3.3.8.2	Stabilization and erosion control	Construction of structures on slopes greater than ten percent (10%) may be Chapter 5: Standards and Guidelines for Land Use - Page 92 approved if technical review shows that stabilization measures, erosion control practices and structures are implemented to mitigate negative environmental impacts and no alternative location exists on the project site.		See attached plans. The proposed single-story 3,350SF addition will be constructed at the rear of the Surge building where the grade is nearly flat. The Proposed Project will include grading and erosion, sedimentation and runoff controls as shown on the attached plans. See Overall Grading and Drainage Plan (Sheet C-104) . A SWPPP has been prepared for the project in compliance with Town requirements and a SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-25-001) is required. The proposed improvements will enhance stormwater collection and recharge and the project will fully address erosion and sedimentation concerns including use of silt fencing, inlet protection, etc. The Proposed Project is consistent with this Guideline.

Standard ("S") or Guideline ("G")		Explanation and Document Page Reference
G 5.3.3.8.3	Slope analyses	Project review is facilitated if submissions contain a slope analysis showing slopes in the ranges 0-10%, 11-15% and 15% and greater. In areas with steep slopes, slope analysis maps should be required. This can be satisfied with cross hatching or shading on the site plan for the appropriate areas.
G 5.3.3.8.4	Erosion and sediment control plans	Erosion and sediment control plans should be required in areas of fifteen percent (15%) or greater slopes.
G 5.3.3.8.5	Placement of roadways	Roads and driveways should be designed to minimize the traversing of slopes greater than ten percent (10%) and to minimize cuts and fills.
G 5.3.3.8.6	Retaining walls and control structures	Details of retaining walls and erosion control structures should be provided for roads and driveways which traverse slopes greater than ten percent (10%).
S 5.3.3.9 Dark Sky Compliance		
S 5.3.3.9.1	Light pollution prevention	This standard applies only to projects which are not subject to local municipal review and approval. The candlepower distribution from lighting fixtures and installations shall be cut off at all angles beyond those required to restrict direct illumination to the specific area or surface being illuminated. Development shall utilize full cutoff lighting that directs all light downward and eliminates spill light and direct upward light. Fixtures must be noted on the proposed site plan as
S & G 5.3.3.11 Scenic, Historic and Cultural Resources		
S 5.3.3.11.1	Tall structures and scenic resources	This standard applies to projects not subject to local municipal review. A development project subject to this standard must not exceed the height definition for tall structures in Chapter 4, Section 4.3.11. This standard requires, in part, the adaptive use and reuse of existing tall structures rather than the construction and placement of new ones when and where feasible and appropriate.
G 5.3.3.11.2	Cultural resource consideration	Development proposals should account for, review, and provide protection measures for: 1. Established recreational and educational trails and trail corridors, including but not limited to those trail corridors inventoried elsewhere in this Plan. 2. Active recreation sites, including existing sites and those proposed as part of a development. 3. Scenic corridors, roads, vistas and viewpoints as documented in Volume 2 of this Plan, and which are listed in Figure 5-3, which may be amended from time to time, in Volume I of this Plan and may be located in Critical Resource Areas, and along the Long Island Expressway, Sunrise Highway, County Road 111 and William Floyd Parkway. 4. Sites of historical or cultural significance, including historic districts, sites on the State or National Registers of Historic Places, and historic structures listed on the State or National Registers of Historic Places, recognized by local

Standard ("S") or Guideline ("G")		Explanation and Document Page Reference
	municipal law or statute. 5. Sensitive archaeological areas as identified by the New York State Historic Preservation Office or the New York State Museum.	
	Development proposals should note established recreation and educational trails and trail corridors; active recreation sites; scenic corridors, roads, vistas and viewpoints located in Critical Resource Areas and undisturbed portions of the roadsides of the Long Island Expressway, Sunrise Highway, County Road 111 and William Floyd Parkway; sites on the State or National Register of Historic Places, and historic structures and landmarks recognized by municipal law or statute, or listed on the State or National Registers of Historic Places; and sensitive archaeological areas as identified by the New York State Historic Preservation Office or the New York State Museum within a five hundred (500) foot radius of the outside perimeter of the project site, including any project parcels which are physically separate from the bulk of the proposed development area. A development proposal may be disapproved or altered if the local municipality determines that the development proposal, in its current form, may have a significant negative impact on any of the above resources.	
G 5.3.3.11.3	Inclusion of cultural resources in applications	See response above; this Guideline is not applicable.
G 5.3.3.11.4	Protection of scenic and recreational resources	The Proposed Project includes landscaping and vegetative screening. The proposed addition will be located behind the Surge building and will have enhance architecture appearance compared to existing conditions providing an overall improvement. The Proposed Project is consistent with this Guideline.
G 5.3.3.11.5	Roadside design and management	The project will not involve the disturbance of roadside areas. This Guideline is not applicable. Elimination of on-street parking and providing additional parking onsite will provide an overall improvement to the character of the area.



LAND NOW OR FORMERLY OF JEFF
MELISSA ROCH
SCIT# 0200-344-00-00-018.000
ZONE: R1

LAND NOW OR FORMERLY OF
KENETH BECKER
SCIT# 0200-344-00-00-018.000
ZONE: R1

PATRICIA COURT (50') (CONSTRUCTED)

LAND NOW OR FORMERLY OF
LINDSAY SEPPALA
SCIT# 0200-344-00-00-025.000
ZONE: R1

LAND NOW OR FORMERLY BARBARA JOHNSON
& FRANK URBAN
SCIT# 0200-344-00-00-011.000
ZONE: R1

OAK CREST AVENUE (50')
(TOWN ROAD)

CHURCH LANE (50')
(TOWN ROAD)

3 STORY MASONRY BUILDING
63 OAK CREST AVENUE
± 13,970 SF

3 STORY MASONRY BUILDING
49 OAK CREST AVENUE
± 18,050 SF

LAND NOW OR FORMERLY OF
TOWN OF BROOKHAVEN
SCIT# 0200-344-00-00-021.004
LOT 106

LAND NOW OR FORMERLY OF TOWN
OF BROOKHAVEN
SCIT# 0200-344-00-01-00-013.008
ZONE: RESIDENTIAL VACANT LAND

LOT COVERAGE	
BUILDING	36,600 SQ FT (8,400 AC)
IMPERVIOUS	86,466 SQ FT (2,269 AC)
LANDSCAPE	58,873 SQ FT (1,368 AC)
TOTAL	181,939 SQ FT (4,088 AC)

APPROXIMATE AREA OF DISTURBANCE:
± 72,555 SF. (1.67 AC)

- LEGEND
(EXISTING)

■ SIGN

■ SQUARE DROP INLET

● DRAIN INLET

■ UNKNOWN MANHOLE COVER

○ DRAINAGE MANHOLE COVER

○ SEWER MANHOLE COVER

○ LIGHT POST

□ MONUMENT

○ HYDROANT

○ WATER METER

○ BOLLARD

○ MONITORING WELL

○ UTILITY POLE
- LEGEND
(PROPOSED)

■ SIGN

■ SQUARE DROP INLET

● DRAIN INLET

■ UNKNOWN MANHOLE COVER

○ DRAINAGE MANHOLE COVER

○ SEWER MANHOLE COVER

○ LIGHT POST

□ MONUMENT

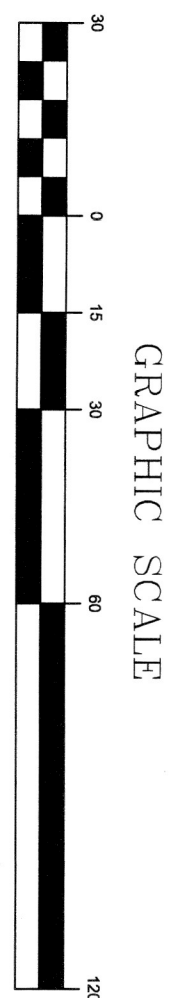
○ HYDROANT

○ WATER METER

○ BOLLARD

○ MONITORING WELL

○ UTILITY POLE



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Call 877
before you dig

- ### EXISTING CONDITIONS / DEMOLITION NOTES:
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF EXISTING UTILITIES QUALITY LEVEL (QUL) AS SHOWN THE RECORD SURVEY ARE NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
 - THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY COMPANIES (CALL 811) FOR A UTILITY LOCATE AND MARK PRIOR TO ANY EXCAVATION OR DEMOLITION ACTIVITIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE ON-SITE AND OFF-SITE LOCATION OF EXISTING UNDERGROUND UTILITIES, LIGHTING FACILITIES, TRAFFIC CONTROL, FACILITIES, DRAINAGE, SANITARY FACILITIES, AND OTHER EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION.
 - THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR UTILITY DISCONNECTS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL OF ALL EXISTING ABOVE GRADE AND UNDERGROUND IMPROVEMENTS AND UTILITIES AND TO CLEAR AND GRUB EXISTING VEGETATION WITHIN THE DESIGNATED CLEARING LIMITS OR ALL DERRIS, CONCRETE CHAINS, TREE STUMPS AND OTHER UNSUITABLE MATERIAL RESULTING FROM THE SITE GRADING AND EXISTING STRUCTURAL DEMOLITION SHALL BE PERMITTED TO BE BURIED ON SITE.
 - NO CLEARING OF THE SITE IS TO TAKE PLACE WITHOUT THE CLEARING LIMITS BEING MARKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE JURISDICTIONAL AUTHORITY.
 - APPROPRIATE MEASURES TO PROTECT THE EXISTING VEGETATION TO REMAIN, AND INSPECTED AND APPROVED BY THE JURISDICTIONAL AUTHORITY.
 - CONTRACTOR SHALL INSTALL APPROPRIATE SEGMENT AND EROSION CONTROL AND SITE SEDIMENT AND EROSION CONTROL TO PREVENT THE EROSION OF VERMIN.
 - THE CONTRACTOR SHALL PROVIDE EXTERMINATION OF PROPERTY PRIOR TO THE DEMOLITION OF WALLS, STRUCTURES AND LANDSCAPED AREAS NOT DESIGNATED TO BE REMOVED.
 - THE EXISTING STRUCTURES TO PREVENT THE EROSION OF VERMIN.
 - THE CONTRACTOR SHALL REPAIR AND/OR REPLACE TO THE SATISFACTION OF THE OWNER AND JURISDICTIONAL AUTHORITY ANY EXISTING IMPROVEMENTS AND/OR ITEMS NOT DESIGNATED TO BE REMOVED OR NEW IMPROVEMENTS DAMAGED BY CONSTRUCTION ACTIVITY.
 - THE CONTRACTOR SHALL REPAIR AND/OR REPLACE TO THE SATISFACTION OF THE OWNER AND JURISDICTIONAL AUTHORITY ANY NEW IMPROVEMENTS DAMAGED BY CONSTRUCTION ACTIVITY.
 - DEBRIS, DEMOLISHED AND OTHER MATERIAL FROM THE SITE CLAIMING OPERATIONS SHALL NOT BE BURIED ON SITE AND PROMPTLY REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS.

1	REVISION PER CLIENT COMMENT	01/06/2025
No.	REVISION	DATE
OWNER: BRYN LLC PO BOX 488 PALONA, NY 10970		
APPLICANT: BRYN LLC PO BOX 488 PALONA, NY 10970		
EXISTING CONDITIONS PLAN 49 & 63 OAKCREST AVENUE SITUATED AT MIDDLE ISLAND TOWN OF BROOKHAVEN, SUFFOLK COUNTY, NEW YORK S.C.T.M.: DIST. 0200, SECT. 343, BLK. 06, LOT 20.1		
engineers • architects • surveyors NELSON + POPE 70 Veterans Road, Middleville, NY 13177 • 631.427.5665 • info@nelsonpope.com		
DRAWN BY: AC CAD: 21348 SP DWG SCALE: 1" = 30'		
CHECKED BY: MK FILE NO.: PROJECT NO.: 21348 SHEET NO.: 4 OF 19		
DATE: JUNE 2024		

LAND NOW OR FORMERLY OF JEFF
& MELISSA RICHE
SCTM# 0200-343.00-06-00-017.000
ZONE: R1

LAND NOW OR FORMERLY OF
KENETH BEZLER
SCTM# 0200-343.00-06-00-018.000
ZONE: R1

LAND NOW OR FORMERLY OF
SCOTT & FRANK URBAN
SCTM# 0200-344.00-00-00-011.000
ZONE: R1

(50)
(CONSTRUCTED)

LAND NOW OR FORMERLY BARBARA JOHNSON
& FRANK URBAN
SCTM# 0200-344.00-00-00-011.000
ZONE: R1

SUPPLEMENTAL SWPPP DRAINAGE CALCULATION

9" ON-SITE CONTAINMENT WITH INFILTRATION
(TOWN OF BROOKHAVEN SWPPP GUIDELINES 2022)

- NOTES:
1. INFILTRATION VOLUMES ARE BASED ON THE LEACHING STRUCTURE BOTTOM AREA.
 2. RECHARGE BASIN BOTTOM AREA DRAINAGE DEPRESSION VOLUME BOTTOM OR WICKOFFER BOTTOM AREA.
 3. CALCULATION ESTIMATES THE MAXIMUM POTENTIAL INFILTRATION VOLUME.
 4. THE INFILTRATION RATE USED TO CALCULATE INFILTRATION VOLUME IS BASED ON THE 12 HOURS PER YEAR PER SOIL SURVEY.
 5. COEFFICIENTS ARE AS PRESENTED IN THE 5" DRAINAGE CALCULATION.

CALCULATION INFILTRATION RATE

BASED UPON THE RAIN RATE OF 0.57 IN / HR WHICH EQUATES TO 0.00132 FT / SEC.
THE CALCULATION INFILTRATION RATE IS 0.00066 FT / SEC.

INFILTRATION BASIN DATA

A 10' DIA. LEACHING POOL HAS A BOTTOM AREA OF 100.86 SF.
A 6" DIA. LEACHING POOL HAS A BOTTOM AREA OF 42.2 SF.

DRAINAGE AREA - A

VOLUME REQUIRED FOR STORAGE: 6,666 CF X 1% = 16.66 CF X 30" CF (DA-B)
STORAGE VOLUME PROVIDED: 12,443 CF

DRAINAGE AREA - B

VOLUME REQUIRED FOR STORAGE: 1,869 CF X 1% = 3,940 CF
STORAGE VOLUME PROVIDED: 337 CF

DRAINAGE AREA - C

VOLUME REQUIRED FOR STORAGE: 16,144 CF X 1% = 29,060 CF
STORAGE VOLUME PROVIDED: 17,150 CF

DRAINAGE AREA - D

VOLUME REQUIRED FOR STORAGE: 1,986 CF X 1% = 3,061 CF
STORAGE VOLUME PROVIDED: 1,734 CF

DRAINAGE AREA - E

VOLUME REQUIRED FOR STORAGE: 22 CF X 1% = 398 CF
STORAGE VOLUME PROVIDED: 257 CF

DRAINAGE AREA - F

VOLUME REQUIRED FOR STORAGE: 22 CF X 1% = 398 CF
STORAGE VOLUME PROVIDED: 257 CF

DRAINAGE AREA - G

VOLUME REQUIRED FOR STORAGE: 22 CF X 1% = 398 CF
STORAGE VOLUME PROVIDED: 257 CF

DRAINAGE AREA - H

VOLUME REQUIRED FOR STORAGE: 22 CF X 1% = 398 CF
STORAGE VOLUME PROVIDED: 257 CF

DRAINAGE AREA - I

VOLUME REQUIRED FOR STORAGE: 22 CF X 1% = 398 CF
STORAGE VOLUME PROVIDED: 257 CF

DRAINAGE AREA - J

VOLUME REQUIRED FOR STORAGE: 22 CF X 1% = 398 CF
STORAGE VOLUME PROVIDED: 257 CF

DRAINAGE AREA - K

VOLUME REQUIRED FOR STORAGE: 22 CF X 1% = 398 CF
STORAGE VOLUME PROVIDED: 257 CF

DRAINAGE AREA - L

VOLUME REQUIRED FOR STORAGE: 22 CF X 1% = 398 CF
STORAGE VOLUME PROVIDED: 257 CF

DRAINAGE AREA - M

VOLUME REQUIRED FOR STORAGE: 22 CF X 1% = 398 CF
STORAGE VOLUME PROVIDED: 257 CF

DRAINAGE AREA - N

VOLUME REQUIRED FOR STORAGE: 22 CF X 1% = 398 CF
STORAGE VOLUME PROVIDED: 257 CF

DRAINAGE AREA - O

VOLUME REQUIRED FOR STORAGE: 22 CF X 1% = 398 CF
STORAGE VOLUME PROVIDED: 257 CF

DRAINAGE AREA - P

VOLUME REQUIRED FOR STORAGE: 22 CF X 1% = 398 CF
STORAGE VOLUME PROVIDED: 257 CF

DRAINAGE AREA - Q

VOLUME REQUIRED FOR STORAGE: 22 CF X 1% = 398 CF
STORAGE VOLUME PROVIDED: 257 CF

DRAINAGE AREA - R

VOLUME REQUIRED FOR STORAGE: 22 CF X 1% = 398 CF
STORAGE VOLUME PROVIDED: 257 CF

DRAINAGE AREA - S

VOLUME REQUIRED FOR STORAGE: 22 CF X 1% = 398 CF
STORAGE VOLUME PROVIDED: 257 CF

DRAINAGE AREA - T

VOLUME REQUIRED FOR STORAGE: 22 CF X 1% = 398 CF
STORAGE VOLUME PROVIDED: 257 CF

DRAINAGE AREA - U

VOLUME REQUIRED FOR STORAGE: 22 CF X 1% = 398 CF
STORAGE VOLUME PROVIDED: 257 CF

DRAINAGE AREA - V

VOLUME REQUIRED FOR STORAGE: 22 CF X 1% = 398 CF
STORAGE VOLUME PROVIDED: 257 CF

DRAINAGE AREA - W

VOLUME REQUIRED FOR STORAGE: 22 CF X 1% = 398 CF
STORAGE VOLUME PROVIDED: 257 CF

DRAINAGE AREA - X

VOLUME REQUIRED FOR STORAGE: 22 CF X 1% = 398 CF
STORAGE VOLUME PROVIDED: 257 CF

DRAINAGE AREA - Y

VOLUME REQUIRED FOR STORAGE: 22 CF X 1% = 398 CF
STORAGE VOLUME PROVIDED: 257 CF

DRAINAGE CALCULATIONS

DA-A	REQUIRED INFILTRATION FROM DA-B	20,140 SF X 1.0 X 5/12	= 1,352 CF
	LANDSCAPE (CN 30)	4,229 SF X 0.15 X 5/12	= 284 CF
	TOTAL		= 10,000 CF
DA-B	PROVIDED: (72) GALLEYS @ 5' ED = 11,420 CF		
	TOTAL	12,443 X 10,000 CF	
DA-C	REQUIRED INFILTRATION FROM DA-B	3,960 SF X 1.0 X 5/12	= 1,472 CF
	LANDSCAPE (CN 30)	1,233 SF X 0.15 X 5/12	= 177 CF
	TOTAL		= 1,649 CF
DA-D	PROVIDED: (10) 120 LP @ 5' ED = 1,584 CF		
	TOTAL		= 1,584 CF
DA-E	REQUIRED INFILTRATION FROM DA-B	3,941 SF X 1.0 X 5/12	= 1,468 CF
	LANDSCAPE (CN 30)	1,714 SF X 0.15 X 5/12	= 1,689 CF
	TOTAL		= 1,689 CF
DA-F	REQUIRED INFILTRATION FROM DA-B	3,941 SF X 1.0 X 5/12	= 1,468 CF
	LANDSCAPE (CN 30)	1,714 SF X 0.15 X 5/12	= 1,689 CF
	TOTAL		= 1,689 CF

DRAINAGE NOTES:

1. ALL BUILDING DRAINAGE AND ROOF LEADER MANIFOLD SHALL BE PVC 3" OR 4" SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (CPT) WITH A MINIMUM OF 12" MINIMUM AND PIPED TO THE STORM OR SEWER MAIN.
2. TRANSITION BETWEEN DIFFERING PIPE TYPES SHALL BE WATER-TIGHT AND IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS.
3. CONTRACTOR SHALL PROVIDE SLOPING DRAINAGE AND LEADER LOCATIONS WITH THE ARCHITECT/PLUMBING PLANS.
4. ALL DRYWELL/LEACHING POOL-TO-DRYWELL/LEACHING POOL, POLYETHYLENE PIPE SHALL BE 12" SMOOTH INTERIOR CORRUGATED PVC 12" OR 14" SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (CPT) WITH A MINIMUM OF 12" MINIMUM AND PIPED TO THE STORM OR SEWER MAIN.
5. CPT SHALL BE ADVANCED DRAINAGE SYSTEMS INC. (ADS) H-12 SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (CPT) WITH A MINIMUM OF 12" MINIMUM AND PIPED TO THE STORM OR SEWER MAIN.
6. ALL STORMWATER LEACHING/POOL BOTTOM STRUCTURES SHALL MAINTAIN A MINIMUM OF 18" SEPARATION BETWEEN ADJACENT POOLS.
7. FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE JURISDICTIONAL ENTITY.
8. EXISTING DRAINAGE STRUCTURES PROPOSED FOR REUSE SHALL BE STRUCTURAL INTEGRITY BY INSPECTION AND INSPECTED FOR BEFORE BEING APPROVED FOR REUSE.
9. A MINIMUM OF 1.5" VERTICAL CROSSING CLEARANCE SHALL BE MAINTAINED BETWEEN THE REQUIREMENTS OF THE JURISDICTIONAL ENTITIES.
10. A MINIMUM OF 1.5" VERTICAL CROSSING CLEARANCE SHALL BE MAINTAINED BETWEEN THE REQUIREMENTS OF THE JURISDICTIONAL ENTITIES.
11. A MINIMUM OF 1.5" VERTICAL CROSSING CLEARANCE SHALL BE MAINTAINED BETWEEN THE REQUIREMENTS OF THE JURISDICTIONAL ENTITIES.
12. VERIFY ALL EXISTING PIPE INVERTS AND NOTIFY ENGINEER OF OR BACKFILLING.
13. ALL DRAINAGE PIPING SHALL BE PROVIDED WITH A MINIMUM 2.0% COVER UNLESS APPROVED OTHERWISE BY THE DESIGN ENGINEER AND THE JURISDICTIONAL ENTITY.

UTILITY NOTES:

1. LOCATION OF EXISTING COMMUNICATION/UTILITY FACILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. PROPOSED COMMUNICATION/UTILITY SERVICE LOCATIONS, INCLUDING BUT NOT LIMITED TO THE CABLE, WATER, TELEPHONE, GAS AND ELECTRIC COMPANY, ARE SUBJECT TO APPLICABLE COMMUNICATION/UTILITY REQUIREMENTS AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE JURISDICTIONAL ENTITY.
3. THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH THE ALL APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS AND REQUIREMENTS.
4. ALL UTILITIES MUST BE INSTALLED AT A MINIMUM OF FIVE (5) FEET BELOW THE PROPOSED GRADE.
5. COMMUNICATION/UTILITY SERVICE LOCATIONS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR SHALL COORDINATE WITH THE JURISDICTIONAL ENTITY PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GRADING / EARTHWORK NOTES

NOTES FOUND ON EARTHWORK PLAN (A-107)

(50)

(CONSTRUCTED)

LAND NOW OR FORMERLY BARBARA JOHNSON
& FRANK URBAN
SCTM# 0200-344.00-00-00-011.000
ZONE: R1

LAND NOW OR FORMERLY OF
SCOTT & FRANK URBAN
SCTM# 0200-344.00-00-00-011.000
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SCOTT & FRANK URBAN
SCTM# 0200-344.00-00-00-011.000
ZONE: R1

(CONSTRUCTED)

LAND NOW OR FORMERLY BARBARA JOHNSON
& FRANK URBAN
SCTM# 0200-344.00-00-00-011.000
ZONE: R1

LAND NOW OR FORMERLY OF
SCOTT & FRANK URBAN
SCTM# 0200-344.00-00-00-011.000
ZONE: R1

(CONSTRUCTED)

LAND NOW OR FORMERLY BARBARA JOHNSON
& FRANK URBAN
SCTM# 0200-344.00-00-00-011.000
ZONE: R1

LAND NOW OR FORMERLY OF
SCOTT & FRANK URBAN
SCTM# 0200-344.00-00-00-011.000
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LAND NOW OR FORMERLY BARBARA JOHNSON
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SCTM# 0200-344.00-00-00-011.000
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