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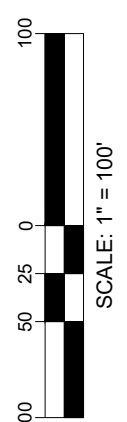
FIGURE 1-2 AERIAL MAP

Sources: NYS Orthoimagery 2023, Suffolk County GIS 2025
Scale: 1 inch equals 400 feet



The Meadows at Artist Lake
Middle Island, NY

EEAF



REVISIONS		REVISION BY		CHECKED BY		APPROVED BY		REVISION DATE		REVISION DESCRIPTION		REVISION COMMENTS		REVISION STATUS	
REV	DATE	BY	CHK	APP	DATE	DESCRIPTION	COMMENTS	STATUS	REV	DATE	BY	CHK	APP	DATE	DESCRIPTION
1	04/20/2024					REVISIONS	REVISIONS	REVISIONS	1	04/20/2024					REVISIONS
2	05/01/2024					REVISIONS	REVISIONS	REVISIONS	2	05/01/2024					REVISIONS
3	07/01/2024					REVISIONS	REVISIONS	REVISIONS	3	07/01/2024					REVISIONS
4	10/24/2024					REVISIONS	REVISIONS	REVISIONS	4	10/24/2024					REVISIONS
5	12/04/2024					REVISIONS	REVISIONS	REVISIONS	5	12/04/2024					REVISIONS
6	01/30/2025					REVISIONS	REVISIONS	REVISIONS	6	01/30/2025					REVISIONS
7	05/01/2026					REVISIONS	REVISIONS	REVISIONS	7	05/01/2026					REVISIONS
8	08/08/2026					REVISIONS	REVISIONS	REVISIONS	8	08/08/2026					REVISIONS
9	08/01/2026					REVISIONS	REVISIONS	REVISIONS	9	08/01/2026					REVISIONS
10	06/04/2026					REVISIONS	REVISIONS	REVISIONS	10	06/04/2026					REVISIONS

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 PROJECT'S INTENT AND IS NOT A CONSTRUCTION DOCUMENT.

PROJECT No.: NYA230448.01-10A
DRAWN BY: JS / TP / PD
CHECKED BY: RM / DK
DATE: 04/09/2025
CAD ID.: P-CIVL-SITE

PROJECT:

SITE DEVELOPMENT PLANS

_____ FOR _____
**THE MEADOWS
 AT ARTIST LAKE**
 PROPOSED MIXED
 USED DEVELOPMENT
 COMMERCIAL REDEVELOPMENT
 DISTRICT (CRD)

MIDDLE COUNTRY ROAD (NYS RT 25)
AND WOODVILLE ROAD
TOWN OF BROOKHAVEN
MIDDLE ISLAND, NY 11953
DIST: 200 | SEC: 379
BLK: 01 | LOTS: 3.1, 5.1 & 12

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**EXISTING
CONDITIONS/
DEMOLITION
PLAN**

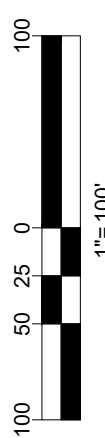
C-201

REVISION 10 - 09/04/2026

DEMOLITION ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
(TBA)	TO BE ABANDONED
(TBR)	TO BE REMOVED
(TBV)	TO BE VACATED
(RELO)	TO BE RELOCATED

**THIS PLAN TO BE UTILIZED FOR
DEMOLITION PURPOSES ONLY**



[illegible][illegible][illegible]

PINE BARRENS REQUIREMENTS				
ITEM	LOT	LOT SIZE	PERMITTED	PROPOSED
A-1 - 5% MAX CLEARING	1.1 (0.85SH)	76,062 SF (1.14 AC)	53% (41,779 SF)	53% (41,779 SF)
	12.812 (AREA)	329,973 SF (4.73 AC)	50% (164,986 SF)	50% (164,986 SF)
D-2 - 65% MAX CLEARING	5.1	705,045 SF (10.19 AC)	65% (458,279 SF)	65% (458,279 SF)
D-1 - 70% MAX CLEARING	3.1	2,120,035 SF (30.67 AC)	70% (1,484,025 SF)	70% (1,484,025 SF)
TOTAL	(OUR LOT)	3,224,111 SF (47.247 AC)	66.76% (2,149,148 SF)	61.17% (1,978,620 SF)
PINE BARRENS REQUIREMENTS - LOT 13.2 (TOWN LOT)				
ITEM	LOT	LOT SIZE	PERMITTED	PROPOSED
A-1 - 5% MAX CLEARING	LOT 13.2 (TOWN OF BROOKHAVEN)	418,800 SF (6.01 AC)	53% (223,011 SF)	46.6% (207,416 SF)
	(OUR LOT) TOTAL LANDSCAPING	TOTAL LANDSCAPING	PERMITTED	PROPOSED
PINE BARRENS COCA - 10% MAX CLEARING	(781,337 SF EXIST. LANDSCAPING + ADDITIONAL TO EXIST. WOODPANE AREAS)		15% (120,256 SF)	15% (100,505 SF) MAX
PINE BARRENS COCA - 10% MAX CLEARING	LOT 13.2 (TOWN OF BROOKHAVEN)		15% (66,113 SF)	15% (52,847 SF) MAX
TOTAL AREA (EXIST. + PROPOSED) LANDSCAPING (118,975 SF PROPOSED LANDSCAPING + 781,337 EXIST. LANDSCAPING AREAS)			NOT TO EXCEED 15%	NOT TO EXCEED 15%
TOTAL AREA (EXIST. + PROPOSED) LANDSCAPING (118,975 SF PROPOSED LANDSCAPING + 781,337 EXIST. LANDSCAPING AREAS)				

ZONING PERCENTAGES		
ZONE / USE	SQUARE FOOTAGE	PERCENTAGE
MF	1,110,529 SF (INCL CLUBHOUSE)	34.44%
JS	870,874 SF (INCL EXIST BASIN, RESTAURANTS, RETAIL CIVIC SPACE AND STP)	26.83%
	1,250,688 SF	38.85%
TOTAL	3,234,191 SF (74,247 AC)	100%



REVISIONS			DATE	REV	COMMENT	CHANGED BY	DATE
1	04/28/2025		1		REVISED DRIVE-THRU BUILDING	JS	04/28/2025
2	05/01/2025		2		REVISED PER CLIENT COMMENTS	JS	05/01/2025
3	07/01/2025		3		REVISED PER CLIENT COMMENTS	JS	07/01/2025
4	08/27/2025		4		REVISED PER CLIENT COMMENTS	TP	08/27/2025

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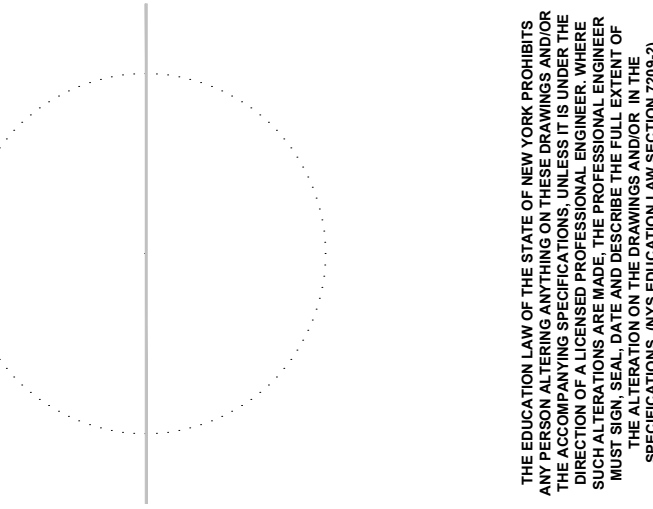


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PROJECT NO.:	NYA230448.01-10A
DRAWN BY:	JS / TP / PD
CHECKED BY:	RM / DK
DATE:	04/09/2025
CAD ID.:	P-CIVIL-SITE
PROJECT:	

FOR
THE MEADOWS
AT ARTIST LAKE
PROPOSED MIXED
USED DEVELOPMENT

MIDDLE COUNTRY ROAD (NYS RT 25)
AND WOODVILLE ROAD
TOWN OF BROOKHAVEN
MIDDLE ISLAND, NY 11953
DIST: 200 | SEC: 379
BLK: 01 | LOTS: 3.1, 5.1 & 12



SHEET NUMBER: **C-301**

REVISION 10 - 09/04/2026

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

DEVELOPMENT OF REGIONAL SIGNIFICANCE (DRS) APPLICATION

THE MEADOWS AT ARTIST LAKE Compatible Growth Area, Central Pine Barrens Zone

Hamlet of Middle Island, Town of Brookhaven,
Suffolk County, New York

NPV No. 98039

Prepared for Submission to:

Central Pine Barrens Joint Planning &
Policy Commission (CPBJPPC)
624 Old Riverhead Road
Westhampton Beach, New York 11978

Prepared by:



NELSON POPE VOORHIS
environmental • land use • planning

70 Maxess Road
Melville, NY 11747
Contact: Charles J. Voorhis, CEP, AICP
o: 631.427.5665 | cvoorhis@nelsonpope.com

September 2026

DEVELOPMENT OF REGIONAL SIGNIFICANCE (DRS) APPLICATION

THE MEADOWS AT ARTIST LAKE

Compatible Growth Area, Central Pine Barrens Zone

**Hamlet of Middle Island, Town of Brookhaven
Suffolk County, New York**

Applicant: Poly-Jaz Realty LLC, Newbridge Jaz LLC and Mid Isle LLC
c/o Breslin Realty
500 Old Country Road, Suite 200
Garden City, NY 11530
Contact: David Orwasher
516-741-7400

For Submission to: Central Pine Barrens Joint Planning &
Policy Commission (CPBJPPC)
624 Old Riverhead Road
Westhampton Beach, New York 11978
Contact: Julie Hargrave, Interim Executive Director
631-218-1192

Prepared by: Nelson Pope & Voorhis, LLC
70 Maxess Road
Melville, New York 11747
Contact: Charles J. Voorhis, CEP, AICP
(631) 427-5665
cvoorhis@nelsonpope.com

(Engineering)
Bohler Engineering
275 Broadhollow Road, Suite 110
Melville, New York 11747
Contact: Dale Koch, PE
(631) 738-1200
dkoch@bohlereng.com

September 2026

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COVERSHEET

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TRANSMITTAL LETTER

PROJECT DATA SHEET

STANDARDS AND GUIDELINES FOR LAND USE

ATTACHMENTS

- A Existing Conditions Surveys and Conceptual Site Plans**
 - Topographic Survey, prepared by N+P, dated 7/22/2026
 - Site Development Plans, prepared by Bohler Engineering, dated 9/4/2026
 - Cover Sheet, Sheet C-101
 - General Notes and Legend, Sheet C-102
 - Existing Conditions/Demolition Plans, Sheets C-201 through C-206
 - Site Plans, Sheets C-301 through C-306
 - Grading Plans, Sheets C-401 through C-406
 - Drainage Plans, Sheet C-501 through C-506
 - Utility Plans, Sheets C-507 through C-512
 - Soil Erosion and Sediment Control Plans, Sheets C-801 through C-813
 - Construction Details, Sheets C-901 through C-904
 - Cut/Fill Earthwork Plans, Sheet E-100
 - Landscape Plans and Details, Sheets L-101 and L-107
 - Lighting Plan and Details, Sheets L-201 and L-207
 - Meadow Landscape Plan and Layout Plan, prepared by NPV, dated 9/8/2026
- B Expanded Environmental Assessment Form (EEAF), NPV, September 2026 (*main text and figures only*)**
- C SONIR (Simulation Of Nitrogen In Recharge) Information, prepared by NPV, dated 9/2/2026**
 - C-1 SONIR Model User's Guide
 - C-2 SONIR Spreadsheet for Existing Condition/No Action Alternative
 - C-3 SONIR Spreadsheet for Proposed Action
- D Adopted Resolution on the Artist Lake Plaza Development of Regional Significance Application, prepared by CPBJPPC, dated 7/25/2011**
- E Correspondence from Natural Heritage Program, dated 5/14/2026**
- F Slope Banding Exhibit, prepared by Bohler Engineering, dated 9/8/2026**
- G Phase I Archeological Investigation, prepared by Tracker Archaeology, dated November 2009**

TRANSMITTAL LETTER

**DEVELOPMENT OF REGIONAL SIGNIFICANCE APPLICATION
TRANSMITTAL LETTER**

Dear Commissioners:

Please accept this package as an application for development review of the project known as
The Meadows at Artist Lake

submitted on	9/23/2026	by	Kenneth Breslin
	Date		Applicant's Name

This project is located within the Compatible Growth Area of the Central Pine Barrens as described in Section 57-0107 of the New York State Environmental Conservation Law. I realize that this proposal is a **Development of Regional Significance** and must meet the **Standards and Guidelines for Land Use** as per the Central Pine Barrens Comprehensive Land Use Plan including the Final Generic Environmental Impact Statement filed June 12, 1995.

I believe that this project meets all of the standards and guidelines, and appropriate supporting documentation is included in this application. Please find below an explanation, and specific page references to the accompanying support materials, showing consistency with the standards and guidelines. I have also enclosed the required additional materials as noted below. I understand that it is important that I read the enclosed standards and guidelines 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

☒ 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.

☒ Forms pursuant to the State Environmental Quality Review Act or findings statement and supporting documentation (Environmental Assessment Form, Draft and Final Environmental Impact Statements)

N/A ☐ A copy of the Suffolk County Planning Commission determination (if applicable) regarding this application.

N/A ☐ Completed and Notarized Owner's Affidavit (form attached) - only required if the applicant does not own the property.

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

Kenneth Breslin Digitally signed by Kenneth
Breslin
Date: 2026.09.23 17:09:11 -04'00'

(Applicant's Signature)

Kenneth Breslin

(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:

Charles J. Voorhis, CEP, AICP, Principal

Nelson, Pope & Voorhis, LLC

70 Maxess Road

Melville, New York 11747



(Agent's Signature)

PROJECT DATA SHEET

**DEVELOPMENT OF REGIONAL SIGNIFICANCE APPLICATION
PROJECT DATA SHEET**

Applicant Information	
Name	David Orwasher, Breslin Realty
Address	500 Old Country Road, Suite 200, Garden City, NY 11530
Phone/Fax	(516) 741-7400 (phone)
Agent's Name	Charles J. Voorhis, CEP, AICP; Principal
Address	Nelson Pope Voorhis, 70 Maxess Road, Melville, NY 11747
Phone/Fax	(631) 427-5665/(631) 427-5620
Project Information	
Project Name	The Meadows at Artist Lake
Tax Map Number(s)	District 0200; Section 379; Block 1; Lots 3.1, 5.1 & 12
Street Location	Northeast of the intersection of Middle Country Road (NYS Route 25) and Currans Road
Hamlet & Town	Middle Island, Brookhaven
Total Project Site Area	74.25± acres
Existing Land Use	Pavement and disturbed areas associated with a former K-Mart development in the southern portion of the subject property. The northern portion of the subject property consists of undeveloped, wooded land, and the southeastern portion of the subject property includes a recharge basin. A 0.87±-acre water body in this basin is a Town-designated wetland. See existing conditions survey (Attachment A).
Present Zoning	The majority of the Subject Property is currently within the Town of Brookhaven's A-1 Residence zoning district, with the former K-Mart development site within the J-2 Business zoning district.
Project Description	The Proposed Action seeks to change the zoning of the site to the Planned Development District (PDD). As illustrated in the attached site plan drawings (Attachment A), the proposed development involves six three-story buildings in the southwestern portion of the subject property to include a total of 295 multi-family residential units, including 30 studio units, 90 one-bedroom units, and 175 two-bedroom units. 10 percent of the units will be included as workforce housing and 10 percent of the units will be included as affordable housing, in accordance with Chapter 85 of the Town Code. 50 percent of the units (148 units) will be age-restricted. Additionally, the proposed development includes: • an 8,050-square-foot (SF) clubhouse with a pool as a resident amenity in the south-central portion of the residential area • a 104,000-SF retail store in the central portion of the subject property east of the residential development • a 6,925-SF building containing a ±4,465-SF restaurant and a ±2,460-SF drive-thru restaurant in the southwest portion of the commercial area • a 5,153-SF building containing a ±3,053-SF restaurant and a ±2,100-SF drive-thru restaurant in the southeast portion of the commercial area

- a 5,000-SF pump house/maintenance facility south of the recharge basin, and a pump station within a maintenance building in the southwest corner of the subject property
- 1,000 SF of civic space in the southeast portion of the subject property, south of the recharge basin
- an on-site Sewage Treatment Plant (STP) in the eastern portion of the subject property.

Commercial space and associated parking is provided in the south-central portion of the overall subject property, while multi-family residential space is situated in the southwest portion of the subject property. Additional accessory areas include amenity areas, four tennis courts, central open space/meadows with boardwalk and walking trails, a recharge basin/retention pond, and parking and driveway areas. The remaining 28.8± acres of the subject property would remain undeveloped, wooded land, primarily in the northern portion of the subject property with additional wooded areas to remain in the southeastern portion of the subject property.

The layout of the proposed mixed use multi-family development would provide attractive landscaping and meadow areas along Middle Country Road (NYS Route 25) and Currans Road, and would be adequately screened from adjacent residential uses. Access to the commercial areas would include a divided main access drive with planted median in the southeastern portion of the subject property along Middle Country Road (NYS Route 25), which includes an existing traffic signal. An additional right-in/right-out access driveway to the commercial space will be provided in the southeastern corner of the commercial area, where the existing dog park entrance exists. A bus shelter is proposed east of the main commercial access driveway, along Middle Country Road.

The main access to the residential areas of the subject property would be via a full access in/right-out only access point with security gate in the southwest portion of the subject property along Middle Country Road, which leads to a two-way loop with a fountain entrance feature, and access to all of the residential buildings. A secondary entrance to the residential buildings would be provided along the western side of the proposed development, along Currans Road with a guard house. Access to the residential buildings would also be provided from the commercial area in the southeastern corner of the residential area, with a security gate leading to an additional two-way traffic circle. The proposed project would contain 1,338 parking stalls including 238 land banked stalls, whereas 1,338 stalls are required. 40 of the proposed stalls would be ADA-compliant, and 34 stalls of the proposed stalls would be designated for electric vehicles (EV).

	The STP is provided in the southeastern portion of the subject property for treatment of sanitary wastewater from the proposed project. Potable water is proposed to be supplied to the project by the Suffolk County Water Authority (SCWA). Stormwater would be contained and infiltrated on-site via an on-site recharge basin in the eastern portion of the subject property as well as green infrastructure and leaching pools per Town requirements. The existing access to the Town-owned park north of the subject property will be removed under the Proposed Action; however, recreational improvements on the Town-owned land will be funded by the Applicant and conducted at a future date, subject to mutual approval between the Town and the Applicant. The site is in the Central Pine Barrens Compatible Growth Area (CGA) and the development is of a size that is defined as a Development of Regional Significance (DRS) and therefore requires conformance with the Standards and Guidelines of the Central Pine Barrens Comprehensive Land Use Plan (CLUP). The proposal constitutes development pursuant to New York State Environmental Conservation Law (ECL) §57-0107(13). Based on the project design, a total of ±45.52 acres of the site (61.2%) will be subject to clearing and grading operations for the proposed project. This would ensure retention of 28.83 acres or 38.8% of the site in existing natural vegetation. Comparison of the proposed project clearing to the allowable clearing based on the zoning that applied in 1993-95 (66.8% maximum), and/or the allowable clearing for a mixed-use project (65% maximum) finds that the project conforms to both of these clearing limits.
Permit Information <i>(please note which permits or plans are required and why, if they have been received and as of what date)</i>	
SEQRA	In Progress: Expanded EAF (see Attachment B), prepared by Nelson Pope Voorhis, dated September 2026
Town Permits	Change of Zone – Town Board Chapter 81 Wetlands – Town Board Site Plan – Planning Board Wetland & Waterways Permit (Chapter 81) – Town PELM Building Permits – Building Department Site Plan Review – Town Fire Marshal
Project Plans Enclosed	(Attachment A)
NYSDEC	State Pollutant Discharge Elimination System (SPDS) General Construction Permit, Article 24 (slope stabilization within 100 feet of Artist Lake)
SCDHS	Wastewater Disposal & Water Supply permits
SCPC	NYS General Municipal Law Section 239 review/approval
Other	Roadwork Permit – NYSDOT Electrical Service Connection – PSEGLI Water Supply - SCWA DRS – CPBJPPC NYS Highway Law 136 & NYS General Municipal Law 239f review – SCDPW

STANDARDS AND GUIDELINES FOR LAND USE

STANDARDS AND GUIDELINES FOR LAND USE – CENTRAL PINE BARRENS COMPREHENSIVE LAND USE PLAN (CLUP)

THE MEADOWS AT ARTIST LAKE

MIDDLE ISLAND, TOWN OF BROOKHAVEN

Standard (S)/Guideline (G)			Explanation and Document Page Reference
5.3.3.1 Sanitary Waste, Nitrate-Nitrogen and Other Chemicals of Concern			
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 proposed action site is located in the Central Pine Barrens Compatible Growth Area (CGA) 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 ≤22,014 gpd based on 300 gpd/acre, based on the proposed 74.25-acre property (minus the 0.87 wetland area). The total combined sanitary load from the proposed project for The Meadows at Artist Lake development is 60,645 gallons per day. This indicates that the proposed sanitary flow is above the allowable flow for the site and, as a result, a sewage treatment plant (STP) is provided in the southeastern portion of the subject property for treatment of sanitary wastewater from the proposed project. The Proposed Action conforms with SCDHS Article 6 and will be subject to SCDHS review and approval. The wastewater treatment engineering report has been prepared for submission to SCDHS whose review will be ongoing.
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.	The entirety of the subject property is situated within the CGA; therefore, location of the proposed STP outside of the CGA is not feasible or practical. SCDHS has conducted a preliminary review and determined that location of the STP in the easternmost portion of the Subject Property is optimum for protection of surface and ground water. The proposed STP will be designed, sited and installed in conformance with all applicable SCDHS requirements, thereby assuring that the STP will meet discharge limitations thus avoiding impact to underlying groundwater quality. The STP will achieve a superior level of treatment including nitrogen removal. Engineering review by SCDHS will ensure proper siting, design and treatment to avoid water resource impacts.
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 storage of hazardous or toxic materials associated with industrial use (Article 12). The proposed action involves a change of zone and site plan approval for a mixed-use multi-family development including 295 residential units, a 104,000-square-foot (SF) retail store, and four restaurant units among other amenities and accessory features. The proposed development does not involve the use or storage of any bulk petroleum products or hazardous materials. The proposed project is consistent with Suffolk County Sanitary Code (SCSC) Article 7 in that it will not store or use hazardous or toxic materials in excess of the quantities allowed. As the proposed project is not an industrial operation and tank or drum storage is not necessary, SCSC Article 12 is not applicable. It is acknowledged that the proposed project will include the use, storage and handling of various chemicals (e.g., possible cleaning agents for commercial use, possible lawn maintenance products if not contracted from an off-site service, etc.). However, the project will provide for proper enclosed facilities for these substances, as well as procedures for their application by trained and certified personnel, in conformance with pertinent County and State regulations and professional standards. The proposed action site is not within any public Water Supply Sensitive Area which is defined by Article 7 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.” There are two community supply wells located over 2,000 feet west of the subject property; however, no other community supply wells were identified within 1,500 feet of the subject property. Therefore, the subject property is not within a public Water Supply Sensitive Area. Of note, three domestic supply wells were identified within close proximity up-gradient of the subject property: - Well ID# S138901, located immediately north of the subject property - Well ID# S138682, located approximately 300 feet north of the subject property - Well ID# S123916, located approximately 600 feet north of the subject property Additionally, two domestic supply wells were identified within close proximity down-gradient of the subject property, which are surrounded by Artist Lake - Well ID# S134459, located approximately 950 feet southwest of the subject property - Well ID# S126808, located approximately 1,050 feet southwest of the subject property Based on the location of these domestic supply wells, they are not expected to be impacted by the Proposed Action, as the proposed STP is situated over 2,000 feet from any of the domestic supply wells.

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. A more protective goal of two and one half (2.5) ppm may be achieved for new 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.	The proposed action will comply with applicable requirements of Suffolk County Sanitary Code Articles 6, 7, and 12. Applicable SCDHS approvals will be obtained through the required application process.
G 5.3.3.1.5	Nitrate-nitrogen	A more protective goal of two and one half (2.5) ppm may be achieved for new 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.	The Proposed Action will include an on-site STP situated in the eastern portion of the subject property with advanced nitrogen removal capabilities. As determined by a SONIR analysis (Attachment C), the nitrogen concentration in recharge associated with the proposed development will be 2.44 mg/l. Overall, the Proposed Action involves the preservation of 28.83 acres of pine barrens. 17.07 acres of the subject property will be landscaped, with only 7.01 acres to be fertilizer-dependent (9.4% of the site). Native plants in the remainder of the 10.05 acres of landscaping will require no applications of fertilizer except during initial installation. The preservation of native vegetation will also assist in reducing stormwater runoff and improving stormwater recharge on the property, which will help to further reduce nitrogen that may be contained in onsite stormwater runoff.
5.3.3.3 Wellhead and Groundwater Protection			
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 the public water supply within a 200-foot radius of a public supply well. The location of existing public and domestic supply wells are well outside the 200-foot protection zone of the site. The proposed action was further assessed relative to Article 7 Water Supply Sensitive Areas as noted above pursuant to Guideline S 5.3.3.1.5 above.
G 5.3.3.3.2	Private well protection	The Suffolk County Department of Health Services' guidelines for private wells should be used for wellhead protection.	The Proposed Action will receive public water supply from the Suffolk County Water Authority (SCWA), so no on-site water supply well is needed. The proposed STP is located in the easternmost portion of the subject property, as far as possible from private domestic supply wells, as noted in Guideline S 5.3.3.1.5 above. The proposed project is not expected to include the presence, use, generation, or disposal of toxic or hazardous materials, so SCSC Articles 7 or 12 permitting will not be necessary. Sanitary wastewater will be treated and recharged via an on-site STP that is designed, reviewed, approved, and operated under the jurisdiction of the County. The surrounding area is served by public water from the SCWA. As a result, no impact to private wells from the recharge associated with the proposed project would occur.
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 Wetland, Freshwater Wetland, or Wild, Scenic and Recreational Rivers Act or local ordinance. The Commission reserves the right to require a stricter and larger nondisturbance buffer for development projects not subject to municipal review. Distances shall be measured horizontally from the wetland edge as mapped by the New York State Department of Environmental Conservation, field delineation or local ordinance. Projects which require variances or exceptions from these state laws, local ordinances and associated regulations, shall meet all requirements imposed in a permit by the New York State Department of Environmental Conservation or a municipality in order to be deemed to have met the requirements of this standard.	The proposed action site is not located near a tidal wetland. The subject site contains an existing recharge basin, which typically contains standing water and also receives runoff via two stormwater headwalls that discharge to the recharge basin. The basin is a man-made/modified wetlands that has historically been used for stormwater management in connection with the impervious surfaces of the prior commercial use of the Subject Property. The recharge basin is a Town-regulated wetland and the Town of Brookhaven requires a permit for activities within 150 feet of Town-designated wetlands under Chapter 81 of the Town Code. The recharge basin is man-made and characteristic of an “artificial” wetland which has a jurisdiction area of 25 feet. The nearest NYSDEC-regulated surface water bodies to the subject property consist of Artist Lake which is located immediately south of the subject property and a NYSDEC pond with known tiger salamander activity (MD-12), located approximately 630 feet northwest of the subject property. The salamander pond is separated from the subject property by an existing roadway and other vacant land, and thereby further decreases the potential for impacts to the pond from the proposed project. Further, the entire north part of the Subject Property will remain natural and provides suitable tiger salamander habitat, where the south part of the property was previously developed for commercial use and is not suitable habitat for the species. Proposed development will occur primarily within existing disturbed areas. Some improvements will be within wetland jurisdiction areas of the Town of Brookhaven under Chapter 81 of the Town Code (within 150 feet of the on-site recharge basin and Artist Lake) and the New York State Department of Environmental Conservation (NYSDEC) (for slope stabilization within 100 feet of Artist Lake). Potential impacts to Artist Lake involve the potential for direct overland flow of stormwater to Artist Lake, as well as the quality of recharge occurring on the subject site due to groundwater flow toward the lake. The applicant will obtain all necessary permits with the Town and the NYSDEC prior to commencing disturbance within any wetland buffer areas.

S 5.3.3.4.2	Buffer delineations, covenants and conservation easements	Buffer areas shall be delineated on the site plan, and covenants and/or conservation easements, pursuant to the New York State Environmental Conservation Law and local ordinances, shall be imposed to protect these areas as deemed necessary.	The man-made recharge basin will be retained in its current configuration, and will continue to be used for recharge of stormwater in keeping with its design and historic purpose. The site plan shows retention of existing vegetation encircling this recharge feature, which will remain as depicted on the site plan. The wetlands associated with Artist Lake are located across NYS Route 25 from the Subject Property. As a result, a permit will be needed for improvements as shown on the site plan; however, it is not expected that any special buffers will be needed on the subject site given the intervening NYS highway and the distance of site improvements from Artist Lake. The freshwater wetland habitat and buffers will be delineated, staked, and protected in accordance with the proposed site plan prior to the commencement of construction. Clearing limits will be clearly delineated and inspected prior to clearing to protect wetland habitat and the remaining natural area. The wetland habitat and buffer areas will be inspected before and after construction, and protective measures will be installed as necessary to ensure no impact to the areas delineated for preservation.
S 5.3.3.4.3	Wild, Scenic & Recreational Rivers Act compliance	Development shall conform to the provisions of the New York State 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.	N/A; the project site is not located within or adjacent to any WSRR boundary. This Standard does not apply.
G 5.3.3.4.4	Additional nondisturbance buffers	Stricter nondisturbance buffer areas may be established for wetlands as appropriate.	As noted above, the subject site contains an existing recharge basin, which typically contains standing water and also receives runoff via two stormwater headwalls that discharge to the recharge basin. The basin is a man-made/modified wetlands that has historically been used for stormwater management in connection with the impervious surfaces of the prior commercial use of the Subject Property. The recharge basin is a Town-regulated wetland and the Town of Brookhaven requires a permit for activities within 150 feet of Town-designated wetlands (25-feet for artificial wetlands) under Chapter 81 of the Town Code. No impacts to this resource are expected. Given these conditions, stricter nondisturbance buffers are not necessary.
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.	This standard requires that adequate drainage capacity be provided for retention and recharge of stormwater runoff generated on-site. All stormwater runoff generated on developed project surfaces will be captured on-site and recharged into the ground through an on-site drainage system (see attached plan). In conformance with Town of Brookhaven requirements, all stormwater runoff generated by impervious surfaces will be retained on-site, and will be recharged to groundwater or subject to bio-filtration or capture in the on-site recharge basin (see Overall Drainage Plan, Sheet C-501 in Attachment A). The Town will be responsible for the review and approval of the drainage design, to be conducted during site plan review. The proposed drainage system will include a network of leaching galleys, leaching pools, and the existing recharge basin, which will collect runoff from an eight-inch-plus storm and provide pretreatment as practical using rain gardens. The total combined capacity of the drainage system will be 777,718 cubic feet (CF) where a minimum of 712,635 CF is required. The proposed project also proposes very minimal maintained landscaping (approximately 9.4% of the project site). The preserved areas and native vegetation areas will contribute to improved stormwater recharge in these areas. No runoff from developed surfaces 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 engineering and planning staff. The proposed project will involve the disturbance of over one acre of the subject property; therefore, the project is subject to the requirements of the SPDES General Permit for Construction Activity and a detailed Stormwater Pollution Prevention Plan (SWPPP) will be prepared, if required.
S 5.3.3.5.2	Natural recharge and drainage	Natural recharge areas and/or drainage system designs that cause minimal disturbance of native vegetation should be employed, where practical, in lieu of recharge basins or ponds that would require removal of significant areas of native vegetation.	Natural recharge is not possible given site topography and the intent to retain the north part of the site as natural open space. The existing manmade recharge basin in the eastern portion of the subject property has historically been used for stormwater management and will be used in the proposed stormwater drainage system. Other recharge features will be incorporated into the development areas of the site as proposed in the drainage plan described above.
S 5.3.3.5.3	Ponds	Ponds should only be created if they are to accommodate stormwater runoff, not solely for aesthetic purposes.	N/A: the proposed action will not include 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, whenever feasible.	The existing manmade recharge basin in the eastern portion of the subject property has historically been used for stormwater management and will be used in the proposed stormwater drainage system. The proposed project will also provide pretreatment or green infrastructure as practical in accordance with the drainage plan.
S 5.3.3.5.5	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, should be adhered to.	An erosion & sediment control plan has been prepared for the proposed project (Attachment A) to ensure that impacts from soil erosion during and/or after the construction period do not occur. Additionally, if applicable, a SPDES GP 0-25-001 permit will be obtained prior to the onset of construction of the proposed project, and the project will comply with its requirements. The project will be subject to Town drainage requirements, engineering review, implementation of erosion control measures during construction, and measures to ensure that off-site sediment transport does not occur. The site is relatively flat and existing topography is not expected to result in off-site sedimentation.
5.3.3.6 Coordinated Design for Open Space, Habitat and Soil Protection			
S 5.3.3.6.1	Vegetation Clearance Limits	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. 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 and shall include, but not be limited to, roads, building sites, drainage structures and landbanked parking. The clearance standard that would be applied to a developing project site if developed under the existing residential zoning category may be applied if the proposal involves multi-family units, attached housing, clustering or modified lot designs. Site plans, surveys and subdivision maps shall be delineated with a clearing limit line and calculations for clearing to demonstrate compliance with this standard. 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 CGA portions. However, the Core portion may not be cleared except in accordance with Section 5.2 of the Plan.	The proposed project will comply with the current Vegetation Clearance Limits outlined below in Standard 5.3.3.6.1. It is important to note that the Meadows at Artist Lake application was submitted prior to July 19, 2024, and is therefore subject to clearing restrictions under the prior CLUP which allowed 65 percent clearing on commercial parcels. Also of importance, is that the Subject Property received a prior Central Pine Barrens Commission approval for two (2) large box retail stores and improvements on the south part of the site near Middle Country Road and Artist Lake, as well as recreational fields north of the commercial use. The configuration of the proposed project optimizes retention of contiguous open space as compared to the prior approved plan, and a comparable amount of clearing below the allowable 66.76%. The prior Central Pine Barrens approval is included as Attachment D. See attached site plans (Attachment A) demonstrating conformance with the Vegetation Clearance Limits, and Standard 5.3.3.6.1.2 below regarding split-zoned project sites.
S 5.3.3.6.1.2	Vegetation clearance limits – Split zoned project sites	Development project sites which consist of parcel(s) that are split among two or more zoning categories shall have a total clearing allowance for the entire site which is the sum of the individual clearances for each separately zoned portion of the site.	The subject parcel was zoned A-1 Residence, J-2 Business, and D-1 Residence in 1995 when the CPB CLUP was adopted. In conformance with the allowable site clearance standards listed in Figure 5-1 of the CLUP: • Portion of Lot 5.1 (Basin) and Lot 12 (STP area) – a maximum of 53% clearance is permitted for the 9.38-acre portion of the subject property zoned A-1 Residence (41,779 SF) • Portion of Lot 5.1 – a maximum of 65% clearance is permitted for the 16.19-acre portion of the subject property zoned J-2 Residence (458,480 SF) • Lot 3.1 – a maximum of 70% clearance is permitted for the 48.67 acres of the subject property zoned D-1 Residence (1,484,025 SF) Based on the above, the total maximum permitted clearance is 2,159,146 SF (approximately 66.76% of the subject property). The proposed project proposes 1,978,503 SF of cleared area (61.17%). Therefore, the proposed project represents a 5.5% reduction in allowable clearing on the subject property. Further, the proposed action prioritizes development in disturbed or previously disturbed areas of the subject property in order to maintain natural, unfragmented areas in the northern portion of the subject property. As noted above, this current plan is an improvement over the prior approved DRS involving commercial use. The proposed action does not require the filing of a CGA hardship application for relief from the clearing requirements. As noted above, the proposed project will comply with the vegetation clearance limits for split-zoned project sites.
S 5.3.3.6.1.5	CGA Hardship Requirement	Persons seeking relief from clearing requirements on development project sites must file a CGA hardship application.	

S 5.3.3.6.2	Open space standard requirement, unfragmented open space and habitat	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 Standard 5.3.3.6.5. Project sites that do not have sufficient existing natural areas to meet the open space requirement specified in Figure 5-1 due 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 pre-existing clearing or disturbance, formalized landscaped and turf areas and/or impervious surfaces.	This standard concerns preservation of natural vegetation in large unbroken blocks to establish open spaces contiguous to on-site and off-site property. The proposed action seeks to preserve the existing wooded areas primarily in the northern portion of the subject property, which is contiguous to a large unfragmented track of wooded areas northwest of the subject property within the Core Preservation Area. Areas of proposed clearance/development are located primarily in areas that are currently disturbed in the existing condition, or were historically disturbed. As noted, the configuration of the proposed project optimizes retention of contiguous open space as compared to the prior approved plan, and also has less clearing of vegetation. The Vegetation Clearance Limits in the CPB CLUP favor the placement of development in existing cleared areas in order to retain natural vegetation. This design strategy is implemented for the Applicant’s plan, so that spatial efficiency of the proposed development acknowledges the restrictive nature of allowable clearing (including the site which has already been cleared), whilst also emphasizing the need to create greater parcels of contiguous natural open space and wooded areas. By adhering to the proposed plans and these guidelines, and ensuring the preservation of the northern wooded area, the proposed action will result in a healthier, more contiguous pine barrens ecosystem.
S 5.3.3.6.3	Fertilizer dependent vegetation limit	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.	No more than 15% of a project site shall be established in fertilizer-dependent vegetation. As the project site is a total of approximately 74.25 acres in size, up to approximately 11.14 acres of landscaping may be planted on this site. The proposed project includes 7.01 acres of landscaping that requires fertilization (approximately 9.4 percent of the project site). This represents a significant reduction in allowable maintained landscaping on-site. The majority of vegetation on-site will be native (approximately 10.05 acres in native landscaping that is not fertilizer dependent, and 28.83 acres in preserved wooded areas). Therefore, no more than 15% of the project site will be established in fertilizer-dependent vegetation under the proposed action. 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. Landscape species consistent with the species list in Figure 5-2 (Planting Recommendations) of the Pine Barrens Plan are being used as part of the final site plan landscape design plans. Typical landscape trees that are native to the area will be used for streetscapes and natural vegetation are being retained wherever possible (see Landscape Plan, Sheet L-101 in Attachment A)
S 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.	Where pine barrens species are used in a landscape function, species listed in Figure 5-2 of the CPB CLUP will be used. See response to Policy S 5.3.3.6.3 above.
S 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, homeowner’s 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.	-The project includes the preservation of ±28.83 acres of pine barrens. The preserved area in the northern portion of the subject property will be protected by a conservation easement.

5.3.3.7 Protection and Conservation of Species and Communities		
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, appropriate mitigation measures as determined by the appropriate state, county or local government agency shall be taken to protect these species.
		The NYHP identified the presence of three ecological communities, three (3) rare plant species, five (5) threatened plants species, four (4) endangered plant species, two (2) endangered animal species, and one (1) special concern animal species (Attachment E). None of these species were identified on the subject site. As the species that have potential for occurring on site are primarily wetland species, no impacts are associated with the proposed development as the existing recharge basin located on site will be preserved and therefore will retain the habitat which these species would utilize, if present. NYSDEC regulates the loss of suitable habitat within 1000’ of known tiger salamander breeding ponds in order to ensure the protection of the species. As illustrated on the Overall Site Plan (Attachment A) no clearing will occur within 1000’ of the known tiger salamander breeding pond located offsite to the northwest. As such, no potential “take” of tiger salamanders or impact to their essential habitat will occur. site investigations found that the pitch pine-oak heath woodland on to the north of the previously developed area to be consistent with suitable roost and foraging habitat for the NLEB. Development has been carefully planned to protect the higher quality habitats onsite, and to situate development in existing cleared and/or previously disturbed areas to the maximum extent practicable. In total, 28.8 acres (59%) of the Pitch-Pine Oak community onsite will be preserved. This habitat is contiguous and located along the northernmost portions of the project site where the highest quality habitat occurs. Per NYSDEC recommendations, all clearing will occur within the winter inactive season, December 1 through February 28 of any given year, when the species is not anticipated to be active within the landscape. Additionally, as the proposed project will result in a change in land use of over 10 acres of potentially suitable habitat, the applicant will consult with the NYSDEC prior to any clearing activities to ensure no impacts to the endangered bat species will occur. The coastal barrens buckmoth is not expected to utilize the property due to the lack of density of scrub oak of appropriate height preferred by buckmoth for breeding. As such, no impacts are anticipated with regards to this species. All plant species reported by the NYNHP have been recorded directly in the vicinity of Artist Lake and/or Currans Pond, the coastal plain ponds located offsite. Apart from narrow-leaved pinweed, narrow-leaved bush clover and veined thoroughwort, the species noted are wetland species occurring within or immediately adjacent to coastal plain ponds. While none of these species were observed during site inspections, potentially suitable habitat may occur within the recharge basin. Under the proposed action, no clearing or grading is proposed within the recharge basin, and as such no impact to species potentially occurring within this area is anticipated to occur. Upland specie identified by NYNHP, Narrow-leaved pinweed, narrow-leaved bush clover and veined thoroughwort, were not found onsite during site investigatiosn conducted by NPV staff. As such, no impacts to these species anticipated from the proposed project. The project site is not located within the Rocky Point Pine barrens or the high-quality occurrence of pitch pine-oak heath woodland reported by the NYNHP. As discussed above, development has been carefully planned to protect the higher quality habitats onsite, and in total, 28.8 acres of the Pitch-Pine Oak community onsite will be preserved. This habitat is contiguous and located along the northernmost portions of the project site where the highest quality habitat occurs. No coastal plain ponds or coastal plain pond shores occur onsite. As such, no impacts to rare, threatened or endangered plant species or significant natural communities are anticipated from the proposed project.
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.
5.3.3.8 Soils		
G 5.3.3.8.1	Clearing envelopes	N/A as proposed project does not involve a subdivision.
G 5.3.3.8.2	Stabilization and erosion control	Approximately 6.5% of the overall site includes slopes greater than 10%. There is an existing area of steep slopes present in the central proposed development area. Regrading will be conducted. Retaining walls will be used to assist with grade transitions in this area. Resultant development areas will be permanently stabilized and slopes are not anticipated to exceed 1:3. Additionally, graded areas will be either developed with buildings and pavement or will be revegetated with groundcover and landscape species; no bare soil surfaces will remain.

		negative environmental impacts and no alternative location exists on the project site.	In accordance with the NYSDEC Phase II SPDES Program, coverage under the General Permit for Stormwater Discharges from Construction Activities (NYSDEC Permit No. GP-25-001) will be obtained prior to the initiation of construction activities. Prior to filing for coverage under the General Permit, the NYSDEC requires that a SWPPP be prepared for the parcel, including a detailed erosion and sediment control plan, to manage stormwater generated on-site during construction activities, and for post-construction stormwater management. A SWPPP will be prepared to ensure compliance with water quality and quantity requirements pursuant to Technical Guidance and GP-25-001 and Town of Brookhaven Chapter 86 requirements.												
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.	ON-SITE SLOPE PERCENTAGES <table><tr><th>Slope Percentage Range</th><th>Percent of Property</th><th>Area of Property (Acres)</th></tr><tr><td>0-9.99</td><td>93.44</td><td>69.38</td></tr><tr><td>10-14.99</td><td>3.57</td><td>2.65</td></tr><tr><td>>15</td><td>2.99</td><td>2.22</td></tr></table> As the proposed project involves the disturbance of greater than one acre, if required, a SWPPP will be developed for the subject property to ensure compliance with NYSDEC GP-0-25-001 and Town of Brookhaven Chapter 86 requirements, which will include erosion and sediment control plans. Areas of steep slopes will be considered in the preparation of these plans.	Slope Percentage Range	Percent of Property	Area of Property (Acres)	0-9.99	93.44	69.38	10-14.99	3.57	2.65	>15	2.99	2.22
Slope Percentage Range	Percent of Property	Area of Property (Acres)													
0-9.99	93.44	69.38													
10-14.99	3.57	2.65													
>15	2.99	2.22													
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.	Regrading of the subject property will ensure no roads or driveways include slopes greater than 10%.												
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%).	Regrading of the subject property will ensure no roads or driveways include slopes greater than 10%.												
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 dark-sky compliant fixtures. Existing exterior fixtures on a development project site shall be retrofitted accordingly.	This standard does not apply, as the project is subject to local municipal review and approval associated with the Change of Zone application. Compliance with current lighting requirements will be achieved through site plan review by the Town of Brookhaven. Such requirements include cutoff lighting, dark-sky compliance and no luminaires beyond the property line. Lighting will only be used for safety and security and will comply with Town requirements. See Overall Lighting Plan, Sheet L-201 in Attachment A .												
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.	This standard does not apply, as the project is subject to local municipal review and approval associated with the Change of Zone application. Noe of the proposed buildings will be taller than 50 feet in height.												
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.	The proposed action will not impact any trails, recreation sites, scenic resources, sites of historic or cultural significance, or sensitive archaeological areas, as there are no such resources on-site or immediately adjacent to the subject property. The majority of areas to be disturbed under the proposed action have been previously disturbed. A Phase IB survey involved the excavation of 488 shovel tests across the project area. No prehistoric or historic artifacts or features were encountered. No further archeological work was recommended (Attachment G).												

		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 5-2, 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, or recognized by local municipal law or statute. 5.Sensitive archaeological areas as identified by the New York State Historic Preservation Office or the New York State Museum.	Middle Country Road is not identified as a scenic roadway in the Central Pine Barrens per Figure 5-3 in the CLUP; however, Artist Lake was identified as a scenic area. As Artist Lake is identified as a scenic resource within the Central Pie Barrens, the proposed project has been designed in consideration of complementary views to this important natural resource. The development's relationship to Artist Lake will create a unique community and regional destination, providing opportunities for residents and visitors to enjoy views of the lake, retail and restaurant amenities, public recreational facilities, and open space. The proposed project will improve views and pedestrian access to Artist Lake.
G 5.3.3.11.3	Inclusion of cultural resources in applications	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.	See above response to G 5.3.3.11.2.
G 5.3.3.11.4	Protection of scenic and recreational resources	Protection measures for scenic and recreational resources should include, but not be limited to, retention of visually shielding natural buffers, replacement of degraded or removed natural visual buffers using native species, use of signs which are in keeping in both style and scale with the community character, and similar measures.	See above response to G 5.3.3.11.2.
G 5.3.3.11.5	Roadside design and management	Undisturbed portions of the roadside should be maintained in a manner that protects the scenic features of these areas. Clearing (including that for aisles, driveways, access and parking) is not precluded within these roadside areas, provided that appropriate buffers are maintained, and that manmade structures meet standards consistent with the character of the area.	The roadside area, primarily along Middle Country Road is currently primarily unmanaged and overgrown invasive vegetation. The character of the area involves primarily commercial development along Middle Country Road, several of which properties do not contain vegetative buffers. The proposed project will utilize existing vehicle access points and will provide attractive landscaped buffering despite the removal of existing vegetation along Middle Country Road. The project's developed area has been located so as to provide for the maximum practicable retention of natural vegetation in the northern portion of the subject property, recognizing that the existing pattern of development along Middle Country Road precludes protection of scenic resources along this commercial corridor. Finally, plantings of landscape species around and within the developed area will add to the buffering effect of natural vegetation, reducing the potential adverse impact on scenic resources and community character. The Proposed Action seeks to comply with the Town Middle Country Road Land Use Plan and Town planning goals as far as configuration and type of development as well as landscaping and attractive features along Middle Country Road.