



November 19, 2025

Scott Perlow
S&E Riverside LLC and Rapid Recovery Enterprises
159 West Montauk Hwy
Hampton Bays, NY 11946

RE: Proposed Site Plan for Rapid Recovery
2055 Flanders Road, Flanders, Town of Southampton
SCTM Number 900-170-1-41.1
Central Pine Barrens Core Preservation Area

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

Dear Mr. Perlow:

It has come to the attention of the Central Pine Barrens Commission office that there is a proposal to change the use from a pre-existing non-conforming junkyard on the project site to another use and to construct two, 4,000 square foot buildings.

Additionally, it appears the site has recently received a Part 360 registration for Rapid Recovery Enterprise -Hampton Bays:

- VDF- registration Registration #52V50350
- Scrap metal processor - registration Registration #52V30350

Please be advised that the project site is in the Core Preservation Area. The Commission has jurisdiction over activities defined as development pursuant to the definitions in the Long Island Pine Barrens Protection Act of 1993. Development activity is prohibited in the Core absent a hardship. Section 57-0123.3(a) of the Act states:

3. (a) Subsequent to the adoption of the land use plan, the provisions of any other law, ordinance, rule or regulation to the contrary notwithstanding, no application for development within the Central Pine Barrens area shall be approved by any municipality or county or agency thereof or the commission, and no state approval, certificate, license, consent, permit, or financial assistance for the construction of any structure or the disturbance of any land within such area shall be granted, unless such approval or grant conforms to the provisions of such land use plan; provided, however, that the commission by majority vote is hereby authorized to waive strict compliance with such plan or with any element or standard contained therein, for an application for development of any person, upon finding that such waiver is necessary to alleviate hardship for proposed development in the core preservation area according to the conditions and finding of extraordinary hardship or compelling public need pursuant to subdivision ten of section 57-0121 of this title, or for an application for development by the state or public corporation or proposed for land owned by the

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state or public corporation finding that such waiver is necessary to alleviate hardship for proposed development in the core preservation area according to the conditions and finding of compelling public need pursuant to subdivision ten of section 57-0121 of this title, and every application is consistent with the purposes and provisions of this article and would not result in substantial impairment of the resources of the Central Pine Barrens area.

The proposal appears to constitutes development activity pursuant to the definitions in the New York State Environmental Conservation Law Article 57. Prior to implementation of development activity, please submit a core hardship application to the Commission, subject to review and discretionary decision. The application form can be downloaded from the Public Information/Document library section of the Commission's website at: <https://pb.state.ny.us/>

The project must conform to all other involved agency jurisdictions and permit requirements in effect on the project site. Thank you for your attention, and if you have any questions, please contact this office at (631) 288-1079.

Sincerely,



Julie Hargrave
Pine Barrens Manager

cc: Judy Jakobsen, Executive Director
John Milazzo, Commission Counsel
Alena Lawston, Chief Enforcement Officer
Janice Scherer, Southampton Town Development Administrator and Designated Central Pine Barrens Commission Representative
James J. Wade, P.E., Regional Solid Waste and Recycling Supervisor