

# Central Pine Barrens Joint Planning and Policy Commission

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Robert J. Gaffney, *Chair*  
Felix J. Grucci, Jr., *Vice Chair*  
Vincent Cannuscio, *Member*  
Ray E. Cowen, *Member*  
James R. Stark, *Member*

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## Commission Meeting Summary (FINAL) for January 29, 1997 (Approved 3/12/97) Riverhead Town Hall, Howell Ave & East Main Street / 2:00 pm

Commission members present: Mr. Proios (for Suffolk County), Ms. Wiplush (for Brookhaven), Ms. Filmanski (for Riverhead), Mr. Freleng (for Southampton) and Mr. Cowen (for New York State).

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Mr. Cowen arrived during the latter portion of the following Quogue Tennis Time discussion, and a five member quorum was then present.

### Core Preservation Area

- ! Quogue Tennis Time (formerly Hampton Athletic Club) / Quogue: resolution of outstanding violation; stipulation, trail easement, and fine  
*Summary:* Ms. Plunkett summarized the work to date on this, including the resolution of a clearing violation under Environmental Conservation Law Article 57, and the proposed stipulation and settlement. She noted that the settlement includes the dedication of a trail easement along portions of the property and a \$1000 fine. She noted that Mr. Proios, representing the Commission Chair, should sign the stipulation agreement. Mr. DiPietro, the attorney for the Quogue Tennis Time owner, was present and commented briefly on the granting of the easement to Southampton Town rather than other parties.

**A motion was then made by Mr. Freleng and seconded by Ms. Filmanski to authorize the Commission Chair or his designated representative to sign the attached stipulation on behalf of the Commission. The motion was approved by a 5-0 vote. Mr. Proios then signed two original copies of the stipulation and his signatures were notarized by Ms. Filmanski.**

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In the Matter of

QUOGUE TENNIS TIME, LLC

**STIPULATION**

and the CENTRAL PINE BARRENS JOINT  
PLANNING AND POLICY COMMISSION  
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**WHEREAS**, Quogue Tennis Time, LLC ("Quogue Tennis Time")  
is the owner of certain property in the Town of Southampton  
formerly owned and occupied by the Hampton Athletic Club; and

**WHEREAS**, the Hampton Athletic Club, on May 24, 1995,  
submitted an application to the Central Pine Barrens Joint  
Planning and Policy Commission (the "Commission") for a Core  
Preservation Area Hardship Permit ("Hardship Permit") to  
construct 80 parking spaces at the health club facility existing  
on the property which required the clearing of .84 acres of  
native vegetation in the Core Preservation Area; and

**WHEREAS**, during a public hearing held by the Commission  
on May 31, 1995 to consider the application, it was made known to  
the Commission that the clearing for the parking lot had already  
taken place, prior to and without the required Hardship Permit  
from the Commission; and

**WHEREAS**, Hampton Athletic Club acknowledged that the  
clearing of property within the Core Preservation Area without  
the necessary Hardship Permit from the Commission constitutes a  
violation of Env'tl. Conserv. Law Section 57-0121; and

**WHEREAS**, Quogue Tennis Time is a successor in interest  
to Hampton Athletic Club and has acquired the property with full  
knowledge of the above mentioned activities; and

**WHEREAS**, Quogue Tennis Time wishes to resolve the outstanding violation under the terms and conditions set forth herein; and

**WHEREAS**, Quogue Tennis Time has offered a Trail Easement over a portion of its property to the Town of Southampton.

**NOW THEREFORE, IT IS HEREBY STIPULATED AND AGREED AS FOLLOWS:**

1. This Stipulation incorporates the prior record between Hampton Athletic Club and the Commission;
2. Quogue Tennis Time will pay to the Commission, within ten (10) calendar days of execution of this Stipulation, the sum of one thousand dollars (\$1,000) as a penalty for the above described violation of Env'tl. Conserv. Law Article 57;
3. Quogue Tennis Time is hereby authorized to construct and maintain the parking lot which was the subject of the Core Preservation Area Hardship application submitted to the Commission on May 24, 1995 by Hampton Athletic Club.

CENTRAL PINE BARRENS JOINT  
PLANNING AND POLICY COMMISSION

QUOGUE TENNIS TIME