APPENDIX C

WRITTEN PUBLIC COMMENTS

Note: Please refer to the USB Flash drive in the front pocket of this binder for the full PDF of this appendix.

Thomas M. McNally
Attorney at Law
4 Keith Court
Centerport, NY 11721
516-672-0337

September 18, 2019

Hand Delivered and Regular Mail

Town Of Huntington
100 Main St.
Huntington NY 11743
Attn: Planning Board Committee

RE: **The Preserve at Indian Hills**

Dear Planning Board Committee Members:

C-1
Sec.
2.21

I am unable to personally attend the public hearing scheduled for tonight, therefore, **I am writing to offer my support of the proposed plans for the Preserve at Indian Hills.**

My wife, Diane, and I are longtime residents of the Town of Huntington and recently became members of the Indian Hills Country Club. We are both very active in our community and keep ourselves well informed on issues that impact our Town and our surrounding neighborhoods. In 2015, I ran for Suffolk County Legislature for the 16th District on a platform of controlling spending, protecting our environment and curtailing over development in the Town of Huntington. As such, I am very familiar with, and feel passionate about, the issues presented by the application at issue. I have reviewed the publically available building plans and environmental review documents and have considered the arguments of those opposed to the project. After this review, I feel satisfied that the applicants have submitted a responsible, lawful and compliant plan for a development that will ultimately inure to the benefit the Town and its residents.

After careful consideration, my wife and I are pleased to offer our support for the proposed plan for the development at Indian Hills and we urge the Town of Huntington to approve the application.

Thank you.

Sincerely,

Thomas M. McNally

cc: Jim Tsunis
Steve Hayes
Rich Kreider
Indian Hills Country Club, 21 Breeze Hill Road Northport, NY 11768

2 (double sided)

Chairman Ehrlich and members of the Planning Board. My name is Bob Suter. I live on Gristmill Lane in Halesite. Thank you for the opportunity to speak today and put my comments on the record.

My comments with respect to the Indian Hills development pertain to climate change. The developer has brushed off the relevance of climate change to this particularly vulnerable piece of waterfront real estate with a single paragraph in the entire 234-page Draft Environmental Impact Statement. It appears on page 3-23 and says:

*The project is expected to have **minimal impacts on climate change**, and **no mitigations are proposed**. The effects of climate change on the site's conditions also are predicted to be minimal for the next 50 to 75 years. The high site elevations, with proposed housing development, roads, and utilities well above floodplains, protect the proposed homes from potential flooding due to increased storms and sea level rise.*

Given the level devastation related to climate change the world has witnessed in recent years, a 50 to 75-year prediction is not only ridiculously optimistic, it's downright irresponsible.

The DEIS suggests the development will be relatively insulated from the effects of flooding due to increased storms and sea level rise. The flooding, however, that it fails to mention won't come from above, it will come from below in the form of a continually rising water-table.

C-2
Sec. 2.8

The U.S. Geological Survey has been measuring sea level for over 150 years with tide stations of the National Water Level Observation Network on all U.S. coasts. One of its concerns is the effect sea level rise is having on groundwater. It is sufficiently

- over -

concerned with this issue as it affects Long Island that it has created several web pages under the heading, Long Island Groundwater System Potential Hazards.

C-2 Sec. 2.8 Cont.

Rising sea levels, the Survey explains, directly contribute to rising water tables. Increased storm activity contributes, as well. Citing data from the National Oceanic and Atmospheric Administration, the survey says, . . . "above normal precipitation has brought the groundwater levels to near record highs in some parts of Long Island. The impacts of a rising water table include sub-surface structure flooding (subway tunnels, basements) or **on-site septic system failure.**"

An accompanying color-coded map of Long Island indicates in red the most vulnerable areas. Indian Hills and most of Fort Salonga are in the red.

Another climate change reality is the effect of deforestation. Trees work to remove greenhouse gases from the atmosphere. Hence, all the concern worldwide over recent fires in the Amazon Rainforest, Siberia, and elsewhere.

C-3 Sec. 2.10

The Northwind Group has cut down hundreds of trees since purchasing Indian Hills in 2016. In their proposed development they plan to cut down over 14 additional acres of trees. Maybe insignificant when compared to the Amazon Rainforest, but a contributor to climate change, nonetheless. And, yes, by doing this they are actually helping exacerbate factors such as rising water tables that put this ill-conceived development at risk—maybe not in the next 10 years, but certainly sometime before the ludicrous 50 to 75-year window of immunity suggested in the DEIS.

A major concern for water managers on Long Island is the potential adverse effect of sea-level rise on the depth to the freshwater-saltwater interface near public groundwater supply wells. Pumping from public-supply wells in coastal aquifers underlain by saltwater can lower the water table with respect to sea level, decreasing the depth to the freshwater-saltwater interface beneath the pumping well. This increases the potential for saltwater intrusion, and potentially limits the amount of potable water available from the well.

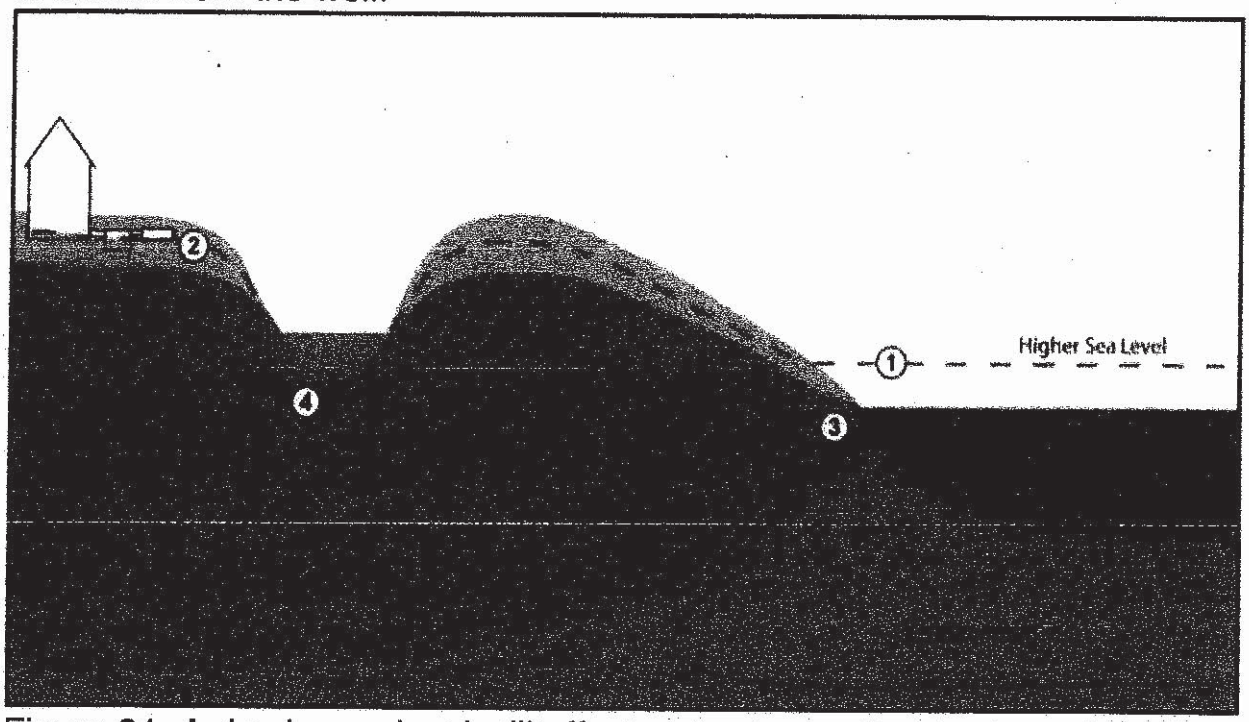


Figure 31. A rise in sea-level will affect groundwater flow in coastal aquifers (1). An increase in the elevation of the water table (dashed blue line) may result in basement flooding and compromise septic systems (2). A rise in sea level may also result in an upward and landward shift in the position of the freshwater-saltwater interface (3). Where streams are present, an increase in the water-table elevation also may increase groundwater discharge to streams and result in local changes in the underlying freshwater-saltwater interface (4). (USGS)(Public domain.)

The USGS Center of Excellence for Geospatial Information Science (CEGIS) provides a viewer animating a sea-level rise with hypothetical depths of rise from 0-30 meters. An example for New York can be found at this link. The animation demonstrates the population amounts that might be impacted by sea-levels rising to a certain height.

Groundwater Flooding

https://www.usgs.gov/centers/ny-water/science/long-island-groundwater-system-potential-hazards?qt-science_center_objects=0#qt-science_center_objects

Long Island Groundwater System Potential Hazards

Hazards which may impact the ground water system adversely are presented in this web page. The impacts of these hazards are only shown here as a topic for further discussion and may need to be investigated with further details.

Sea Level Rise

The Center for Operational Oceanographic Products and Services has been measuring sea level for over 150 years, with tide stations of the National Water Level Observation Network operating on all U.S. coasts. Changes in Mean Sea Level (MSL), either a sea level rise or sea level fall, have been computed at 128 long-term water level stations using a minimum span of 30 years of observations at each location. These measurements have been averaged by month to remove the effect of higher frequency phenomena (e.g. storm surge) in order to compute an accurate linear sea level trend. The trend analysis has also been extended to 240 global tide stations using data from the Permanent Service for Mean Sea Level (PSMSL). In the vicinity of Long Island, the rate of sea-level rise ranges from about 2.35 to 3.9 mm/year based on long-term trend data. Changes in climate and sea level will drive changes to the coastal groundwater system that will impact both human populations and coastal ecosystems. Increases in sea-level will raise the fresh water table in many coastal regions (figure 31). Impacts to humans may include an increase in the potential for basement or septic system failure. Sea-level rise can also contaminate groundwater supplies due to landward and upward movement of sea-water in coastal aquifers. The intrusion of saltwater into groundwater systems will also impact coastal ecosystems such as marshes by changing the elevation of the freshwater-saltwater interface.

The term "drought" can have different meanings to different people, depending on how a water deficiency affects them. Droughts have been classified into different types such as:

- Meteorological Drought - Lack of precipitation
- Agricultural Drought - Lack of soil moisture
- Hydrologic Drought - Reduced streamflow or groundwater levels
-

It is not unusual for a given period of water deficiency to represent a more severe drought of one type than another type. For example, a prolonged dry period during the summer may substantially lower the yield of crops due to a shortage of soil moisture in the plant root zone but have little effect on groundwater storage replenished the previous spring.

A groundwater drought typically refers to a period of decreased groundwater levels that results in water-related problems. The amount of groundwater decline that would be considered a drought varies regionally and locally due to differences in groundwater conditions and groundwater needs for humans and the environment.

For additional USGS background on drought, see:

- Drought, USGS Open-File Report 93-642
- The Hydrology of Drought – Frequently Asked Questions
- Sustainability of ground-water resources, Box B - Droughts, Climate Change, and Ground-Water Sustainability
- Ground-Water Depletion Across the Nation, USGS Fact Sheet 103-03
- Statement of Robert Hirsch, USGS Associate Director for Water, at 2002 Drought Summit
-

The National Drought Mitigation Center (NDMC), provides several drought monitoring tools and information to help people assess drought severity and impacts.

My Name is Tom Cleere, I live at 16 Breeze Hill Road Ft. Salonga.

The proposed development project for the southern portion of the Indian Hills Golf Course is directly behind my property and that of 4 of my neighbors on the south side of Breeze Hill Road. I am here to voice my opposition to over development of this property since it is clearly inconsistent with the character and nature of our neighborhood. Should this proposed townhouse complex be approved, the residents on the south side of Breeze Hill Rd will no longer have open space behind them but rather nearly 50 condominium style units, their corresponding roadways, a potential sewage pump station reaching to the top of Breeze Hill Road- all of which will eliminate our peace and tranquility and instead permanently replace it with ambient lighting, noise pollution which adversely affects our quality of life. This development is not what we envisioned when we purchased our home. We could never have anticipated a proposal of this density, size and scope. This is not an issue of being a "NIMBYist", although this project would truly be in my back yard, it affects all of the people of Huntington. This is the largest proposed development project in the history of Ft. Salonga. Clustered town homes wedged into a 1 acre zoned residential area will negatively affect the environment, decrease property values and dramatically increase traffic in Ft.

C-4 Sec. 2.11

C-5 Sec. 2.22

Salonga and throughout Huntington at large, further burdening an already overburdened infrastructure.

It is important to acknowledge broader facts surrounding this development application to understand where it fits in the big picture:

1. Suffolk County is already one of the densest counties in the country. In fact, it is the 23rd most populated and 81st densest county in the Country.
2. If Suffolk County were a "country" it would be the 11th densely populated country on Earth.
3. 90% of the County's population is located in western Suffolk.
4. Huntington is the second densest town in one of the densest counties in the U.S.

This development proposal should be viewed against that backdrop.

- This developer's yield map exceeds the maximum permitted density for a cluster subdivision by failing to allocate any land for the existing 18-hole golf course. In addition, the Huntington Town Board, years ago, assessed the clubhouse as the equivalent of up to 40 units. That was not considered by the developer here as part of the yield. It logically follows that the proposed number of units should drop from 98 to 58 right from the start.

C-6 Sec. 2.12

- The over-development of the subject property will result in more pollutants, pesticides and harmful elements into our ground water resources. This is a problem that is town wide and county wide. The subject application will only serve to exacerbate alarming trends of compromised drinking water and

C-7 Sec. 2.8

increased nitrogen levels that have widespread negative impacts on surrounding water ways.

This proposal is inconsistent with the nature and character of the existing Neighborhood in which it is proposed to be built. This proposed development is one in a long line of projects that that have negatively impacted existing neighborhoods permanently and for the worse especially where a commercial enterprise is introduced into a residential area. Please don't allow this disturbing trend to continue.

C-8
Sec. 2.11

I would like to submit my comments into the official record.

Copy for (4)
Planning Dept.
or
Planning Board

William Berg

6 Breeze Hill Road

Northport, New York 11768

September 18, 2019

The Crab Meadow Watershed Advisory Committee was appointed by Town Board Resolution on April 13, 2010 and expanded by Town Board Resolution on December 18, 2012. From the start the charge of the committee has been to maintain or enhance the watershed quality, as well as to increase awareness of the town's wetland systems. Total funding of $58,000.00 was given for the study.

In September of 2014 GEI Consultants Inc. P.C. was selected for the study and contracted by the Town

Of Huntington. At this time I represented the Fort Salonga Association, and I am currently still on the committee. To date this study has not been completed or adopted by the Town Board. Our last two meetings were June 20, 2018 and January 29, 2019. We have not had a meeting in seven and a half months, and a follow up meeting has not yet been scheduled.

However, many conclusions were drawn by GEI in the study. Two concerns were noted about the watershed. Under land use : the report states, The Crab Meadow Watershed is essentially built out to its zoned density and that the primary watershed area is of the greatest influence to the water resource that contributes to the Long Island Sound. It further states that any prospective plans that could intensify land use among the major stake holder tracks including the 140 acre Indian Hill Country Club in the primary watershed area pose potential for more direct impact.

Presently the Indian Hills Country Club level of nitrogen is 5.3mg/liter in contrast to levels for R-40 development of 2-4mg/liter without a golf course. The results of sample testing in the DEIS exhibit excess levels of chromium in ponds 4 and 5. Phosphorus excess in all golf course ponds and Fresh Pond. Iron levels exceeded levels safe for aquatic life in all ponds, as well as Fresh Pond. It also indicates that the combination of 98 town homes, the club house and maintenance facility will produce 33,350 gpd of waste water into the ground water and that the project will increase nitrogen load as compared with current conditions.

C-9
Sec. 2.8

If nitrogen is public enemy #1 then this project does not make ecologic sense, especially with in the primary watershed.

I urge the Planning Board to call for the completion of the Crab Meadow Watershed Hydrology Study and suggest a thorough analysis of the information within it before coming to any decisions on the proposed project. Due to the great expense and time invested in this study a site visit of the proposed project by all Planning Board members is recommended.

Thank you

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Copy for Planning Board

Barbara Koller-Berg

6 Breeze Hill Road

Northport, New York 11768

September 18, 2019

Our property and home at 6 Breeze Hill Road was purchased in 1983, thirty seven years ago. Since the 1930's the Roberg family has owned the private 22 'wide road that we have right of way over to our property. Maude Roberg owned 13.28 acres plus the private road. Many of her property lots did not have homes on them and we realized that someday the lots could be sold or developed for homes with parcels of one acre or more.

Upon her death Maude Roberg Revocable Living Trust sold a 1 acre lot to the Town Of Huntington and a 2.08 acre lot as a conversation easement. This was 3.08 acres leaving approximately 10 acres to be developed as R-40 zoning. We anticipated that a maximum of 10 homes could be built using 1 acre as a building lot size under R-40 zoning, if slopes and lot sizes permitted that many sites.

C-10 Sec. 2.12

The proposed project from Northwind would have 34 of the 48 townhomes built on the Roberg property. The remaining 14 units south of Breeze Hill Road would be built on the Indian Hills Country Club land. Thirty four town home units compared to 10 homes under R-40 on the Roberg 10 acre parcel is incompatible to the present neighborhood. This will have an adverse impact on property values, life styles, our views and the environment. The DEIS states that street lights every 40' will also be introduced with this community. There are NO street lights in Fort Salonga! The density of the proposed housing is out of character with the existing housing in the area.

C-11 Sec. 2.11

The Roberg property also has slope issues and is a severe challenge during winter storms with snow and icing of the private road. Rear wheel drive cars do not make it up the incline or around the curved roadway. This will truly be a life threatening situation with bad weather, should there be a medical emergency or house fire during these conditions.

C-12 Sec. 2.16

The length of the proposed access road is also far beyond the 900' maximum for a cul-de-sac, as specified by the Suffolk County Planning Commission.

C-13 Sec. 2.16

The Roberg property should be developed as it has always been, as R-40. Either as 1 acre home sites or as a residential cluster with a maximum of 10 units, the remainder of the property would then be preserved. It should not be used as a through fare to a huge condominium complex or the Indian Hills Country Club property, and zoning does not support this use.

C-14 Sec. 2.12

6

Testimony of Mark Henry, M.D. to the Town of Huntington, N.Y. Planning Board

September 18, 2019

In Opposition to the Proposed Plan for Indian Hills

Good evening members of the Planning Board and thank you for the opportunity to comment on the Proposed Plan for the Indian Hills Golf Course.

My name is Mark Henry and my wife Diane and I have been residents of the town of Huntington since 1980. In 2003 we moved to our current home at 16 Mystic Lane.

When we moved to our home which directly abuts the Indian Hills property in 2003 we did so in the full knowledge that the undeveloped land to the east of our house may one day be developed. However, since this parcel was zoned r-40, 1 acre single family homes, we took comfort in the belief that we could expect only one new home adjoining our property and even if the whole section of undeveloped golf course land was built on it could only yield a handful of expensive homes with water views. Now, in the adjoining 4 plus acres, we are confronted with a village of 36 homes only 8ft apart that will resemble row houses and are completely incompatible with the neighborhood. Instead of one home per acre, there will now be 8 homes per acre of land.

C-15 Sec. 2.11

If this plan is accepted it will have a disastrous effect on our views, quality of life, and property value. Noise and air pollution during the construction period alone will be unbearable given the massive amounts of earth moving to be undertaken in close proximity to our property. After construction there will still be unreasonable noise and light pollution.

The plan to build 98 homes is excessive and the locations chosen highly damaging to the community. This need not be. I understand that in the case of the Hamlet and Oheka Castle, which are the only other Huntington golf courses where housing has been approved, the designers deliberately located the housing in the interior of the course to avoid the very problems I am writing about. It's plain common sense after all.

Fearful for our property values as a result of this proposal, we engaged a professional appraiser to estimate the effect it might have. His report, which I attach indicates a loss of over $100,000 dollars should the project go ahead. I know my neighbors have had similar results. Surely, given this data the Board cannot approve this plan.

C-16 Sec. 2.1

6

File No. 2180848

APPRAISAL OF



LOCATED AT:

16 MYSTIC LN
NORTHPORT, NY 11768

CLIENT:

MARK AND DIANE HENRY
16 MYSTIC LANE
NORTHPORT, NY, 11768

AS OF:

August 23, 2018

Residential Appraisal Report

File No. 2180848

PURPOSE

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

Client Name/Intended User MARK AND DIANE HENRY | E-mail

Client Address 16 MYSTIC LANE | City NORTHPORT | State NY | Zip 11768

Additional Intended User(s) NONE NOTED

Intended Use DETERMINATION OF MARKET VALUE TO DETERMINE LOSS IN VALUE FROM PROPOSED CONSCRUCTION OF TOWNHOUSES ALONG THE REAR OF THE PROPERTY

SUBJECT

Property Address 16 MYSTIC LN | City NORTHPORT | State NY | Zip 11768

Owner of Public Record | County SUFFOLK

Legal Description DISTRICT 400; SECTION 14.00; BLOCK 3.00; LOT 3.000

Assessor's Parcel # 0400014000300003000 | Tax Year 2018 | R.E. Taxes $ 20,312.00

Neighborhood Name INDIAN HILLS | Map Reference 6-D-9 | Census Tract 1108.03

Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)

SALES HISTORY

My research [ ] did [X] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Prior Sale/Transfer: Date NO PRIOR SALES REC. | Price | Source(s) GEO DATA / MLS

Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) AS PER AVAILABLE DATA, THE SUBJECT HAS NOT BEEN TRANSFERRED IN THE LAST THREE YEARS.

Offerings, options and contracts as of the effective date of the appraisal AS PER OWNER AND MLS, THE SUBJECT HAS NOT BEEN LISTED FOR SALE IN THE LAST 12 MONTHS.

NEIGHBORHOOD

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE	One-Unit	90 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[X] Shortage	[ ] In Balance	[ ] Over Supply	$(000)	(yrs)	2-4 Unit	0 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	300 Low	1	Multi-Family	%
Neighborhood Boundaries	THE SUBJECT IS LOCATED NORTH OF FORT SALONGA RD, SOUTH OF							2,000 High	150	Commercial	5 %
LONG ISLAND SOUND, EAST OF NORTHPORT HARBOR, AND WEST OF FORT SALONGA								750 Pred.	60	Other MISC.	5 %

Neighborhood Description See Attached Addendum

Market Conditions (including support for the above conclusions) See Attached Addendum

SITE

Dimensions 1 ACRE (SUBJ. TO SURV.) | Area 1.0 | Shape IRREGULAR | View

Specific Zoning Classification R40 | Zoning Description GENERAL RESIDENTIAL, ONE FAMILY, 40,000SF MIN LOT

Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe. See Attached Addendum

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street MACADAM	[X]	[ ]
Gas	[ ]	[X] OIL	Sanitary Sewer	[ ]	[X]	Alley NONE	[ ]	[ ]

Site Comments THERE ARE NO APPARENT EASEMENTS OR ENCROACHMENTS NOTED.

GENERAL DESCRIPTION			FOUNDATION			EXTERIOR DESCRIPTION	materials	INTERIOR	materials
Units	[X] One	[ ] One w/Acc. unit [ ]	[ ] Concrete Slab	[ ] Crawl Space		Foundation Walls	PRD CONC/GD	Floors	HRDWD/GOOD
# of Stories	2		[ ] Full Basement	[X] Partial Basement		Exterior Walls	CEDAR/AVG	Walls	SHTRCK/GOOD
Type	[X] Det.	[ ] Att. [ ] S-Det./End Unit	Basement Area	1080 sq. ft.		Roof Surface	ASPHALT/GD	Trim/Finish	WOOD/GOOD
[X] Existing	[ ] Proposed	[ ] Under Const.	Basement Finish	75 %		Gutters & Downspouts	ALUMINUM/GD	Bath Floor	CERAMIC/GD
Design (Style)	COLONIAL		[X] Outside Entry/Exit	[ ] Sump Pump		Window Type	DBL HNG/GOOD	Bath Wainscot	CERAMIC/GD
Year Built	1976					Storm Sash/Insulated	THERMS/GOOD	Car Storage	[ ] None
Effective Age (Yrs)	10					Screens	YES/GOOD	[X] Driveway	# of Cars 2
Attic	[ ] None		Heating [ ] FWA	[X] HW	[ ] Radiant	Amenities	[ ] WoodStove(s) #	Driveway Surface	BLACKTOP
[ ] Drop Stair	[ ] Stairs		[ ] Other	Fuel OIL		[X] Fireplace(s) # 2	[X] Fence VINYL	[X] Garage	# of Cars 2

Residential Appraisal Report

File No. 2180848

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	16 MYSTIC LN NORTHPORT	1 HAYES HILL DRIVE NORTHPORT		4 NORWOOD RD NORTHPORT		37 WAYNE CT NORTHPORT	
Proximity to Subject		0.36 miles SW		1.48 miles SW		1.08 miles SE	
Sale Price	$		$ 1,257,500		$ 1,085,000		$ 975,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 251.50 sq. ft.		$ 271.25 sq. ft.		$ 304.69 sq. ft.	
Data Source(s)		MLSLI#2974768		MLS#3037010		MLS#2987607	
Verification Source(s)		GEO DATA		GEO DATA		GEO DATA	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ARMLTH CONV;0		ARMLTH CONV;0		ARMLTH CONV;0	
Date of Sale/Time		4/18 CLOSED		8/18 CLOSED		3/18 CLOSED	
Location	SUBURBAN	SUBURBAN		SUBURBAN		SUBURBAN	
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	1.0 ACRE	1.0 ACRE		1.04 ACRE	0	.92 ACRE	0
View	WTR/GOOD	MEADOW/GD	0	AVG/RES.	75,000	AVG/RES.	75,000
Design (Style)	COLONIAL	COLONIAL		COLONIAL		COLONIAL	
Quality of Construction	GOOD	GOOD		GOOD		GOOD	
Actual Age	42+/- Years	14 YEARS	0	24 YEARS	0	46 YEARS	0
Condition	SUPERIOR	SUPERIOR		GOOD	100,000	GOOD	100,000
Above Grade Room Count (Total / Bdrms. / Baths)	9 / 4 / 3.55	10 / 5 / 4	0	9 / 4 / 3	10,000	8 / 4 / 3	10,000
Gross Living Area 75.00	3,172 sq. ft.	5,000 sq. ft.	-137,000	4,000 sq. ft.	-62,000	3,200 sq. ft.	0
Basement & Finished Rooms Below Grade	PT BSMENT FINISHED/BATH	PT BSMENT FINISHED	10,000	FULL BSMENT FINISHED/BATH	-10,000 -10,000	PT BSMENT FINISHED	10,000
Functional Utility	1- FAM/AVG	1- FAM/AVG		1- FAM/AVG		1- FAM/AVG	
Heating/Cooling	AVERAGE/CAC	AVERAGE/CAC		AVERAGE/CAC		AVERAGE/CAC	
Energy Efficient Items	THERMOPANES	THERMOPANES		THERMOPANES		THERMOPANES	
Garage/Carport	2 CAR GARAGE	2 CAR GARAGE		2 CAR GARAGE		2 CAR GARAGE	
Porch/Patio/Deck	PATIO/DECK	PORCH,PATIO	0	PORCH,PATIO	0	PORCH,PATIO	0
OTHER	2 X FIREPLACE	1 FIREPLACE	10,000	1 FIREPLACE	10,000	1 FIREPLACE	20,000
OTHER	IN GRND POOL	IN GRND POOL		IN GRND POOL		IN GRND POOL	
Net Adjustment (Total)		☐ + ☒ -	$ 117,000	☒ + ☐ -	$ 113,000	☒ + ☐ -	$ 215,000
Adjusted Sale Price of Comparables		Net Adj. -9.3% Gross Adj. 12.5%	$ 1,140,500	Net Adj. 10.4% Gross Adj. 25.5%	$ 1,198,000	Net Adj. 22.1% Gross Adj. 22.1%	$ 1,190,000

Summary of Sales Comparison Approach See Attached Addendum

COST APPROACH TO VALUE

Site Value Comments COST APPROACH WAS NOT APPLICABLE AND NOT REQUIRED IN ORDER TO PRODUCE CREDIBLE RESULTS FOR THIS ASSIGNMENT

COST APPROACH

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW

Source of cost data

Quality rating from cost service Effective date of cost data

Comments on Cost Approach (gross living area calculations, depreciation, etc.)

IN DETERMINING THE SCOPE OF WORK FOR THIS REPORT, I DID NOT CONCLUDE THERE TO BE A NEED FOR THE COST APPROACH TO ACHIEVE A CREDIBLE VALUE ESTIMATE.

OPINION OF SITE VALUE			= $
Dwelling	3,172 Sq. Ft. @$		= $ 0
Bsmt: 1080 Sq.Ft.	Sq. Ft. @$		= $ 0
Garage/Carport 0	Sq. Ft. @$		= $ 0
Total Estimate of Cost-New			= $ 0
Less Depreciation	Physical	Functional	External = $(0)
Depreciated Cost of Improvements			= $ 0
"As-is" Value of Site Improvements			= $
INDICATED VALUE BY COST APPROACH			= $ 0

INCOME APPROACH TO VALUE

Estimated Monthly Market Rent $ X Gross Rent Multiplier =$ Indicated Value by Income Approach

Residential Appraisal Report

File No. 2180848

FEATURE	SUBJECT	COMPARABLE SALE NO. 4	+(-) $ Adjustment	COMPARABLE SALE NO. 5	+(-) $ Adjustment	COMPARABLE SALE NO. 6	+(-) $ Adjustment
16 MYSTIC LN Address NORTHPORT		110 MAKAMAH RD NORTHPORT					
Proximity to Subject		0.28 miles SW					
Sale Price	$	$ 960,000		$		$	
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 300.00 sq. ft.		$ sq. ft.		$ sq. ft.	
Data Source(s)		MLS#2923388					
Verification Source(s)		GEO DATA					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		DESCRIPTION		DESCRIPTION	
Sale or Financing Concessions		ARMLTH UNKNOWN;0					
Date of Sale/Time		9/17 CLOSED					
Location	SUBURBAN	TRAFFIC	30,000				
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE					
Site	1.0 ACRE	1.27	-25,000				
View	WTR/GOOD	SMOKE STACKS/INFER	150,000				
Design (Style)	COLONIAL	COLONIAL					
Quality of Construction	GOOD	GOOD					
Actual Age	42+/- Years	23 YEARS	0				
Condition	SUPERIOR	SUPERIOR					
Above Grade Room Count	Total 9 Bdrms. 4 Baths 3.55	Total 9 Bdrms. 4 Baths 2.5	10,000	Total Bdrms. Baths		Total Bdrms. Baths	
Gross Living Area 75.00	3,172 sq. ft.	3,200 sq. ft.	0	sq. ft.		sq. ft.	
Basement & Finished Rooms Below Grade	PT BSMENT FINISHED/BATH	FULL BSMENT UNFINISHED	-10,000 30,000				
Functional Utility	1- FAM/AVG	1- FAM/AVG					
Heating/Cooling	AVERAGE/CAC	AVERAGE/CAC					
Energy Efficient Items	THERMOPANES	THERMOPANES					
Garage/Carport	2 CAR GARAGE	3 CAR GARAGE	-10,000				
Porch/Patio/Deck	PATIO/DECK	PORCH,PATIO	0				
OTHER	2 X FIREPLACE	2 FIREPLACES					
OTHER	IN GRND POOL	IN GRND POOL					
Net Adjustment (Total)		[X] + [ ] - $	175,000	[ ] + [ ] - $		[ ] + [ ] - $	
Adjusted Sale Price of Comparables		Net Adj. 18.2% Gross Adj. 27.6% $	1,135,000	Net Adj. % Gross Adj. % $		Net Adj. % Gross Adj. % $	

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach SEE ADDENDUM OR PREVIOUS PAGE.

ADDENDUM

Client: MARK AND DIANE HENRY		File No.: 2180848
Property Address: 16 MYSTIC LN		Case No.:
City: NORTHPORT	State: NY	Zip: 11768

Neighborhood Description
THE SUBJECT IS LOCATED IN A SOUND AND VIABLE RESIDENTIAL NEIGHBORHOOD COMPRISED PRIMARILY OF ONE FAMILY HOMES OF VARIOUS, COMPATABLE STYLES. THE NEIGHBORHOOD IS WELL SUPPORTED BY SCHOOLS, PARKS, HOUSES OF WORSHIP, LOCAL SHOPPING AND RESTAURANTS. THERE ARE AMPLE EMPLOYMENT CENTERS IN AND AROUND THE AREA AS WELL AS ACCESS TO MAJOR METROPOLITAN AREAS THROUGHOUT NEW YORK CITY VIA RAILROAD, BUSSES AND MAJOR HIGHWAYS. THE MISCELANEOUS LAND USE OF 5% CONSISTS PRIMARILY OF PUBLIC LAND AND HOUSES OF WORSHIP

Neighborhood Market Conditions
FOLLOWING SEVERAL YEARS OF INCREASES IN VALUES, AND A SHORTAGE OF AVAILABLE LISTINGS (1 TO 3 MONTHS), DATA SHOWS AN INCREASE IN AVAILABLE LISTINGS TO A MORE TYPICAL MARKET BETWEEN 3 AND 6 MONTHS INVENTORY. THE GENERAL MARKET CONDITIONS HAVE STABILIZED OVER THE LAST YEAR. THERE ARE GENERALLY NO LOAN DISCOUNTS, INTEREST BUYDOWNS, OR OTHER SALES OR FINANCING CONCESSIONS IN THIS IMMEDIATE MARKET AREA. THERE IS SUFFICIENT AND COMPETITIVE FINANCING AVAILABLE IN THE SUBJECT'S MARKET AREA. PROPERTY VALUES ARE CONSIDERED STABLE, WITH AMPLE AVAILABILITY OF HOMES ON THE OPEN MARKET.

Highest and Best Use
THE APPRAISER APPLIED THE FOUR TESTS IN HIS ANALYSIS FOR THE HIGHEST AND BEST USE OF THE SUBJECT PROPERTY: 1) LEGALLY PERMISSIBLE, 2) FINANCIALLY FEASIBLE, 3) PHYSICALLY POSSIBLE, 4) MAXIMUM PROFITABILITY.

THE APPRAISER FOUND THAT THE SUBJECT IS CURRENTLY BEING USED AT THE HIGHEST AND BEST LEGAL USE AS A TWO STORY, ONE FAMILY DWELLING , AND THEREFORE IT HAS MAXIMUM LEGAL VALUE.

Comments on Sales Comparison

ALTHOUGH THE SUBJECT'S ESTIMATED VALUE EXCEEDS THE PREDOMINANT VALUE FOR THE NEIGHBORHOOD, IT IS WITHIN THE VALUE RANGE, AND CONSIDERED TO BE AN ACCURATE VALUE ESTIMATE.

THE SUBJECT HAS A SUPERIOR VIEW TO THE NORM OF THE LONG ISLAND SOUND.

THE SUBJECT AND ALL COMPARABLES USED HAVE CESSPOOLS. CESSPOOLS ARE COMMON TO THE AREA AND ARE NOT CONSIDERED TO ADVERSELY AFFECT THE SUBJECT'S VALUE OR MARKETABILITY. THERE IS NO CURRENT AVAILABILITY FOR HOOKUP TO PUBLIC SEWARS, AND NONE IS PLANNED IN IN THE NEAR FUTURE. THERE WAS NO EVIDENCE OF ODOR OR SEEPAGE.

THE SUBJECT'S OIL TANK IS LOCATED IN THE GROUND. THIS IS COMMON TO THE SUBJECT MARKET AND NOT BELIEVED TO AFFECT VALUE OR MARKETABILITY. THERE WERE NO LEAKS OR DAMAGE EVIDENT TO THE APPRAISER.

BASED ON MARKET RESEARCH, THE DIFFERENCE IN LIVING AREA IS ADJUSTED AT $75 PER SQFT. DIFFERENCES OF LESS THAN 50 SQFT ARE NOT RECOGNIZED IN THIS MARKET AND ARE THEREFORE, NOT ADJUSTED FOR.

THE DIFFERENCE IN LOT SIZE IS ADJUSTED AT $100,000 PER SQFT.

THE DIFFERENCE IN BATHROOM COUNT BETWEEN SUBJECT AND SALES IS ADJUSTED AT $10,000 PER FULL BATHROOM.

THE BASEMENT ADJUSTMENT IS GIVEN AT $20,000 PER FULL BASEMENT AND $20,000 PER FULL FINISHED BASEMENT.

ALTHOUGH COMP #4 IS OVER SIX MONTHS, IT IS CONSIDERED TO BE RELEVANT AND COMMON, AS IT IS LOCATED IN CLOSE PROXIMITY AND IS SIMILAR IN MOST RESPECTS TO THE SUBJECT.

ALTHOUGH COMPS#2 AND #3 ARE LOCATED OVER ONE HALF MILE FROM THE SUBJECT, THEY ARE CONSIDERED TO BE RELEVANT AS THEY ARE IN THE SUBJECT SCHOOL DISTRICT, ARE SIMILAR IN MOST RESPECTS TO THE SUBJECT, AND IN THE SUBJECT NEIGHBORHOOD.

ALTHOUGH COMP#4 IS LOCATED OVER ONE HALF MILE FROM THE SUBJECT, IT IS CONSIDERED TO BE RELEVANT AS IT IS IN THE SUBJECT SCHOOL DISTRICT, AND IN A SIMILAR NEIGHBORHOOD.

CONDITION ADJUSTMENTS WERE GIVEN TO COMPS BASED ON EXTERIOR INSPECTION, MLS LISTINGS, ON-LINE WEBSITES AND PHOTOS, AND/OR CONVERSATIONS WITH LOCAL BROKERS.

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.

4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.

5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.

7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.

8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.

11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Definition of Value: [X] **Market Value** [ ] **Other Value:** _____

Source of Definition: USPAP

THE MOST PROBABLE PRICE WHICH A PROPERTY SHOULD BRING IN A COMPETITIVE AND OPEN MARKET UNDER ALL CONDITIONS REQUISITE TO A FAIR SALE, THE BUYER AND SELLER, EACH ACTING PRUDENTLY, KNOWLEDGEABLY AND ASSUMING THE PRICE IS NOT AFFECTED BY UNDUE STIMULUS. IMPLICIT IN THIS DEFINITION IS THE CONSUMMATION OF A SALE AS OF A SPECIFIED DATE AND THE PASSING OF TITLE FROM SELLER TO BUYER UNDER CONDITIONS WHEREBY: (1) BUYER AND SELLER ARE TYPICALLY MOTIVATED; (2) BOTH PARTIES ARE WELL INFORMED OR WELL ADVISED, AND EACH ACTING IN WHAT HE OR SHE CONSIDERS HIS OR HER OWN BEST INTEREST; (3) A REASONABLE TIME IS ALLOWED FOR EXPOSURE IN THE OPEN MARKET; (4) PAYMENT IS MADE IN TERMS OF CASH IN U. S. DOLLARS OR IN TERMS OF FINANCIAL ARRANGEMENTS COMPARABLE THERETO; AND (5) THE PRICE REPRESENTS THE NORMAL CONSIDERATION FOR THE PROPERTY SOLD UNAFFECTED BY SPECIAL OR CREATIVE FINANCING OR SALES CONCESSIONS GRANTED BY ANYONE ASSOCIATED WITH THE SALE.

ADDRESS OF THE PROPERTY APPRAISED:
16 MYSTIC LN
NORTHPORT, NY 11768
EFFECTIVE DATE OF THE APPRAISAL: August 23, 2018
APPRAISED VALUE OF THE SUBJECT PROPERTY $ 1,165,000

APPRAISER

Signature: _____
Name: THOMAS DIBIASI

SUPERVISORY APPRAISER

Signature: _____
Name:

SUBJECT PROPERTY PHOTO ADDENDUM

Client: MARK AND DIANE HENRY	File No.: 2180848	
Property Address: 16 MYSTIC LN	Case No.:	
City: NORTHPORT	State: NY	Zip: 11768



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: August 23, 2018
Appraised Value: $ 1,165,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: MARK AND DIANE HENRY		File No.: 2180848
Property Address: 16 MYSTIC LN		Case No.:
City: NORTHPORT	State: NY	Zip: 11768



COMPARABLE SALE #1

1 HAYES HILL DRIVE
NORTHPORT
Sale Date: 4/18 CLOSED
Sale Price: $ 1,257,500



COMPARABLE SALE #2

4 NORWOOD RD
NORTHPORT
Sale Date: 8/18 CLOSED
Sale Price: $ 1,085,000



COMPARABLE SALE #3

37 WAYNE CT
NORTHPORT

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: MARK AND DIANE HENRY		File No.: 2180848
Property Address: 16 MYSTIC LN		Case No.:
City: NORTHPORT	State: NY	Zip: 11768



COMPARABLE SALE #4

110 MAKAMAH RD
NORTHPORT
Sale Date: 9/17 CLOSED
Sale Price: $ 960,000

COMPARABLE SALE #5

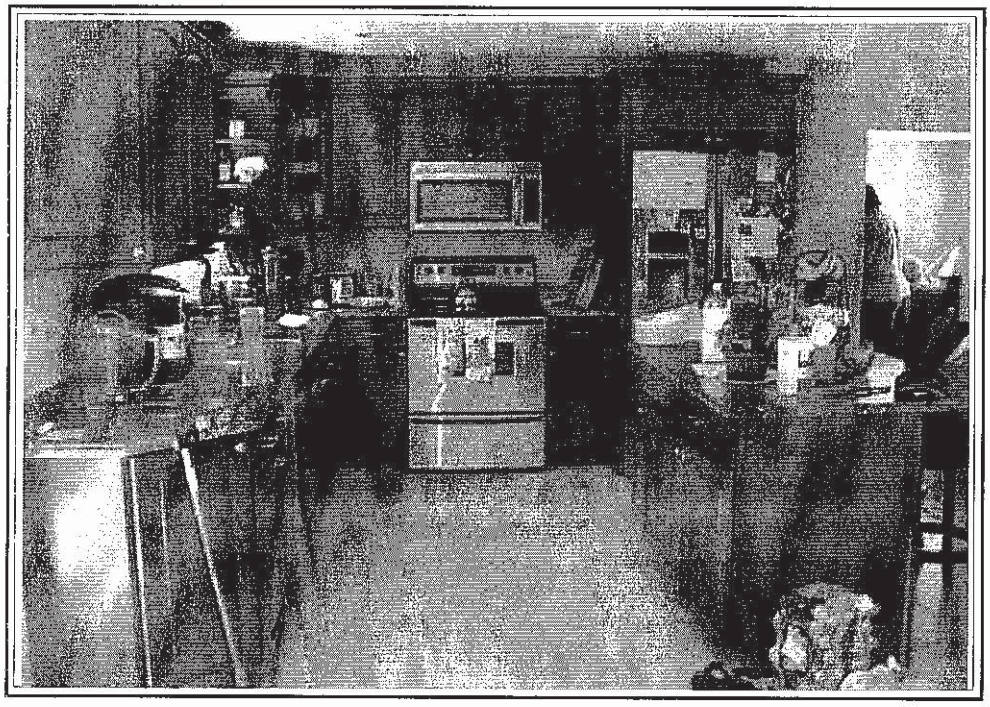
Sale Date:
Sale Price: $

COMPARABLE SALE #6

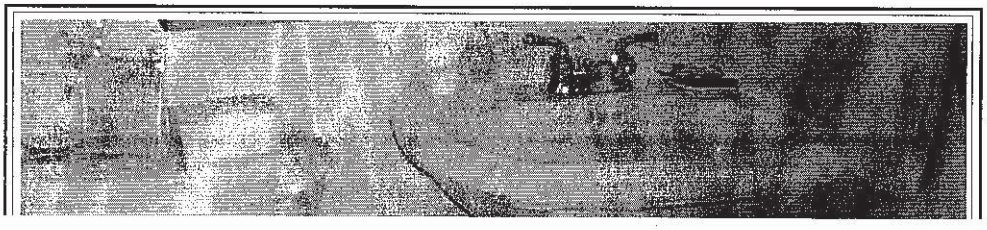
Client: MARK AND DIANE HENRY		File No.: 2180848
Property Address: 16 MYSTIC LN		Case No.:
City: NORTHPORT	State: NY	Zip: 11768



LIVINGROOM

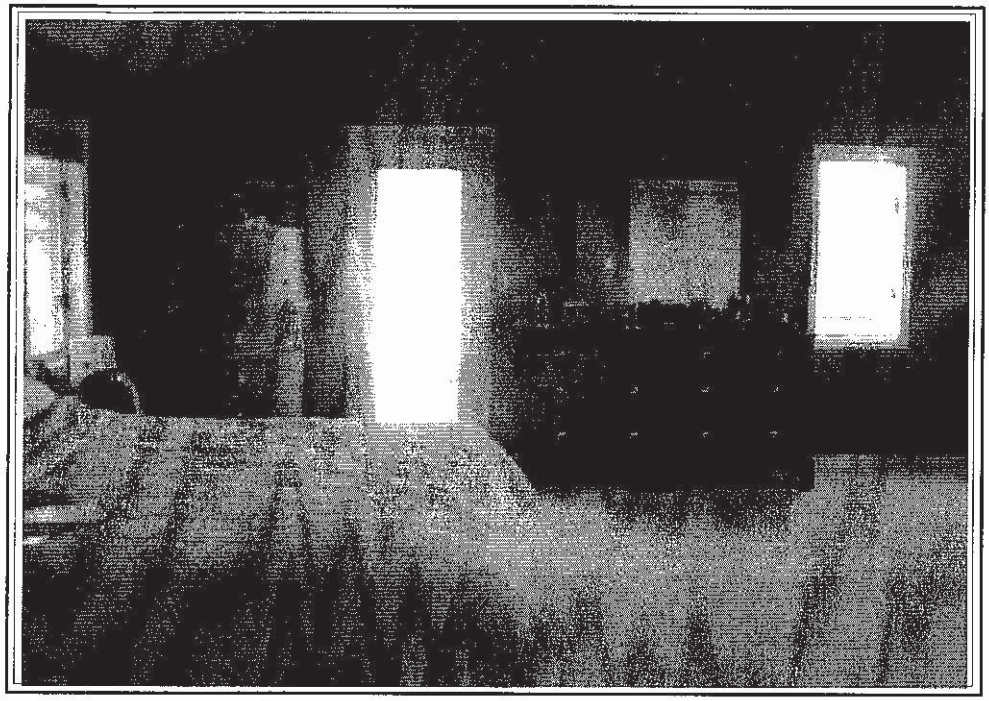


KITCHEN



HALF BATHROOM

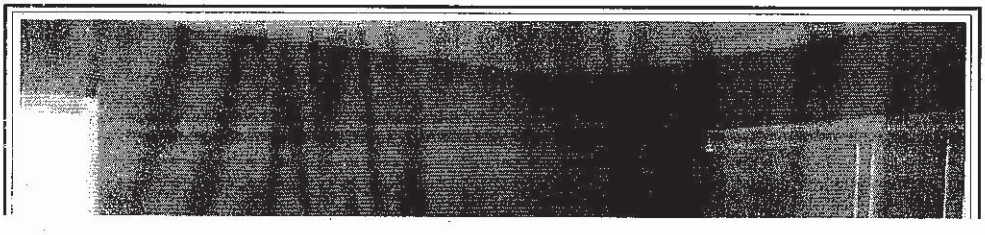
Client: MARK AND DIANE HENRY		File No.: 2180848
Property Address: 16 MYSTIC LN		Case No.:
City: NORTHPORT	State: NY	Zip: 11768



BEDROOM

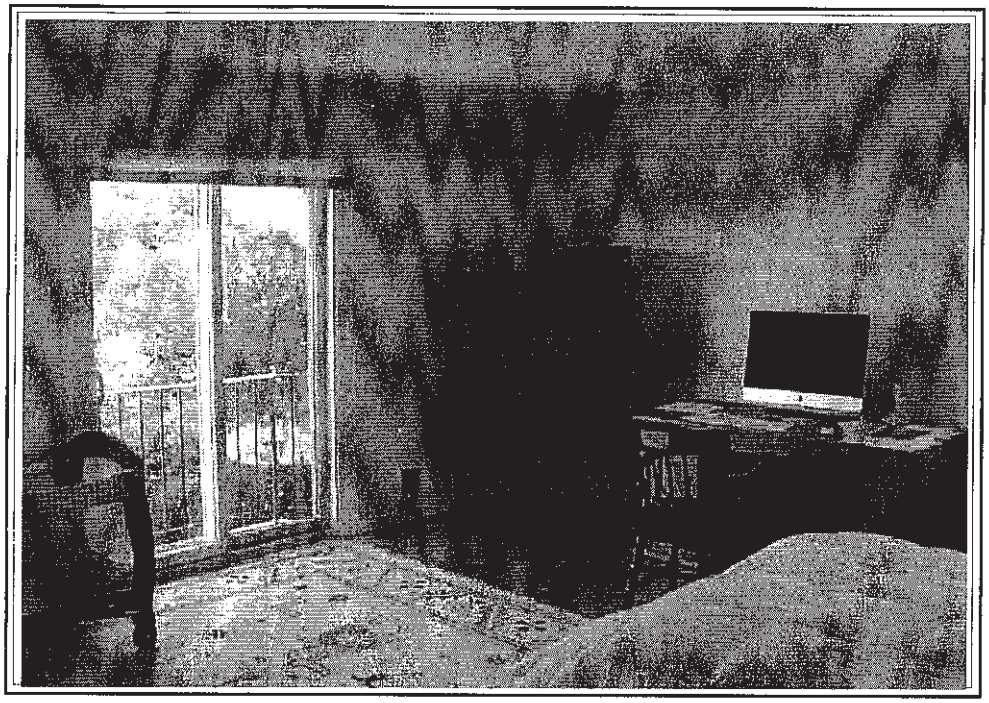


BEDROOM

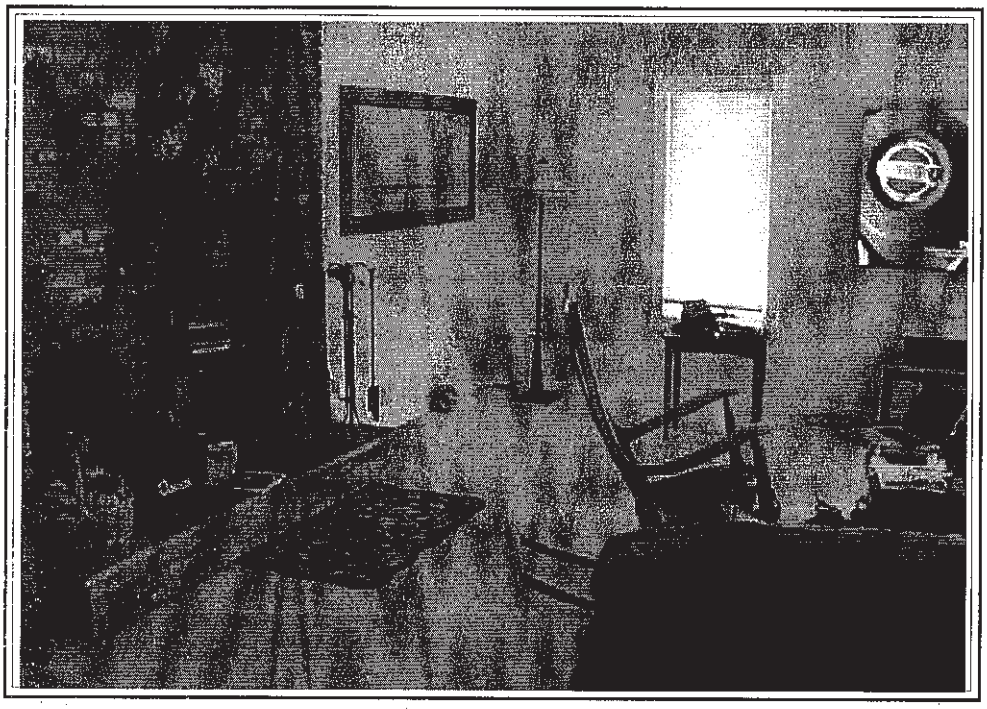


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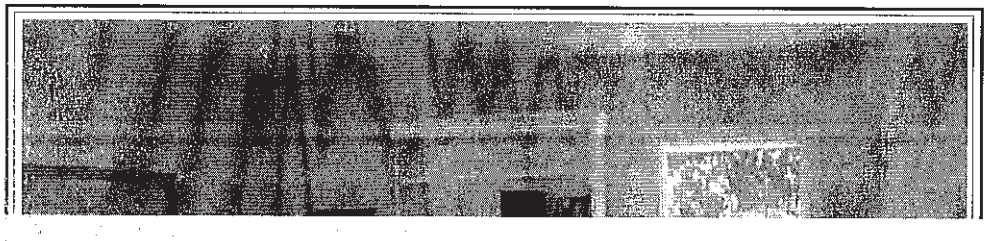
Client: MARK AND DIANE HENRY		File No.: 2180848
Property Address: 16 MYSTIC LN		Case No.:
City: NORTHPORT	State: NY	Zip: 11768



BEDROOM

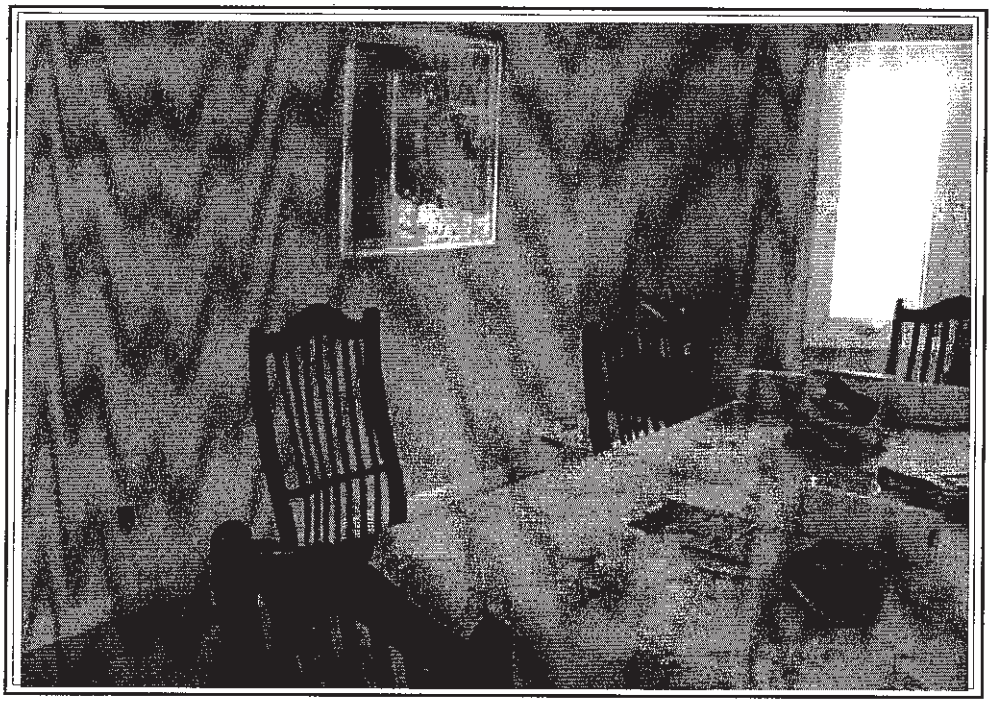


DEN

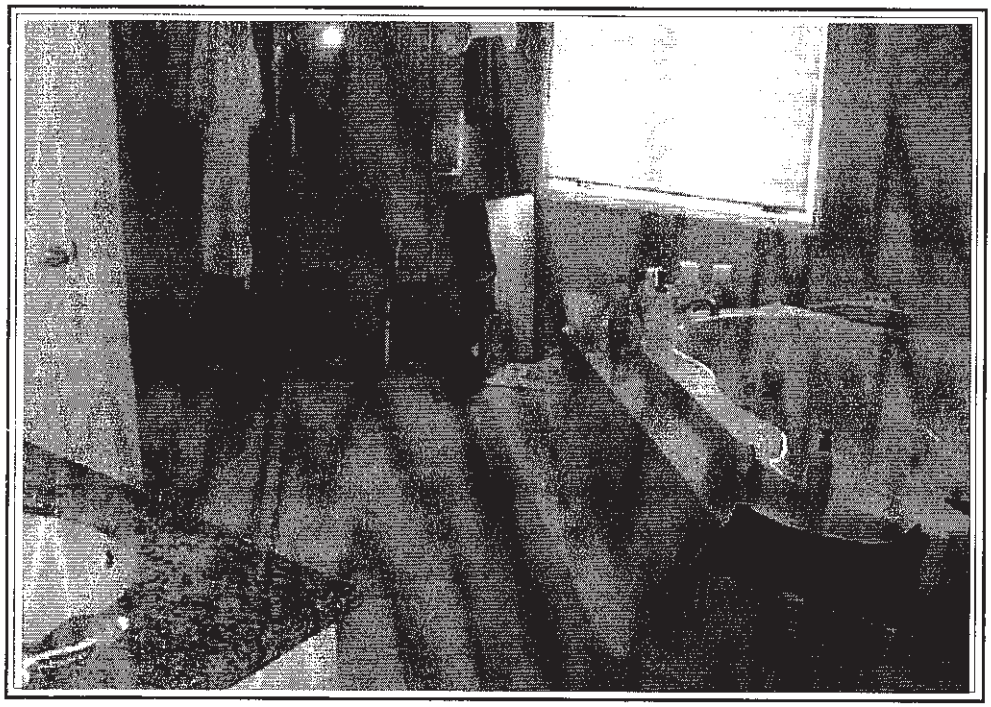


STUDY

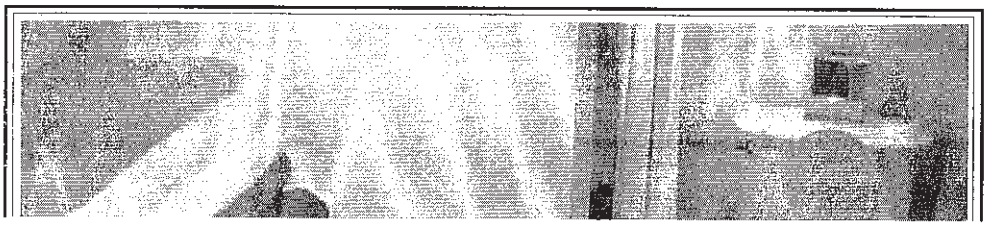
Client: MARK AND DIANE HENRY		File No.: 2180848
Property Address: 16 MYSTIC LN		Case No.:
City: NORTHPORT	State: NY	Zip: 11768



DINING ROOM

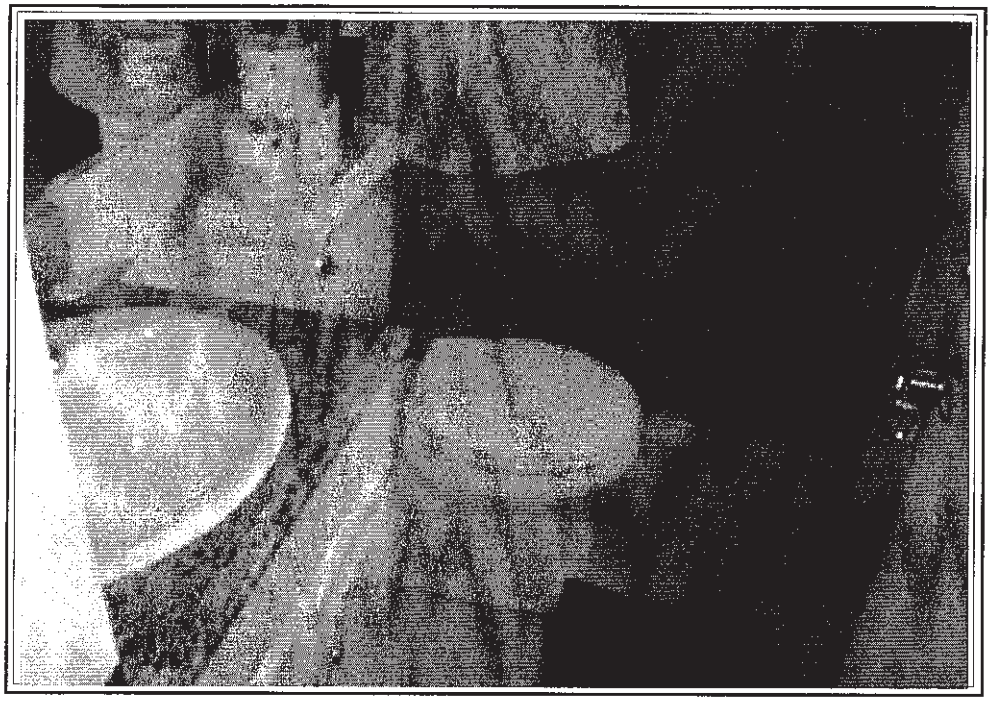


BATHROOM



BATHROOM

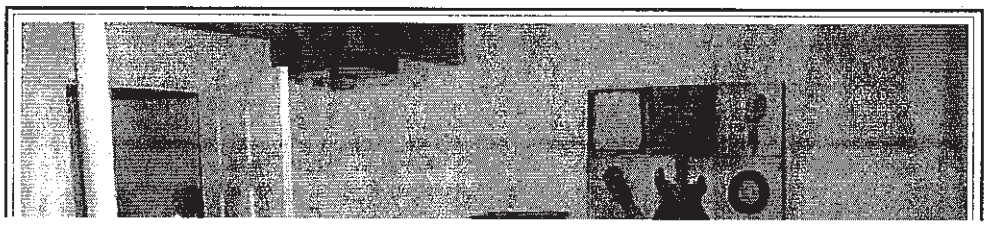
Client: MARK AND DIANE HENRY		File No.: 2180848
Property Address: 16 MYSTIC LN		Case No.:
City: NORTHPORT	State: NY	Zip: 11768



BATHROOM

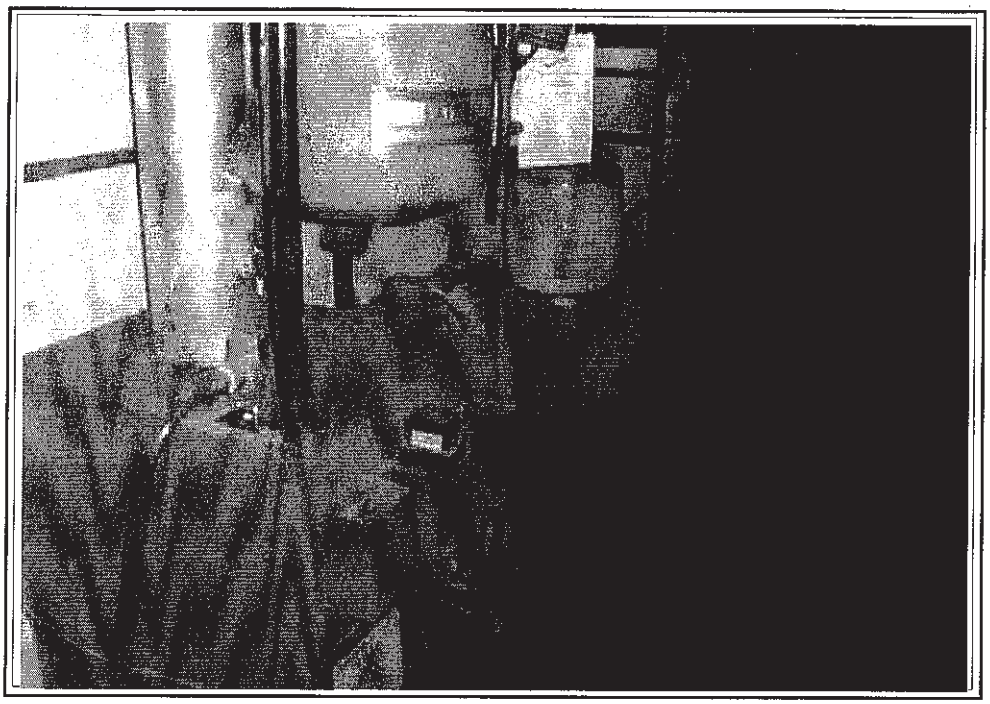


BASEMENT

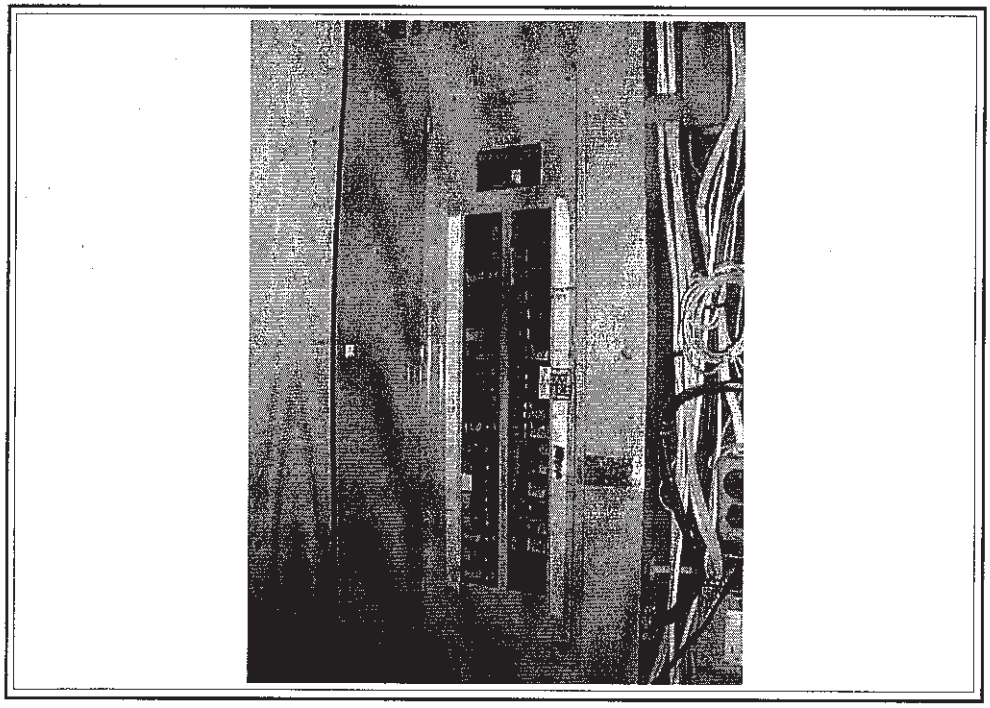


BASEMENT

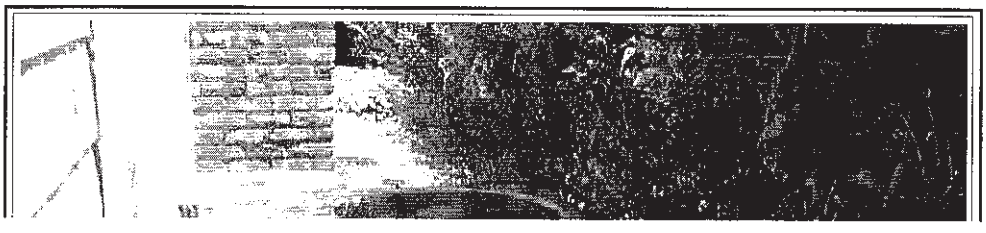
Client: MARK AND DIANE HENRY		File No.: 2180848	
Property Address: 16 MYSTIC LN		Case No.:	
City: NORTHPORT	State: NY		Zip: 11768



BOILER



ELECTRIC PANEL

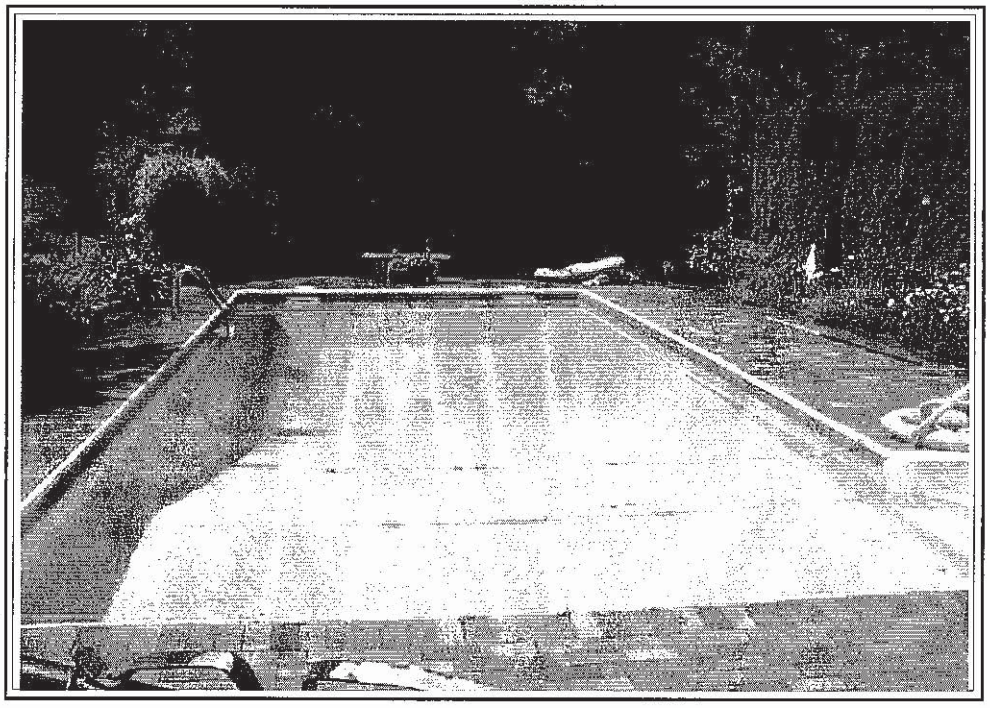


CENTRAL AIR UNIT

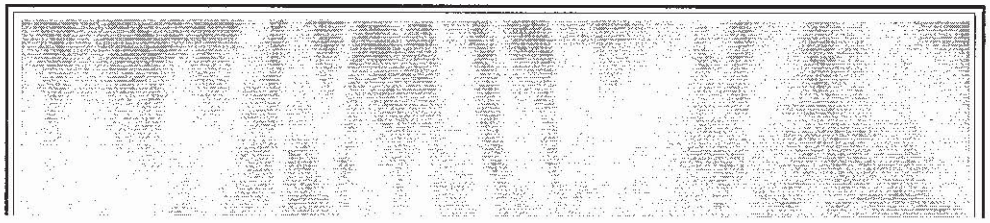
Client: MARK AND DIANE HENRY		File No.: 2180848
Property Address: 16 MYSTIC LN		Case No.:
City: NORTHPORT	State: NY	Zip: 11768



GARAGE INTERIOR



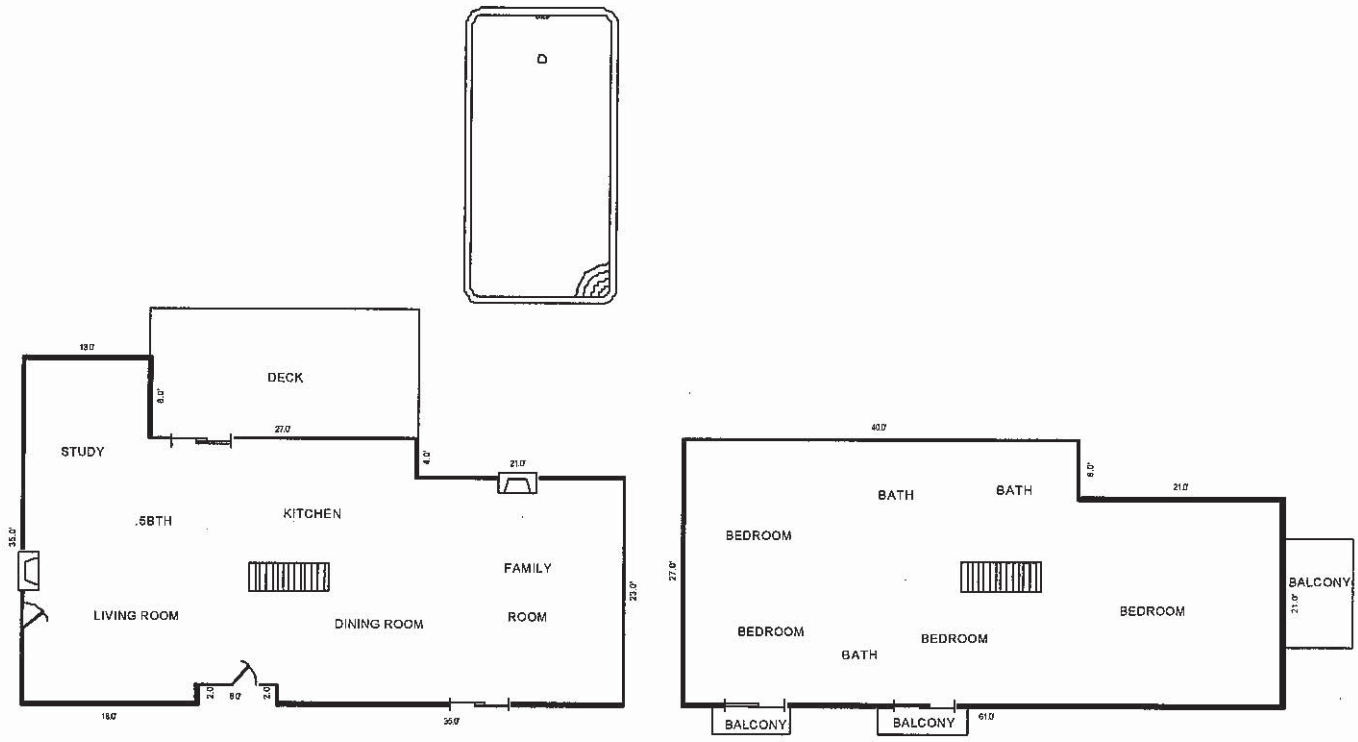
IN GROUND POOL



VIEW OF LONG ISLAND SOUND

FLOORPLAN SKETCH

Client: MARK AND DIANE HENRY	File No.: 2180848	
Property Address: 16 MYSTIC LN	Case No.:	
City: NORTHPORT	State: NY	Zip: 11768



Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Size	Net Totals
GLA1	First Floor	1651.00	1651.00
GLA2	Second Floor	1521.00	1521.00

LIVING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
23.0	x	35.0	805.00
21.0	x	26.0	546.00
4.0	x	40.0	160.00
2.0	x	18.0	36.00
8.0	x	13.0	104.00
Second Floor			
21.0	x	61.0	1281.00
6.0	x	40.0	240.00

FLOORPLAN SKETCH

Client: MARK AND DIANE HENRY		File No.: 2180848
Property Address: 16 MYSTIC LN		Case No.:
City: NORTHPORT	State: NY	Zip: 11768

Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Size	Net Totals

AREA BREAKDOWN

Breakdown	Subtotals

DIMENSION LIST ADDENDUM

Client: MARK AND DIANE HENRY	File No.: 2180848
Property Address: 16 MYSTIC LN	Case No.:
City: NORTHPORT	State: NY Zip: 11768

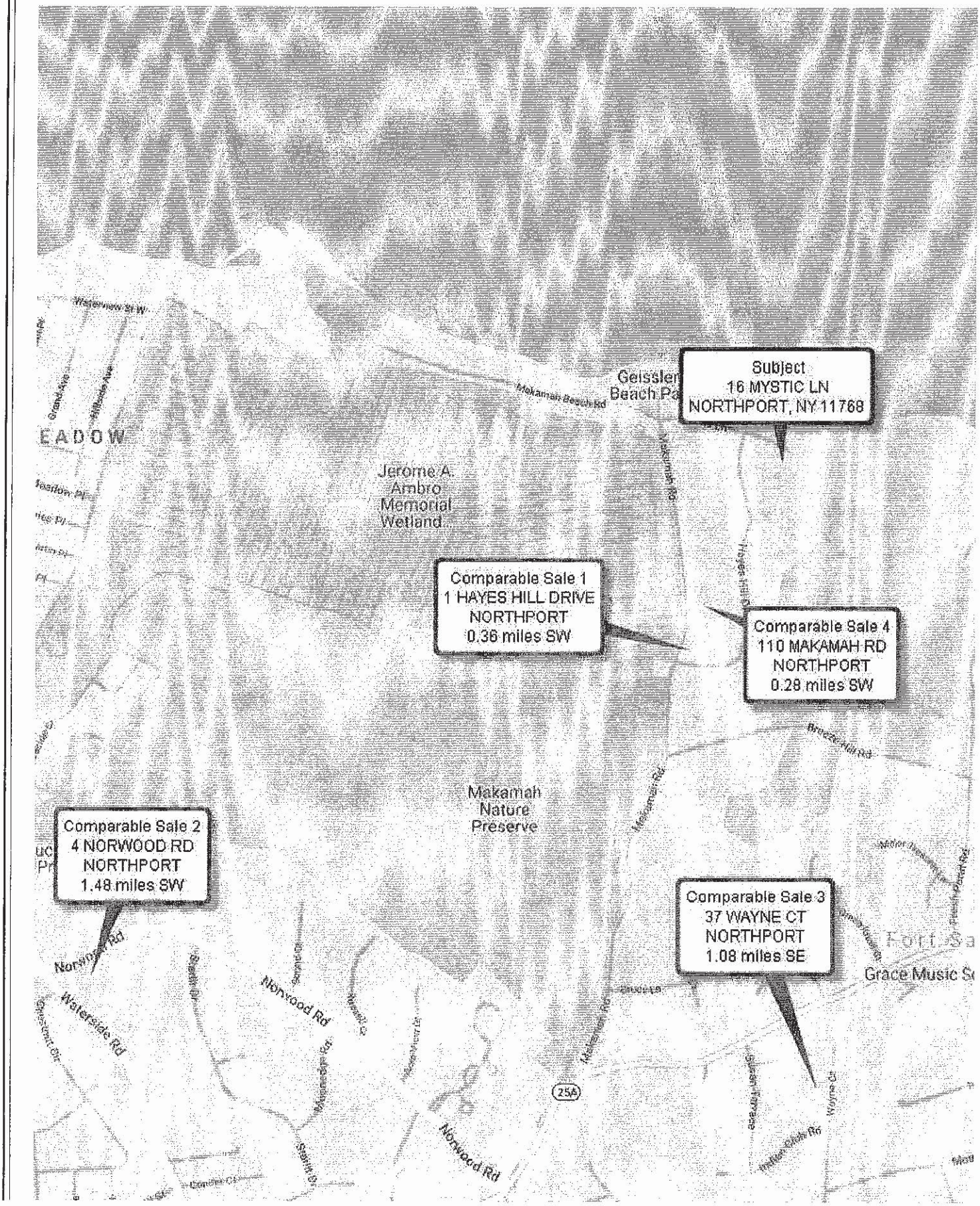
GROSS BUILDING AREA (GBA)	3,172
GROSS LIVING AREA (GLA)	3,172

Area(s)	Area	% of GLA	% of GBA
Living	3,172		100.00
Level 1	1,651	52.05	52.05
Level 2	1,521	47.95	47.95
Level 3	0	0.00	0.00
Other	0	0.00	0.00
GBA			
Basement ☐	0		
Garage ☐	0		
☐			

Area Measurements							Area Type					
Measurements				Factor		Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage
35.00	x	23.00	x	1.00	=	805.00	☒	☐	☐	☐	☐	☐
26.00	x	21.00	x	1.00	=	546.00	☒	☐	☐	☐	☐	☐
40.00	x	4.00	x	1.00	=	160.00	☒	☐	☐	☐	☐	☐
18.00	x	2.00	x	1.00	=	36.00	☒	☐	☐	☐	☐	☐
13.00	x	8.00	x	1.00	=	104.00	☒	☐	☐	☐	☐	☐
61.00	x	21.00	x	1.00	=	1,281.00	☐	☒	☐	☐	☐	☐
40.00	x	6.00	x	1.00	=	240.00	☐	☒	☐	☐	☐	☐
	x		x		=		☐	☐

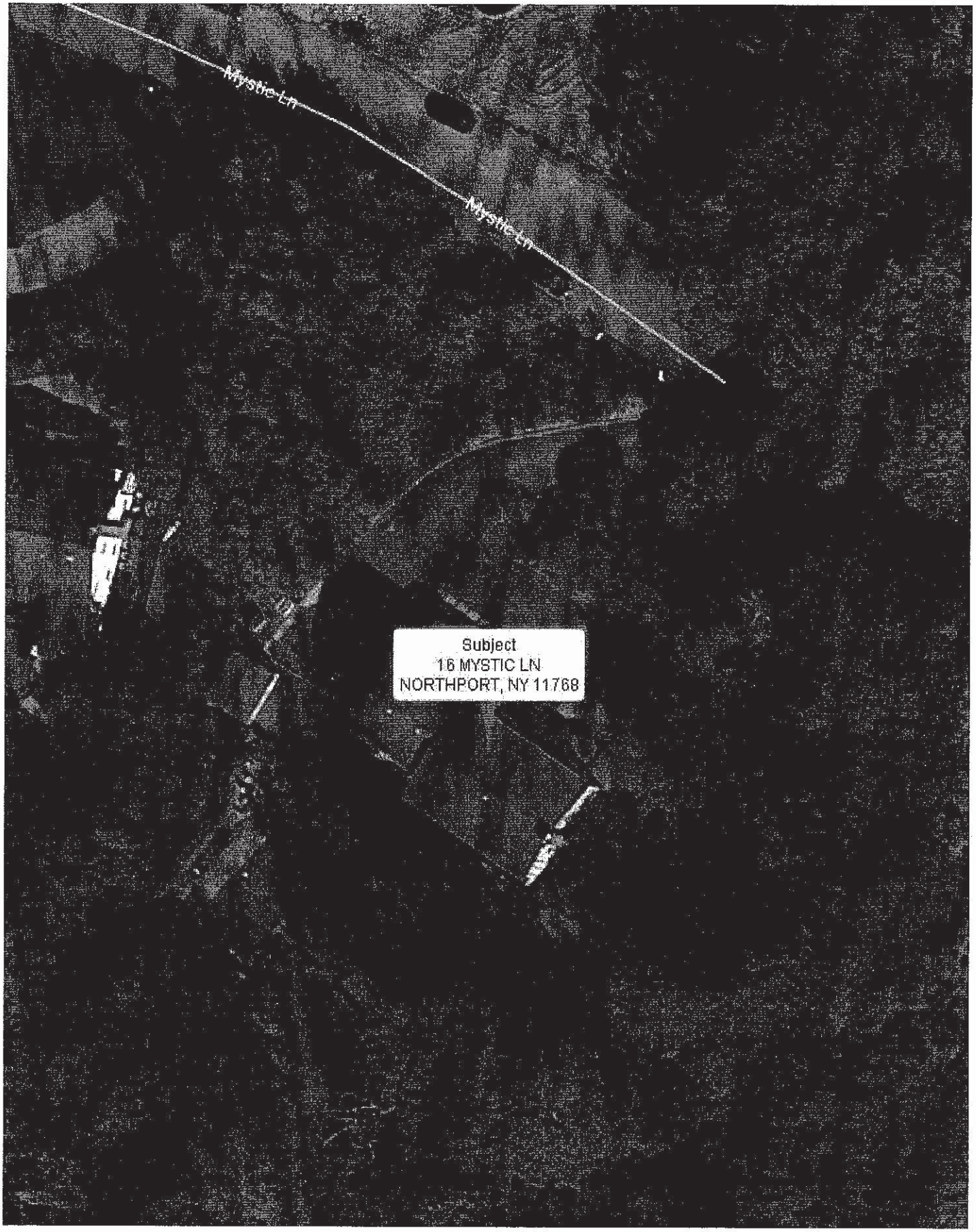
LOCATION MAP

Client: MARK AND DIANE HENRY	File No.: 2180848	
Property Address: 16 MYSTIC LN	Case No.:	
City: NORTHPORT	State: NY	Zip: 11768



AERIAL MAP

Client: MARK AND DIANE HENRY		File No.: 2180848
Property Address: 16 MYSTIC LN		Case No.:
City: NORTHPORT	State: NY	Zip: 11768



********* INVOICE *********

File Number: 2180848

MARK AND DIAND HENRY

Invoice # : 2180848INV
Order Date :
Reference/Case # :
PO Number :

16 MYSTIC LN
NORTHPORT, NY 11768

	$	250.00
	$	
Invoice Total	$	250.00
State Sales Tax @	$	0.00
Deposit	($	)
Deposit	($	250.00)
Amount Due	$	0.00

Terms: PAID IN FULL

Please Make Check Payable To:

THOMAS DIBIASI
9 MARWOOD DRIVE
HAUPPAUGE, NY 11788

Fed. I.D. #:

Louis Hayes LOIS HAYES 7

Let me start with a quote from a recent announcement released by Town Hall officials. "We heard the concerns of our residents who have questioned the impact some development has on our traffic patterns, congestion, on our water supply and our quality of life." .....

If that is true, then why are we here still fighting this particular battle.

Considering that I am addressing a group of people who have been entrusted with crucial decision making for the town, I assume that you are informed as to scientists' warnings regarding the direct correlation between excessive paving of open space, resulting in deforestation

C-17
Sec. 2.10

and environmental disaster. As such it would seem that the closing of 57 beaches due to toxic runoff would raise a huge red flag here. 57 beaches closed, ladies and gentlemen, due to the insidious environmental impact that developers have been permitted to perpetrate.

29,400 gallons of waste water per day would be expelled from the 98 homes to be built on that environmentally fragile property- really ?? There are many things that Huntington residents are sick of hearing from developers and one of them is that they install some magic internal systems to solve the runoff problem. If such systems worked, then why are we still having to close our

C-18
Sec. 2.8

beaches, a situation that clearly correlates with the rampant overdevelopment on this island. Why has our filthy water problem not been solved? Having been involved in this struggle for so long, I have learned more about sewage disposal than I ever wanted to know. Internal sewage control systems do not have an acceptable track record. They are apt to malfunction due to any number of every day practices - flushing of pharmaceutical waste, cleaning fluids and excess water usage to name a few. You cannot tell me that an unconscionable amount of the nitrogen contained in that waste water will not wind up in our already very strained

sewage system and our aquafer. IN FACT, studies show that the amount of nitrogen spewing from these new townhouses will add to the current 5.3 (milligrams per liter) and undoubtedly result in nitrogen concentrations in the aquifer that exceed the 6 (milligrams per liter) targeted ground water level for Suffolk County!

Put your stamp of ~~Express approval~~ Disapproval on

I urge you not to ~~allow~~ the shady manipulation of zoning codes necessary to carry this project forward, another thing that Huntington residents are very sick of. There are town resolutions documenting the intended use and spirit of Residential Open Space

C-19
Sec. 2.12

Cluster Zoning. The kind of "mixed-use" zoning sought by this developer is not consistent with town code!



Good evening Chairman Ehrlich and members of the Planning Board. My name is Christen Kuhn and I live at 4 Hayes Hill Drive in Northport. Today I would like to address the Alternatives offered in the DEIS, Section 5. The only acceptable alternatives are #1 No Action and #7 Purchase of Transfer of Development Rights (TDRs). C-20 Sec. 2.20

There is no alternative involving reduced density despite a request by the Fort Salonga Property Owners Association (FSPOA) in its comments on the Draft Scope on September 12, 2018. I have included these comments for the record. C-21 Sec. 2.20

According to the DEIS it says "Alternatives should represent reasonable and feasible land use…that would achieve the applicants objectives and remain within the applicant's capabilities." It seems to me that one of the applicants objectives of the proposed development is to provide 55+ housing to an area where the developer feels this is lacking. Why would all of the alternatives (2-6) then not show housing for 55+? C-22 Sec. 2.20

I believe the reason for this is the developer wants to emphasize the impact to the school district if non-age restricted homes come to the area. However, I believe the numbers are much too high. If the average household size in Fort Salonga is 2.89 persons (US Census) then the school-aged population may be approximately 87 children (not 148) which would greatly reduce the "net school fiscal impact". C-23 Sec. 2.20

Other issues with Alternatives 2-6 include using the private road off Breeze Hill (and not creating a separate entrance off Makamah Road). The private road is used for four houses and is deeded into their property. According to the DEC, the private road is also unusable "to avoid traversing freshwater wetlands" and it is not wide enough. C-24 Sec. 2.20

The developer has ignored the probability that standard septic systems would raise nitrogen levels to an unacceptable level. They should investigate these alternatives with the enhanced septic system. Another issue specific to Alternative 5 is the close proximity to the Coastal Erosion Hazard Area (CEHA) which the developer admits that houses should be at least 120 feet away. C-25 Sec. 2.20

To focus on Alternative 2 and the single family homes this will be quite an environmental and economic challenge for the developer. Indian Hills Country Club (IHCC) was on the market for years before it was sold for $13.5 million or less than $94,000 per acre (which is dramatically under market value). The developer has further reduced his yield by conceding that no building should take place within 120 feet of the bluff (and shows 20.72 acres of Parkland dedication by the coast). Wetlands, slopes, runoff and drainage issues plus infrastructure requirements will further reduce the buildable number. This area was estimated to yield 70 units from a 2009 Report. The costs of building larger single family homes would likely drive up the price significantly. To summarize – 98 single family homes is not a realistic alternative. If it were then it would have already been built. C-26 Sec. 2.20

Thank you for your time.

Included as appendices for the record:

1. Fort Salonga Property Owners Association: Comments on Draft Scope, The Preserve at Indian Hills Subdivision Application (11 pages)
2. US Census information for Fort Salonga, NY (1 page)
3. Sections of the *Private Golf Course Moratorium Proposed Planning Options Report*, January 2009 (7 pages)

FORT SALONGA PROPERTY OWNERS ASSOCIATION

COMMENTS ON DRAFT SCOPE
THE PRESERVE AT INDIAN HILLS SUBDIVISION APPLICATION

Below are collated comments from a number of FSPOA members. Other members may have submitted comments separately.

As per the SEQR Handbook, page 109, the Final Scope should " Describe all potentially significant adverse environmental impacts identified in the positive declaration and during agency and public review of the Draft Scope. **Identify specific aspects of impact not just general topic areas, including what elements of the environmental setting may be impacted."**

2.2 Background, paragraph 1

1.

Address that the existence of Freshwater Wetlands is acknowledged whereas in EAF Part 1, page 9, Freshwater Wetlands was specifically crossed out.

2.3 Project Description, paragraph 1

1.

Address how "No residential access from Breeze Hill Rd will be used" when the existing private road will still be operable and also how the prevention of residential access would be controlled.

2.3 cont. page 3 paragraph 1 and 2

1.

The statement that the 99 lot yield is less than what would be permitted as-of-right under current zoning is misleading because the existence of the golf course and its accompanying golf and catering activities is ignored and also because the approved yield map does not reflect the many conditions that would ultimately reduce the actual R-40 as-of-right yield to well below 99.

Proposed changes to the golf course, club house, attendant buildings, parking facilities, proposed fitness center and maintenance area all have potentially substantial environmental impacts and must be detailed in the DEIS.

To permit later site plan applications clearly breaches the intent of SEQRA regarding segmentation.

To properly assess the impact of these proposed new facilities in conjunction with the addition of 98 residences full details must be applied with the current application including;

- Current club membership number and proposed maximum membership.
- Detailed plan of proposed golf course modifications.
- Detailed plans of current and proposed clubhouse facilities including proposed hours of operation.
- Current dining and banqueting capacity and proposed capacities.
- Detailed plan of proposed fitness center facility including proposed hours of operation.
- Detailed plans of current and proposed parking facilities.
- Current and proposed number of total IHCC employees.
- Current and proposed number of IHCC employees by areas of operations (e.g. clubhouse, maintenance, fitness center etc.)
- Details of any proposed changes to maintenance area.
- Details of permits required for above projects.
- Details of any changes to maintenance operations, intensity, practices, hours of operation, number of additional deliveries, additional amounts of chemicals to be used, additional amounts of sand, mulch, compost to be stored and where the storage will take place relative to neighbors properties etc.
- Timetable for above projects.

In addition all of the above must be shown to fully conform with the Agreement and Release dated April 14th 2003 between the Town of Huntington, IHCC and the FSPOA.

2.3 cont. paragraph 3

1.

Details of I/A OWTS must be disclosed including history and performance of proposed system(s). Primary Watershed property with such a preponderance of clay is not the place to experiment.

The fact that the proposed drainage system does not conform to Town of Huntington code that **all runoff** must be contained on the property must be addressed.

Details and specifications of proposed supplemental systems to re use water from ponds including but not limited to all potential impact of recycled pollutants must be provided.

Address the projected increase in grounds keeping staff and the increased impact on traffic, noise and pollution levels caused by all of their activities.

3.0 Potentially Significant Adverse Impacts

Some responses to the EAF Parts 2 and 3 are insufficient or ignored. For that reason we will address each item with our own comments and concerns;

Impact on Land

The proposed action involves construction activities on steep slopes and near unstable bluffs. Excavation and new drainage patterns will change the landscape visually and may result in serious issues regarding erosion, sedimentation and the preservation of natural ecosystems. The construction/deconstruction of all slopes must be addressed in detail.

Impact on Geological Features

The Indian Hills property is defined as Primary Watershed and accounts for over 4% of the total area of the Crab Meadow Watershed. The property borders The LI Sound, The Jerome Ambro Preserve and The Fresh Pond Greenbelt which is a designated Critical Environment Area (CEA). In addition the bluff in the north of the property is historically unstable and has eroded considerably in recent years. All the potential impacts on these areas together with alternatives, monitoring plans, mitigation measures, etc. must be specified in detail.

Impact on Surface Water

The proposed action will affect the water quality of any water bodies within or down slope and hydraulically downgradient of the site. The quality of surface water, already impacted by fertilizers and pesticides will be further degraded. Detailed analysis of current and projected pollutant concentrations and their impacts to all ecological and human receptors is required together with alternatives, monitoring plans, mitigation measures etc .

Impact on Groundwater

Levels of current and anticipated water usage must be clarified and incorporate the projected usage of the proposed expanded clubhouse, attendant buildings, fitness center and maintenance area as well as the golf course, HOA areas and cluster homes. The quality of water, already impacted by fertilizers and pesticides will be further degraded. Detailed analysis of current and projected pollutant concentrations and their impacts on all hydraulically downgradient surface water bodies, groundwater wells and **all** ecological and human receptors is required together with alternatives, monitoring plans and mitigation measures etc.

Impact on Flooding

The proposed development is projected to add 12.9 acres of impervious surfaces. Detailed analysis is required as to how this and the proposed new drainage system will affect flooding on site and all surrounding roads and properties. Additionally, **all** potential ecological and human impacts from flooding must be discussed in detail, as well as alternatives, monitoring plans, mitigation measures etc.

Impact on Air

EAF Part1, D.2.f prepared by the applicant is checked "YES" but EAF Part 2 prepared by the Lead Agency was checked "NO". The magnitude of construction and dredging proposed plus the removal of 10.88 acres of forest demands a review. Detailed examination of mitigation proposed is required.

Impact on Plants and Animals

Removal of 10.88 acres of forest will have a considerable impact on resident animals . Adjoining properties may be at risk of to an infestation of rodents and a considerable number of deer will be displaced. A detailed analysis of all potential impacts together with alternatives, mitigation measures etc is required.

Tree clearing must take place between Nov 1st and March 31st so as to protect the habitat of the Northern Long Eared Bat.

Impact on Agricultural Resource

Application was checked Yes but not addressed in Draft Scope.

Impact on Aesthetic Resources

Scenic vistas will be impacted by a significant number of homeowners as well as the public. To the homeowners this translates to substantial lifestyle and financial impacts and must be addressed to include alternatives.

Impact on Historic and Archaeological Resources

The project sponsor should provide details as to specific potential impacts on historical resources, including artifacts, in the proposed areas of development and disturbed ground, as well as what specific coordination with the New York State Office of Parks , Recreation and Historical Preservation (OPRHP) and/or the New York State Department of Environmental Conservation (DEC) will be undertaken to ensure the protection of such resources.

The Indian Hills area has long been associated with anecdotes concerning the discovery of Native American and Colonial artifacts and remains and should be subject to a detailed review in this respect.

Impact on Open Space recreation

IHCC is a private club. There is no open space as described in Town Code and no access to or for non-members. However, the DEIS needs to detail provisions for ensuring that no future development is permitted and discuss mitigation should the club fail in the future as well as alternatives.

Impact on Critical Environmental Areas

Fresh Pond Greenbelt, the LI Sound and the Jerome Ambro Preserve will all be impacted and specific mitigation measures and alternatives must be addressed for these areas.

Impact on Transportation

EAF Part 1, D.2.j and EAF Part2 were checked "NO" to "substantial increase in traffic above present levels". In a project that would almost double the number of homes in the immediate neighborhood this is patently false and requires correction.

A comprehensive traffic study is required to assess the ability of the mostly narrow, winding and flood-prone roads to cope with the construction period and beyond.

The Traffic Impact Study (TIS) must be conducted in the summer months as no study done at any other time can properly seasonalize the impacts of both a 300 plus member golf club which also hosts catering events and the seasonal increase in beach related traffic. Golf cart trips to and from the clubhouse area which cross Breeze Hill Rd must be accounted for in any TIS undertaken.

Sight/distance tests must be conducted on the proposed access road off Makamah Rd, bend near the proposed entrance off Fresh Pond Rd, the entrance to the IHCC on Breeze Hill Rd and also the intersection of Hayes Hill/Makamah Rd.

Detailed plans of proposed changes to Makamah Rd at the proposed new access required including possible road widening and impact on the Jerome Ambro Preserve.

Detailed analysis of all potential impacts must be conducted together with alternatives, mitigation measures etc. for the proposed new road entrances on Makamah Rd and Fresh Pond Rd.

Since the projected cluster homes will have to use public roads to access the clubhouse and fitness center any calculation of traffic volume must incorporate these trips.

"Improvements" proposed for NYS 25A at Makamah Rd to be detailed with alternatives and mitigating measures discussed.

Discuss the impacts of the absence of parking provisions in all three proposed locations.

Discuss the impacts of the proposed 26ft wide private roads, narrower than town code requires for public highways, on safety and emergency access.

Discuss viability of access to cul de sacs longer than the town code permitted 900ft together with alternatives, mitigating measures etc.

Impact on Energy

DEIS must provide details regarding the exact Energy Star/LEED energy savings systems to be utilized and alternatives, mitigation measures, etc.

Impact on Noise, Odor and Light

Address details of proposed noise barriers/landscaping, including species of vegetation etc, between proposed 3 locations and adjoining residential properties including detailed discussion of alternatives, mitigation measures etc.

Address impacts on neighboring properties of expanded use of maintenance facility including increase in number of employees, garbage, landscaping, materials stored at facility and truck traffic.

Address impact of increased lighting from high density locations on night skies particularly in relation to neighboring properties. Include discussion of alternatives, mitigating measures etc.

Impact on Human Health

EAF Part1.D.2.q., E.1.h., and EAF Part 2 all checked "YES" but the issue was not addressed in Draft Scope. Details required.

DEIS must provide information on the five previous spills reported and what steps are to be taken to prevent future spills.

Consistency with Community Plans

EAF Part 1 checked "NO". At a minimum, in answer to EAF Part 2 17.c. And 17.f., doubling the size of the neighborhood may well have an impact on existing infrastructure ie. roadways. EAF Part 2 17.g. most certainly is true in that the proposed action will induce secondary commercial development in the form of a new clubhouse/catering facility and community fitness center. Alternative plans and mitigating measures must be discussed.

Consistency with Community Character

Discuss incompatibility with adjacent properties specifically in terms of architecture, setbacks and density.

Address why "maximum retention of golf course" (for private members) has precedence over quality of life and property values of adjacent residents and include a detailed discussion on alternatives, mitigation measures etc..

Discuss intrusiveness of locations on adjacent properties. Create visual simulations to illustrate impact on vistas and density from adjacent properties and public areas. Discuss reduction of property values caused by reduced vistas and close proximity of high density clusters. Alternative plans, mitigating measures must be addressed.

Discuss impact of proposed locations on light pollution and include alternatives.

Other Safety Issues

Discuss specifics of location of fire hydrants and water supply for fire hoses to reach all proposed structures and also access by fire trucks for each location.

State viability of response time for fire trucks and/or emergency vehicles accessing landlocked parcel on Breeze Hill clusters where cul-de-sac is approximately 2275 ft from Makamah Rd vs maximum 900 ft in Town Code.

OTHER ISSUES

Draft Crab Meadow Watershed and Hydrology Study and Stewardship Plan (CMWHSSP)

The DEIS must reference the study and address how the proposed plan complies with the conclusions of the DCMWHSSP including those related to density and pollution control. Include a detailed discussion of plan alternatives that would be consistent with this plan.

Suffolk County North Shore Embayment Watershed Management Plan

This report, prepared by Nelson, Pope and Voorhis must also be referenced and examined for inconsistencies with the proposed project and alternatives that would be consistent with the recommendations of this study.

Water Table

Depth should be detailed in all proposed development areas.

Pollution Data

Data from all relevant surface waters i.e. Jerome Ambro Preserve, Fresh Pond, L.I. Sound, ponds and wetlands on site or surrounding areas should be evaluated for pesticides and other contaminants and an ongoing best practice monitoring system established and detailed.

Impact of proposed dredging of sediment from ponds remaining on property should be evaluated as well as impacts from the dredging of these ponds within the last two years. Samples of soil should be collected where these dredged soils were deposited and ecological and human health evaluations should be conducted. Details of a Soil Management Plan is required.

The pollutant factor in the proposed water recycling system must be analyzed and its impact on total pollution addressed,

Discuss potential problems of standing water in catch basins including details of alternatives, mitigating measures etc.

Erosion

The DEIS must examine the erosion of the bluff near the CEHA in the NW section and justify the proposed construction by analysis in view of the historical rate of erosion and projected drainage changes. Include a detailed discussion on alternatives, mitigation measures etc.

Construction

The DEIS needs to demonstrate the viability of the estimated 24 month construction period. Detailed schedules will be required since the developer's recent projects involving fewer units have taken considerably longer.

The DEIS needs to justify in detail the claim that there will be zero removal of material from each of the 3 sites particularly since the last plan called for the removal of 300,000 cu yds of material.

The DEIS must detail how it will deal with the "almost 100 cu yds of material dredged" estimated by the town. The Draft Scope does not address obtaining permits that may be required for creating the proposed new ponds.

The DEIS must detail the anticipated Soil Management Plan and the treatment of unacceptable fill.

Tree clearing must take place between November 1st and March 31st as per the guidelines established to protect the Northern Long Eared Bat habitat. The EAF only offers this time frame "if possible".

Applicant has cleared over 270 trees in last two and a half years as "regular maintenance" and for "a new golf hole" which now seems to be in an area of a projected cluster. Environmental impacts of the removal of these trees, together with the proposed tree removal, must be conducted.

Impacts from the importation and use of fill material brought to and graded into the maintenance area next to an adjacent neighboring property in March 2017 must be conducted. This includes soil sampling and an evaluation of impacts from blowing and erosional transport of potentially contaminated material onto neighboring properties.

Other Impacts

The DEIS must provide details of the proposed "Senior" community including conformance with Town Code, estimated population, estimated number of residents under 55 years of age, estimated number of residents under 19 years of age, estimated number of vehicles and absence of parking areas.

The DEIS must detail what will be the proposed "opportunities for public use of the golf course" including what club facilities would be made available and hours/days of access.

Alternatives

The SEQR Handbook promotes a plan that "**minimizes or avoids adverse environmental impacts to the extent practicable**". Neither the proposed plan nor any of the alternatives seek to achieve this with "maximum retention of golf course" seemingly the overriding objective to the detriment of the environment and neighborhood.

Aside from the "No Action" alternative, the plans offered appear to be grand iterations of the current project that the applicant has already abandoned due to various issues.

There has been no "measurable qualitative or quantitative public benefit" shown in any of the cluster development proposals.

Less impactful alternatives are clearly attainable including those which would reduce density and be less intrusive to neighboring homes both in setbacks and density.

Another alternative to be examined is the acquisition of the property's Development Rights, either total or partial, by the Town, County or State.

. . . . . .

The above comments are submitted on behalf of the Fort Salonga Property Owners Association.

John Hayes
President, FSPOA

Families & Living Arrangements	
Households, 2013-2017	3,430
Persons per household, 2013-2017	2.89
Living in same house 1 year ago, percent of persons age 1 year+, 2013-2017	91.7%
Language other than English spoken at home, percent of persons age 5 years+, 2013-2017	6.4%

Age and Sex	
Persons under 5 years, percent	3.2%
Persons under 18 years, percent	22.8%
Persons 65 years and over, percent	20.0%
Female persons, percent	51.7%

US Census Data: Fort Salonga, New York

https://www.census.gov/quickfacts/fact/table/fortsalongacdpnewyork/POP715217#POP715217

8

Private Golf Course Moratorium
Proposed Planning Options Report

Town of Huntington, New York

Huntington Town Board
Huntington Town Hall
100 Main Street
Huntington, NY 11743

January 2009

ENVIRONMENTAL SETTING & CONDITIONS

The December 2005 report, *Preliminary Zoning and Environmental Sensitivity Assessment of Private Golf Courses within the Town of Huntington,* identified several indicators of environmental sensitivity that are likely to become future issues for development of the eight subject properties. They are summarized in the table below. However, the Hollow Hills Golf Course was removed by Town Board action from the moratorium as it was no longer in active golf course use. This study focuses on seven sites. Aerial photos of the private golf courses are included with boundaries delineated in the Summary of Golf Course Attributes.

Figure 1 - Future Issues for Reuse/Development

Course	Soils	Slopes	SGPA	Wetlands	Open Space Index	Cultural Resources
Cold Spring CC	X	X	X	X	X	X
Dix Hills GC[1]	X	X			X	
Hamlet Golf and CC			X	X	X	X
Hollow Hills GC	X	X			X	
Huntington Crescent Club	X	X			X	
Huntington Country Club	X	X			X	X
Indian Hills CC	X	X		X	X	X
The Greens GC			X			

PLANS, POLICIES AND REGULATIONS

Town of Huntington Comprehensive Plan, 1993

The *Preliminary Zoning and Environmental Sensitivity Assessment of Private Golf Courses within the Town of Huntington* indicated clearly that the evaluation of these properties for the purposes of either securing them in the recreational inventory for the benefit of Town residents or guiding their cautious development were supported in the 1993 Comprehensive Plan. Actions taken to update the 1993 Plan are also supportive of these measures and document their relation to basic quality of life concerns in Huntington. The earlier 1965 Comprehensive Plan/Map identified golf courses in the category of Public and Semipublic with a GC symbol. There were seven courses marked in this category (Cold Spring CC, Dix Hills GC, Hamlet Golf and CC, Huntington Crescent, Huntington Country Club, Indian Hills CC and Hill and Tree GC [since developed with homes]). Only two courses were added since that time, Hollow Hills GC and The Greens GC, although over 50,000 more people reside in Huntington since the 1963 U.S. Census.

Huntington Vision Statement

Comprehensive Plan Update Phase 1: Vision Statement (November, 2004)

[1] Since a filed map exists, there would only be a potential issue should the owner choose to amend the map.

OTHER ENVIRONMENTAL CONCERNS

The *Preliminary Zoning and Environmental Sensitivity Assessment of Private Golf Courses within the Town of Huntington* provided a basic breakdown of the potential environmental elements of the private golf courses. There are additional concerns that may need to be addressed in considering future plans for any of the courses.

Turf Management

For years the golf industry has been recognized as a potential threat to groundwater from the chemicals typically applied in turf management. The July 1991 report prepared by the Environmental Protection Bureau of the Attorney General of New York State titled *Toxic Fairways: Risking Groundwater Contamination from Pesticides on Long Island Golf Courses*, was one of the first regional calls to action on the topic. The report contained several recommendations for reducing pesticide hazards, minimizing pesticide use, and full disclosure for labeling and application notification.

The Environmental Stewardship Section of the 2006 Long Island Index sponsored by the Rauch Foundation singled out trends in pesticide use as follows:

> Long Island Pesticide use continues to rise, though not as much as Westchester County…In a 2000 report by the New York State Attorney General's office, several key findings drew a grim picture of Long Island's green spaces. Researchers found that golf courses and public schools on Long Island were the greenest parts of the region, primarily due to the overt use of pesticides. Pesticides pose health risks such as nervous system toxicity, carcinogenicity and damage to the endocrine, immune and reproductive systems. They pose environmental risks to the air, water and soil. Pesticide use is reported in pounds or gallons depending on the type of pesticides being used.

The Neighborhood Network Organic Golf Project is a Long Island initiative aimed to show that golf courses can be managed without the use of potentially harmful pesticides that have potential to impact groundwater. While the Town's two public golf courses are required to be maintained in accordance with an organic turf management program, of the seven private courses, only The Greens was required to be managed in a similar manner as a condition of the rezoning to R-PUD.

Natural Habitat

While the actual playing areas of the private golf courses – tees, greens and fairways – are manicured components of the courses, all of the courses contain rough area that is less manipulated. Golf courses provide extensive opportunities for birds as they contain sizeable edge habitat and open areas attractive for migratory species. **On *average 26.6% of the area in the private golf courses is held as rough natural area***. The courses with the least natural area coverage are the two that were constructed as part of larger residential developments – The Greens and The Hamlet. Analysis of aerial photos of the courses results in the following estimated breakdown of natural cover/habitat.

Figure 3 - Natural Area Coverage on Private Courses

Course	*Natural Cover*	*Total Site Area*	*% Natural Cover*
Cold Spring Hills CC	51.9	158.8	32.6%
Dix Hills GC	8.7	30.45	28.6%
Hamlet Golf and CC	17.3	121.7	14.2%
Huntington Crescent C	51.9	134.4	38.6%
Huntington Country C	31.2	172.3	18.1%
Indian Hills CC	52.5	139.9	37.5%
The Greens GC	11.1	86.7	12.8%
Total	**224.6 acres**	**844.25 acres**	**26.6% (average)**

All of the private golf courses in Huntington are visually appealing properties. By their typically rolling nature, they allow long views into the sites, often with special terminal vistas. Their parklike and often preserve-like appeal makes them favorite viewing areas for neighbors and enhances values and community character within their surrounding environs.

Many environmental groups have realized the ecological significance of golf courses. Audubon International developed The Audubon Cooperative Sanctuary Program for Golf Courses, considered to be the "first and foremost" program of its kind in the country. It focuses on training of golf course superintendents with the goals of reduction in pesticide and fertilizer use, control of water use, and elimination of alien and invasive plant species. It strives to encourage a shift from traditional course management toward more environmentally-sensitive best management practices.

The United States Golf Association (USGA) formed the Wildlife Links Program in 1995 to investigate the relationship between habitat and golf courses. $200,000 is allocated each year to fund research, management, and education projects specific to golf courses and environmental wildlife management concerns. Biodiversity, distribution of avian and amphibian species, natural habitat, and native pollinators are among the types of topics considered. Their publication, *Wildlife Links, Improving Golf's Environmental Game*, offers guidance to course managers on enhancing wildlife habitat.

Watershed Resources

All of the private golf courses in Huntington provide considerable natural recharge area. Average annual recharge has been estimated to be about one-half the average annual precipitation (~ 22"-23" of water), or about 1,000,000 gallons per day per square mile on Long Island. Using this figure, the combined 844 acres contained in the 7 private courses has potential to infiltrate about 1,300,000 gallons per day. Three of the private golf courses—Huntington Country Club, Huntington Crescent Club, and Indian Hills Golf Course—are located in North Shore subwatershed areas that drain directly or indirectly to Long Island Sound. They sit north of the terminal moraines and are located in Hydrological Management Zone VII. The remaining four are situated in the deep groundwater recharge areas of the Town, designated as Hydrological Management Zone I, that comprise the glacial outwash plain region. All are significant landmasses that aid in local recharge.

the courses will affect seven of the eight school districts in town. The only district that would not be so affected is the Elwood School District. One course is located in each of the following districts: Cold Spring Harbor, Commack, Northport-East Northport, and South Huntington School Districts. One is split down the centerline between the Harborfields and Huntington School Districts. The Half Hollow Hills School District contains two of the courses.

Since The Greens and The Hamlet are fully developed golf courses communities, their land use pattern is established. The major subdivisions that could result in the partitioning of the other courses are likely to pose some economic impact to the individual school districts. It is unknown whether district demographers are currently factoring in the potential for development of the private courses as they are probably viewed as economically viable uses now.

The report prepared by the Suffolk County Department of Planning in 1990 titled *Golf Course Study Inventory and Policy* provided a projection on future yields of the golf courses throughout the county should they succumb to development pressures. It is noted that there have not been changes to the zoning of the six courses since the report was released and two of the courses have had yields proven by the Planning Board.

The following table represents a potential scenario using simple multipliers to determine prospective yields for these sites and the U.S. Census data to determine the number of school-aged children per household. No yield maps were drawn to surveyed boundaries, nor were steep slope analyses conducted. This analysis is for comparative purposes only. Only the Huntington Planning Board has jurisdiction to make a final yield determination. While 611 new residential units were anticipated as a total possible yield, it is noted that the Town Board enacted a new Steep Slope Conservation Law in 2005 that may result in potential yield reduction on the courses with average natural slopes greater than 10%.

Figure 7 - Theoretical Golf Course Development Yield

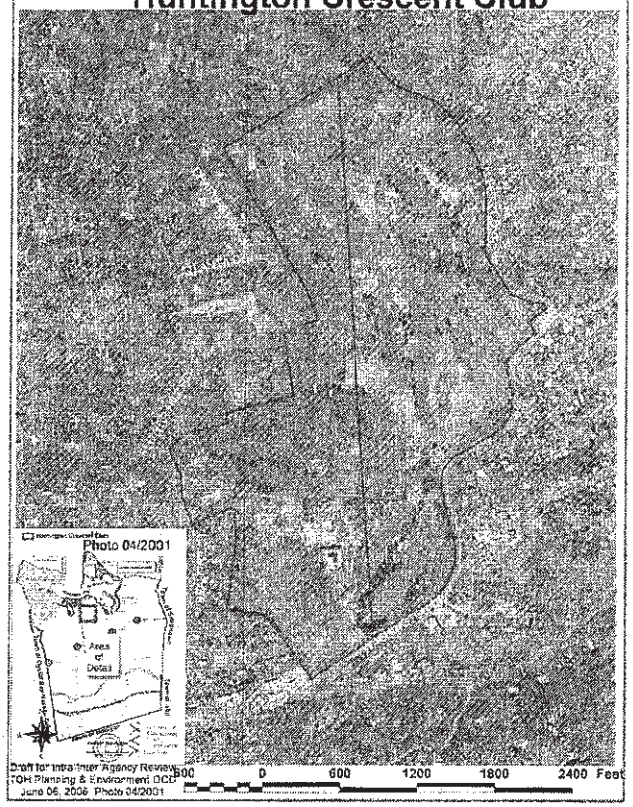
School District	***Golf Course(s)***	***Possible Yield***
Cold Spring Harbor	Huntington CC	67[4]
Commack	Hamlet GCC	Yielded
Half Hollow Hills	The Greens GC	Yielded
	Dix Hills GC	23[5]
Harborfields	Huntington Crescent C (½)	69[4*]
Huntington	Huntington Crescent C (½)	69[4*]
Northport-East Northport	Indian Hills CC	70[4]
South Huntington	Cold Spring CC	283[4]
Total		**581**

[4] From Golf Course Study Inventory and Policy, 1990, Suffolk County Planning Department
[5] Based on filed map of Golf Estates
[*] Full yield is shown, but it is not certain how much of the yield would be in Harborfields or in Huntington; it has been split 50-50.

The 2000 U.S. Census showed the average household size in the Town of Huntington to be 2.91 persons per residence with an average family size of 3.26. Assuming a conservative factor of 3.0 per dwelling, the scenario projected in the table above could yield an additional 1,743 new residents. In addition to the potential enrollment impact of development, there is the additional element of future need for new schools to meet demand. As large remaining land holdings in an ever-tightening open space inventory, the courses might provide potential opportunity for new school sites.

All property in the Town of Huntington is assessed on the value of site improvements and the underlying land. Compared to the residential properties that surround the private courses, the courses contain a disproportionate (lower) ratio of improvements: land value, as the improvements are minor when compared to the sizeable land areas.

Huntington Crescent Club



Huntington Crescent Club	
Size	134.4 acres
Golf Course layout	18 hole, par 70
Site Zoning	R-10, R-20, R-40 & C-3
Surrounding Zoning	R-40 & C-3
Open Space Index Rank	4
Natural Cover	51.9 acres
Special Groundwater Protection Area	Not applicable
Steep Slopes (Per Soil Survey)	8-15%; 15-35%
Wetlands	Not applicable
Adjoining protected open space	SCWA well site, school
Quadrant of Town	Northeast
School District	Harborfields & Huntington
Development Status	No plans pending

Indian Hills Country Club



Indian Hills Country Club	
Size	139.9 acres
Golf Course layout	18 hole, par 72
Site Zoning	R-40
Surrounding Zoning	R-40
Open Space Index Rank	1 & 4
Natural Cover	52.5 acres
Special Groundwater Protection Area	Not applicable
Steep Slopes (Per Soil Survey)	8-15%; 15-35%
Wetlands	Freshwater, Class II & Tidal (adjoins L.I. Sound)
Adjoining protected open space	Private HOA common area
Quadrant of Town	Northeast
School District	Northport-East Northport
Development Status	Community meetings indicate potential for subdivision and/or clubhouse/catering hall

Paul Zacker 9

There are two points I would like to address this evening. Number one is that I think it would be irresponsible for this planning board to approve any environmental impact statement on the proposal in front of you without a completed Crab Meadow Watershed Study. The Crab Meadow Watershed Study is one of the key components needed to make an accurate, informed decision on this unique property.

As a neighbor, I have a lengthy history with the 2nd topic, the Coastal Erosion Hazard Area demarcation. Both the previous and current owners of Indian Hills have grossly underestimated the extent and seriousness of the active erosion on the north side of their property. This is significant because it affects the overly generous yield the applicant is requesting, and the inappropriate placement of the development area at the end of Mystic lane.

C-27
Sec. 2.7

In appendix H-3 the town has asked the applicant to address the "past, current and projected surface movements" on the North side of the property. The applicant's response is, and I quote "relatively negligible movement outside the impacted area (south of the CEHA line). However, the boundaries of the landslide area appear to be roughly the same since 1904 as supported by the location of the CEHA line which has not substantially changed since it was surveyed in the eighties."

C-28
Sec. 2.7

This is clearly wrong, as can be demonstrated with photographs taken 14 years apart. Picture #1 was taken in 2005 from a tee box that no longer exists due to erosion. You can clearly see that the ground has eroded downward by 15 to 20 vertical feet. Compare that with picture #2 which was taken in 2019 from a newly constructed tee box, the third one built on the 6th hole since the previous two slid away. The red lines on both pictures approximate the same area.

Pictures #3 and #4 cover the same time period, but are looking east. On these pictures the cart path is a good reference point to visualize the erosion.

All of the significant erosion that you see in these pictures is south of the CEHA line, which is directly contradicts applicants statement above.

In addition, there is a tacit admission by the applicant that there is a problem with the Mystic Lane site. The DEIS is recommending that the buildings start 120 feet from **the 1980 CEHA line, not a current one.** The study goes on to recommend that "lightweight" building materials be used due to the erosion issues.

I urge each one of you do a field visit with this in mind and see if you think a development at the end of Mystic Lane is appropriate, and compel the applicant to properly indicate erosion south of the CEHA and redo the yield map.

Thank you,

Paul Zacher

Deleted portions to attempt maintain three minutes:

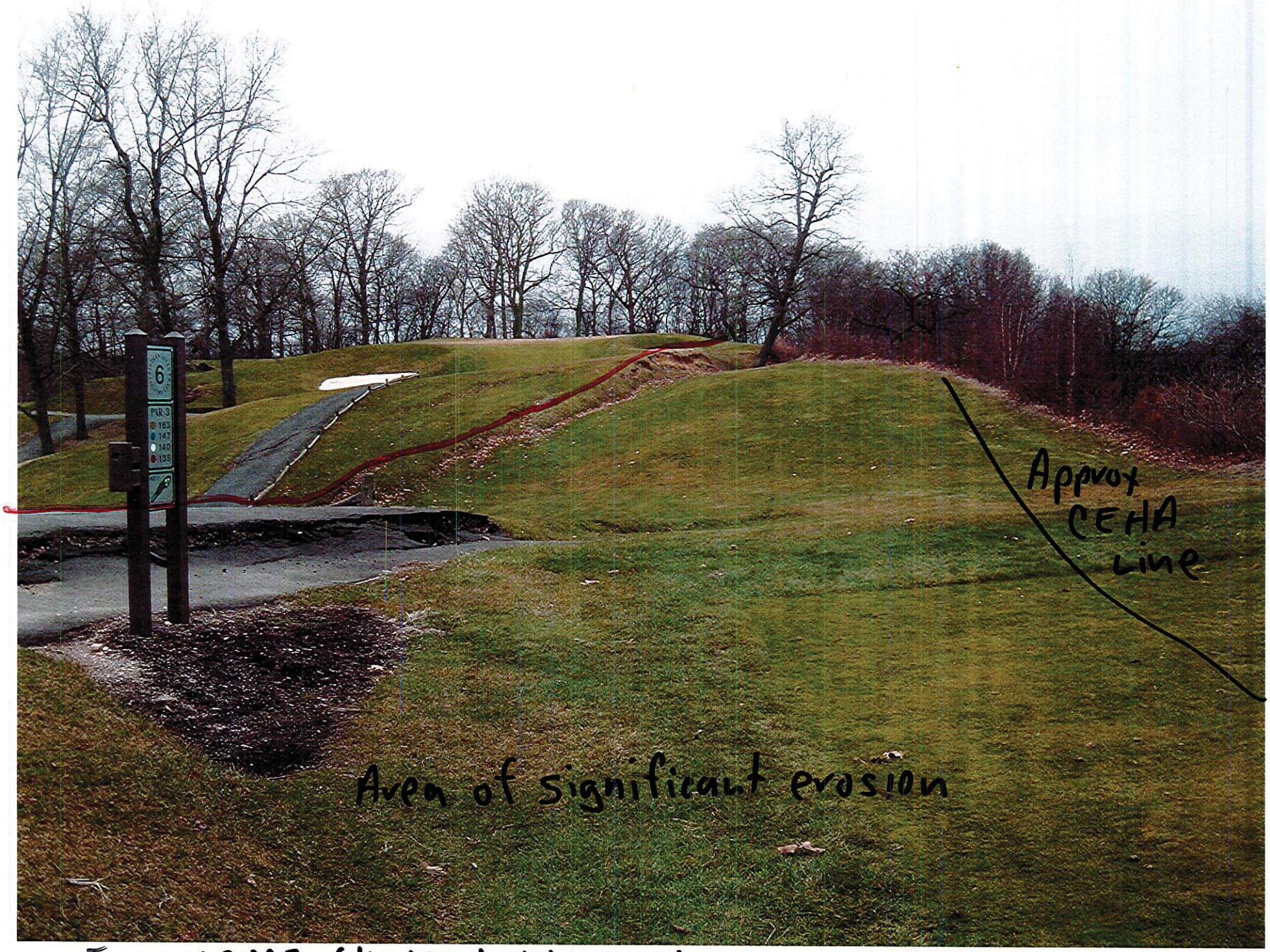
C-29 Sec. 2.7

Picture #5 shows an exposed irrigation pipe. This type of thing is what will happen when the access road is built from Mystic lane.

It is also interesting to note that the applicant includes several aerial photos where fracture lines are clearly visible, yet none of these photos have the CEHA line overlaid on them, because it would show the extent of the erosion that is south of the CEHA.

This is important because had the erosion area been properly documented it would reduce the number of units on the applicants yield map.

#1



January 2005 6th tee looking west

#2



September 2019 6th tee looking west

#3



November 2005 6th Green looking East

#4



September 2019 6th Green looking East

#5



November 2005 - Original 6th tee looking west

11

Good evening. My name is Thomas Kuhn and I live at 4 Hayes Hill Drive in Northport. Thank you for the opportunity to speak tonight and have my comments on the record.

One concern I would like to address tonight is **construction**.

On page 1-23 of the DEIS it says: "It is anticipated that the overall construction period will be **18 months** and be completed in one phase overlapping with other construction activities"

C-30 Sec. 2.4

On page 2-7 it says: "It is anticipated that …construction…will take approximately **24 months.**"

Golf club members were told by the developer that construction could take **2.5 years or more**. This seems like a big range considering the construction has not even started.

C-31 Sec. 2.4

On page 2-50 it says "The only potential impact to local air quality related to the project may be short-term impacts which may result during construction." To quote page 4-1 "Impacts related to construction may include: noise, erosion, dust and vehicle/truck activity."

I do not consider "2.5 years or more" short term.

When dirt is being moved around the sites will the large trucks be using the public or private roads? If they will be using public roads then it would be equivalent to four construction zones and not one - considering the clubhouse, cluster off Breeze Hill Rd, cluster off Fresh Pond Rd and cluster off Mystic Ln are four separate areas. It is difficult to understand how much dirt will be moved and how many truck trips that would require. To understand the impact of this construction that number is important.

C-32 Sec. 2.4

During the construction phase the developer admits there will be erosion, impacts to air quality, impacts to property values, wildlife displacement, additional traffic and noise pollution. How long will these "inconveniences" be in place?

C-33
Sec. 2.4

I ask that the town to look into projects previously completed by The Northwind Group and see if their construction timeframe was completed on schedule. If not, how much longer than anticipated did it take for them to complete the project?

Thank you for your time.

12

September 17, 2019

To Members of the Planning Board:

I am reading this letter for my friend Joe Willen who is in Florida at a friend's wedding this week and is sorry he couldn't be here:

My name is Joe Willen and I've been a Huntington resident for almost 50 years. I have been a member of Indian Hills Country Club for 25 years. I believe this beautiful golf course is a gift for all of us to enjoy, not just the members, but for the surrounding neighborhood. The opposition to this cluster development, which needs **no zoning change** and preserves the golf course and 120 acres of open space forever, would result in all of us losing this beautiful property - because the developer has an as of right to build up to 100 single family homes instead. **No one wants that.**

C-34 Sec. 2.21

I understand the initial opposition - most people hate change, and want things to stay the same forever, but life doesn't work that way, change is inevitable for all of us. So, when there is change let's make sure it's responsible, considerate of all affected, and a net positive overall. That's what Jim Tsunis is trying to do here, and I think it's a very thoughtful plan that impacts the environment and the area in positive ways.

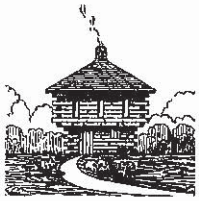
When I developed my own property at 410 New York Avenue 6 years ago into a TD Bank branch, the opposition was fierce. Has it ruined the town? Quite the opposite, there should be concerns and dialogue, not hysteria and blanket opposition.

I urge you to support this project. Thank you for listening.

Sincerely,

Joseph M. Willen

13



My name is Frank Capaccio and I represent the board of the Fort Salonga Association, a 73 year old civic association that is committed to preserving the quality of life in our hamlet with a focus on preservation and conservation.

In a perfect world, the FSA would prefer that the Indian Hills Country Club property would remain as is, with no additional development at the site. However, like most large tracts of undeveloped property on long island, this site has been in danger of being developed for many years. Once the property was up for sale, its future was very much up in the air. As reality set in following the sale of the property to a developer, we understood that it was only a matter of time before the property was going to be developed and changed forever.

After the acquisition closed and development was inevitable, we were faced with the question of how to develop this substantial property in a way that preserves the most space while keeping in mind the best interests of the environment, community and respecting the owner's rights to develop their property within the Town's current zoning and land use laws.

All of these factors are subservient to the environmental impact on the parcel in question. The FSA has always placed the SEQRA and the subsequent DEIS report as paramount to all other factors. If the property cannot secure environmental approval from the Town then it cannot secure our approval.

To that extent the FSA has always relied on our elected and appointed officials to help us understand the various environmental exposures and help us navigate this process. In short, we respect and have faith in the Town's professional experience and expertise with applications of this nature. If the Northwind Group's DEIS is vetted by the Town and deemed acceptable by its experts, the FSA supports the concept of a plan that would preserve 120 acres in perpetuity in exchange for the development of only approximately 30 acres (20% of the entirety of the subject's land area). We feel strongly that all open space acreage be required to be stripped of all development rights, preserving it in perpetuity.

C-35
Sec.
2.21

We do have questions about specific aspects of the project and they will be submitted in letter form within the next few weeks, prior to the expiration of the comment period.

Kate Tagariello 14

When my husband and I moved here 20 years ago, it was because home felt more like a weekend retreat. It was quiet, not much noise or traffic, animals free to roam, and the air felt clean and crisp. Over the years, people began to build and things started to change a bit. That's life. We still felt lucky to be able to get away from it all as we turned onto our street. We felt lucky that it was still quiet and that we were surrounded by nature, not noise. That's why we moved here. That's why our neighbors moved here, and why most of the block did too. This area is preserved for peace because it is a preserve. It's a place of refuge, not just for me and my family, but for everything and one who inhabits it.

It's also a place that is in jeopardy due to human greed. The bottom line is that this is about money. It's about taxes, and it's about easing fund balances. Those things seem to be more important than keeping people and animals safe and alive. Money seems to top everything else that makes this such a horrible plan. What good is money, if there's no environment? Or no people? What good is money, when you have destroyed everything else? That's where we are headed. We are headed down a path of destroying our lives, our ecosystem, and our planet just so you can earn revenue.

C-36
Sec. 2.22

With 98 new homes, that will be 98 times the amount of waste in this neighborhood. 98 times the amount of noise, water, soil, light and air pollution in this neighborhood. 98 times the amount of materials used for this neighborhood. 98 times the amount of electricity used by this neighborhood. 98 times the amount of destruction to this peaceful neighborhood. How can anyone be behind the destruction of nature, just for monetary gains? Especially when these homes are for those who are 55 and up. It's ironic to build homes for an age group that our great-grandkids won't even make it to because we were too busy destroying the planet to think about the future.

C-37
Sec. 2.22

We have to take others into consideration. It's one of the first lessons we learn in life, but sadly it seems that some of us have forgotten how to share with and care for others. We share this land with other organisms. We are choosing to let them suffer, to let them relocate, to let them die, just so we can selfishly fill our lives with money. How much longer do we have to watch greed

destroy the planet we all share? How much longer are we going to sit here and act like this isn't about the money? How much more are we going to take from others until we finally realize that money doesn't buy you happiness? When you don't consider other things or lives on your way to "happiness," you won't ever find what you're looking for. You won't ever find anything, because you were too busy destroying it in the making. That's something you will have to live with forever, and that's a burden much greater than any tax you can alleviate.

Everyone and thing in this neighborhood have put their blood, sweat, and tears into making this their place of peace. Let's not throw that all away for the chance to make a quick buck. Let's not destroy land that is so sacred, because we weren't thinking of the long-term harm. This project will destroy land, homes, and lives short and long-term. The nature preserve will no longer be a safe or clean place for animals. The value of everyone's homes will go down. If this project gets passed this land will be so damaged in the near future that no one or thing will even want to consider calling it home. Where's the profit there? Where's the community in that? Where's the future success of this district in that? Has anyone put any thought into this project at all? How can people be so absorbed at the moment to not think about anyone else that they are impacting? This isn't a decision that will help people. It's one that will destroy everything around them. This is a decision that has only been thought out short-term. Don't give in to the pressure of short-term thinking. Don't undervalue future rewards. If we care about our children's future, our community's future, or the future of our planet, we won't give this project a second thought.

I hope that as a community, we consider every aspect that makes a community whole. We consider the environment that made it possible to build a community in the first place. We need to spend more time considering other people and organisms, rather than one group. We need to worry less about making money and worry more about making our planet last. This is our home, so why are we destroying it? We aren't here for that long, but the impact we make can last forever. Make your impact a positive one. One that will last and make our planet last. Don't choose greed over greatness. There are millions of species on this planet. Don't be so closeminded that you can only think of one.

15

Thank you for the opportunity to provide my comments. My name is Janice Conte.
I live at 2 Hayes Hill Drive in Fort Salonga and am a member of the Indian Hills Country Club.

In 2016 when the first iteration of this plan was rolled out- the community turned out in large numbers and immediately voiced their concerns, of which there were many. As a group of concerned residents, we were marginalized originally - called a vocal minority of hysterical neighbors who were only concerned about their backyard. In fact for the past 3 1/2 years the developers continue to repeat that mantra - as if repeating it would somehow make it true. They will tell you that the long-standing Fort Salonga Association approves of this application. I tell you to ask if even ONE of their directors has read the DEIS - 6 of them don't even live in the Town of Huntington!

As we heard here tonight from speaker after speaker I think we can all see just how misguided that characterization was. Ground water and surface water are regional concerns, not just the concerns of a small neighborhood. EVERYONE has the right to a clean Long Island Sound, to a clean Crab Meadow, to clean drinking water. The truth of the matter is - there is WIDESPREAD opposition to this application

In fact, with the exception of the FSA and the Northwind Group itself, thousands of people are worried. Over 2,500 of them signed an online petition advocating for the protection of the Crab Meadow Watershed and voicing their concerns about this application which, without a doubt, will have significant impacts associated with it when it comes to water quality. Additionally, over 200 residents who reside in the immediate area took the time to write letters expressing their concerns.

C-38 Sec. 2.22

As an administrative body, this Planning Board has received verbal or written comments from members of the following groups:

Save the Village
The Villadom Movement
Huntington Matters
Greenlawn Civic Association
4 Towns Civic Association
North Dix Hills Civic Association
Greater Huntington Civic Group

Prominent real estate specialists in the Fort Salonga area have provided comments.
You, as a board, have heard from a hydrogeologist with the Suffolk County Department of Health, a former town planner with 25 years experience, a former Peconic Bay Keeper, representatives from the Shinnecock Nation. Again, the tentacles of this application reach far and wide.

Please don't mistake our opposition as delusion. We are not opposed to any and all development of this property- we recognize that property owners have rights.

I am a capitalist and and environmentalist at the same time! What I AM opposed to is a project that will have an adverse impact to environment. Surrounded protected wetlands, parklands and the Sound this is an environmental disaster waiting to happen.

Long Island's drinking water comes from a large underground aquifer, not rivers or reservoirs - and it's under attack. In 1999, the Suffolk County Water Authority concluded that 70 percent of Suffolk County community supply wells were rated as having significant susceptibility to nitrate. This was 20 years ago....I think we can all guess this has gotten WORSE not better. Please don't let the concerns of this vocal MAJORITY go unnoticed and ignored.

C-39 Sec. 2.8

16

TOH Public Hearing The Preserve at Indian Hills September 18, 2019.

Mary Blanthorn

8 Mount Misery Rd

Huntington, NY 11743

Until just last month I was a homeowner in Fort Salonga in the neighborhood of the IHCC Golf Course. I had been a homeowner there for 18 years. I still care deeply about the area, its character and its natural environment and believe this bucolic setting to be one of the most unique areas in Huntington in which to live.

The issue I wish to speak about is the true impact of the new and expanded clubhouse on this residential neighborhood. The original zone change application under ROSC did not include details for the for the new clubhouse. When that application was withdrawn for the current submission it was appropriately amended to include a site plan for the clubhouse to be reviewed concurrently.

Yet, even though included, the review has gotten the short shrift. Do real details not belong in the DEIS or is this intentional obfuscation?

The word "clubhouse" is mentioned 155 times in the 234 page DEIS Main Text and Figures, and references information on water use and sewage as well as repeated descriptions of its siting, appearance and intended use. The clubhouse is mentioned in regards to waste removal and there is even a sentence on its healthy menus.

C-40
Sec. 2.3

The DEIS includes the following description: The new golf course clubhouse will be constructed on the site in a location north of the existing clubhouse nearer Breeze Hill Road, after which, the existing clubhouse will be demolished. This building is expected to be visible from Breeze Hill Road, screened by vegetation and reduced in visual appearance by landscaping and distance. The clubhouse is described as a recreational amenity for the use of residents, members and guests. The greatest usage during April through October. Hours of operation be from sunrise to midnight. The clubhouse offers dining, locker rooms and other services to members. Golf member and a la carte dining are offered from Wednesday through Sunday each week. The clubhouse is open all year and events services are available for both members and non-members. The number and frequency of events is expected to be the same for proposed conditions as it is for current conditions. All very innocuous and implying changes will be barely noticed.

It is specifically mentioned that the clubhouse will remain available for special events such as outings by various community groups for fundraising and social gatherings. But in all of this, it appears to me that one of the clear intended uses has been brushed over. The word wedding appears only once in the entire document. Yet this will be the real money maker: Country club and water view weddings.

As shown in the Floor Plans in Appendix F the new Clubhouse is in conformance with the Agreement and Release dated April 14, 2003 between the: Town of Huntington, The IHCC, Inc.; and, the Fort Salonga Property Owners Association, Inc. inasmuch as the existing footprint is expanded by the agreed upon 30%.

However, the Floor Plans, although not to scale, also indicate the square footage of the clubhouse to exceed 28,000 sq feet. including: catering seating for 200 guests, a cocktail lounge and bridal suite on the second floor as well as the main dining room, fine dining and bar/cocktail lounge on the first floor. The new square footage certainly far exceeds the square footage of the current clubhouse in usable space.

In relation to the expanded catering, and specifically in relation to weddings, the true concerns of the residents regarding traffic, parking and noise have barely been addressed:

Traffic: There is no mention of the clubhouse in the Transportation or traffic section. The traffic study provided is only for the 98 units of senior housing. Yet Trip Generation information from ITE (Institute of Transportation Engineers) is apparently available for this type of facility, as Nelson Pope has utilized this data in past studies. Unfortunately this information was not supplied in the DEIS.

C-41 Sec. 2.16

We believe vehicle traffic associated with events will have a tremendous impact on the immediate as well as the surrounding neighborhoods and roadways. But it will be especially impactful on Breeze Hill Road, Fresh Pond Road and Makamah Road and especially late at night.

The existing entrance on the south side of Breeze Hill Road is proposed to remain unchanged. There is a curve and a crest at this location requiring drivers familiar with this location to proceed slowly and cautiously in order to view oncoming traffic. I don't know that the developers suggested reengineering will be able to fully resolve the challenges at this single point of entrance and exit.

Parking:

Parking for the Golf Course Club house is proposed at 146 stalls. This seems woefully insufficient for the intended use. The Golf Course Clubhouse Dining Area is reported as taking up 2,996 sq.ft. As I look at the Floor Plans in Appendix F, it appears that the dining areas exceed this square footage. Yes, the plans are not to scale, but even if my layperson observation is incorrect, common sense tells me there is just not enough parking.

C-42 Sec. 2.3

Common sense tells me that 200 wedding guests will drive and park approximately 100 cars. This leaves 46 spots for the all the following: Staff, including 35 food and beverage employees, any residents of the 98 townhomes using the facility and any of the 425 golf club members who may be also wish to use the facility during the time of the wedding. Those same 46 spots will

also have to accommodate the vehicles of photographers, hairdressers and florists as well as limos. Where will the people park when the 146 spots are filled?

Noise: The clubhouse is mentioned once under a section on Site, Sound and Odors and disposed of in a sentence on landscape screening. I suspect this will not be sufficient to block the noise of 200 wedding guests and their vehicles.

C-43 Sec. 2.14

It appears this is destined to become the next Del Vino Vineyards.

Mary B Blackhorn

My name is Lisa Knopp , and I live at 28 Hayes Hill Dr Fort Salonga This high density cluster development will be directly behind my home in the North west corner .

Impacts to Community Character and Property Values -

We purchased our 1 acre home in 2003 with the reliance upon the existing single-family zoning in the neighborhood. We knew there was a golf course behind our property and we are not objecting to the golf course. We are objecting to the over-development of the golf course with the addition of 98 town homes

1 The proposed mixed-use golf course and townhouse development is **inconsistent with the nature and character of our neighborhood** which consists entirely of single-family homes on 1 acre . This development will double the population, add dozens of new street lights, cut down what is left of our old growth trees , excavate and deposit fill changing the character of the neighborhood by altering the natural contours of the land and change the semi-rural character of our neighborhood. The proposed construction will have physical and ,environmental impacts and negatively affect our property values

C-44 Sec. 2.14

- **The design of the proposed development and its density will also adversely impact our quality of life.** My water views will be obstructed , my very private setting will be destroyed and the peace and quiet we currently enjoy will be no more. We currently have a beautiful view of old growth trees and the LI sound . If this plan moves forward we would instead be looking into the back of 36 units of housing after the destruction of our ancient trees. This **will forever adversely affect our lives.**

C-45 Sec. 2.14

- **This development plan unfairly and wrongfully proposes to situate this high-density cluster in close proximity to our existing one-acre properties** This places an unfair burden on all the families who live directly behind this proposed cluster development. The proximity of this cluster to my home is an additional concern.Impact from construction and ground vibration has the potential to damage to my 100 year old brick house with a slate roof . My historically aged home is long and narrow and sits very close to my back property line. Construction for a multi tiered retaining wall is planned inches from my property which will require

C-46 Sec. 2.12

Massive earth movement and land disturbances as described in the DEIS . This will require the use of large heavy earth moving equipment to carry out these plans .These machines can cause construction/ground vibration . This **highly concentrated density** project, **in close proximity to my property** ,which could go on for weeks ,months and years has the potential to cause extensive damage to my home.

- Because of all the reasons stated this development project will have a significant adverse impact on our property values which has been established by professional appraisals. My neighbors and I have had before and after appraisals done on our properties . These appraisals show a significant loss of property value **if the development plan is built as proposed.**

C-47
Sec. 2.1

This density is inconsistent with the nature & Character of our R-40 neighborhood - 1 home, 1 acre

This cluster density of 18 - 2 family homes on a little over 4 acres with impact property values of established residents





100 year old home - 28 Hayes Hill Dr
cluster directly behind Home



Current Backyard View of 28 Hayes Hill Dr Fort Salonga
Cluster buildings will be in location

= cut trees
Destruction of old growth trees directly behind my home as you can see in photo provided
Knapp
LAND NOW OR FORMERLY OF KNAPP (S.C.T.M. 490-14-3-5) ZONE R-40 RES
LAND NOW OR FORMERLY OF MAZZONI (S.C.T.M. 490-14-3-4) ZONE R-40 RES
LAND NOW OR FORMERLY OF HENRY (S.C.T.M. 490-14-3-3) ZONE R-40 RES
N14°04'06"E 650.99'
F.F.L. 74.7 B.F.L. 67.7
GAR.FL. 74.0
F.F.L. 72.9 B.F.L. 61.9
GAR.FL. 72.2
F.F.L. 72.8 B.F.L. 67.7
GAR.FL. 72.0
GAR.FL. 70.3
TRAIL
80'
60'
90'

Knopp family home 28 Hayes Hill Dr



proposed NW cluster will obstruct view and and impact quality of life / privacy and peace and property valus



ADDENDUM

Client: RICHARD KNOPP | File No.: 2180847A
Property Address: 28 HAYES HILL DRIVE | Case No.:
City: NORTHPORT | State: NY | Zip: 11768

ELECTRONIC SIGNATURES ARE UTILIZED IN THIS REPORT. THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE AND THE APPRAISAL STANDARDS BOARD STATE THAT ELECTRONICALLY AFFIXING A SIGNATURE TO A REPORT CARRIES THE SAME LEVEL OF AUTHENTICITY, AND RESPONSIBILITY AS AN INK SIGNATURE ON A PAPER COPY REPORT. ALL ELECTRONIC SIGNATURES IN THIS REPORT HAVE A SECURITY FEATURE MAINTAINED BY AN INDIVIDUAL PASSWORD. NO PERSON CAN ALTER THE APPRAISAL ONCE SIGNED EXCEPT THE ORIGINAL SIGNING APPRAISER.

THE SUBJECT IS LOCATED IN A RELATIVELY SECLUDED NEIGHBORHOOD IN THE INDIAN HILLS SECTION OF NORTHPORT, NY. THIS AREA IS COMPRISED PRIMARILY OF HOMES ON ONE ACRE LOTS SEPARATED MOSTLY BY WOODED AREAS, CREATING A VERY PRIVATE SETTING. CONVERSATIONS WITH LOCAL HOMEOWNERS AND REALTORS SUGGEST THAT THIS IS A DRIVING FACTOR IN TERMS OF THE DESIRABILITY OF THIS NEIGHBORHOOD.

THE SUBJECT SITE ITSELF IS CURRENTLY PRIVATE IN NATURE AND BACKS TO A WOODED AREA. THE SUBJECT HAS A VIEW OF THE LONG ISLAND SOUND THAT IS CONSIDERED TO BE DESIRABLE

* 50 ft Construction of retaining wall inches from property line

*** THERE IS A PROPOSAL FOR A NEW DEVELOPMENT OF TOWNHOMES TO BE BUILT APPROXIMATELY 75' BEHIND THE SUBJECT REAR PROPERTY LINE BY THE OWNERS OF THE NEARBY INDIAN HILLS GOLF COURSE. THESE HOMES WILL NOT BE ADHERING TO THE ONE ACRE ZONING CURRENTLY REQUIRED. THIS DEVELOPMENT IS GOING TO CREATE DISRUPTION IN TERMS OF QUALITY OF LIFE DUE TO CONSTRUCTION NOISE ESTIMATED TO GO ON FOR CLOSE TO TWO YEARS, AS WELL AS INCRESED TRAFFIC FROM ALMOST DOUBLING THE AMOUNT OF HOMES IN THE AREA. IN ADDITION, THE SUBJECT REAR YARD WILL HAVE A CLOSE UP VIEW OF THE BACKS OF THESE HOME CLUSTERS. THOUGH IT WILL NOT COMPLETELY BLOCK THE SUBJECT VIEW OF THE SOUND, THIS DEVELOPMENT WILL REDUCE GREATLY THE DESIRABILITY OF THE SUBJECT. IT WILL ALSO ADD AN INCREASED NOISE LEVEL AND LIGHT POLLUTION AS THESE NEW HOMES WILL BE IN CLOSE PROXIMITY TO THE SUBJECT PROPERTY LINE**

RESEARCH OF THE AREA AND CONVERSATIONS WITH LOCAL REALTORS SHOW THAT THESE FACTORS WILL AFFECT THE VALUE OF THE SUBJECT PROPERTY BY APPROXIMATELY 10%. AN APPROPRIATE ADJUSTMENT SEPARATE FROM THE VIEW AND LOCATION IS GIVEN TO COMPS IN ORDER TO REFLECT THE VALUE LOSS INCURRED FROM THE PROPOSED CONSTRUCTION.

FURTHER SUPPORTING THESE FACTS IS 5 HAYES HILL RD, A CURRENT LISTING WITHIN THE SUBJECT NEIGHBORHOOD, THAT HAS BEEN ON THE MARKET APPROXIMATELY 6 MONTHS WITH NO SALE CULMINATING. THIS IS A 3500SF HOME IN GOOD CONDITION PRICED AT $829,000 AND REDUCED TO $799,000. IT HAS NOT SOLD IN 6 MONTHS IN A MARKET WHERE DAYS ON MARKET AVERAGE APPROXIMATELY 1-3 MONTHS. THIS, IN A STRONG MARKET, IS FURTHER EVIDENCE THAT EDUCATED BUYERS ARE AVOIDING THIS MARKET DUE TO THE PROPOSED CONSTRUCTION OF CLUSTER HOMES IN THIS ONE ACRE ZONING NEIGHBORHOOD.

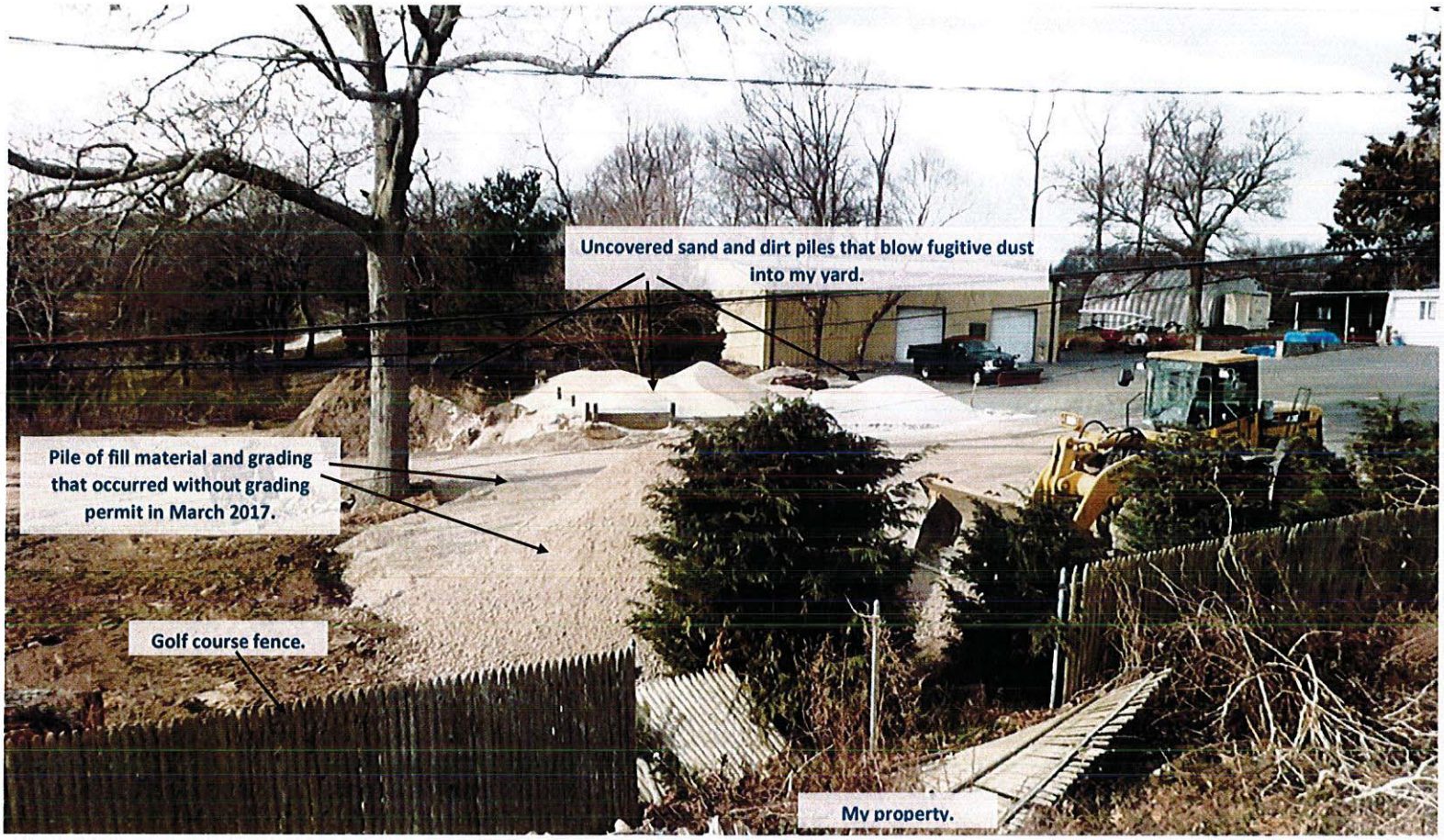
10% reduction in value to my home from proposed development Cluster

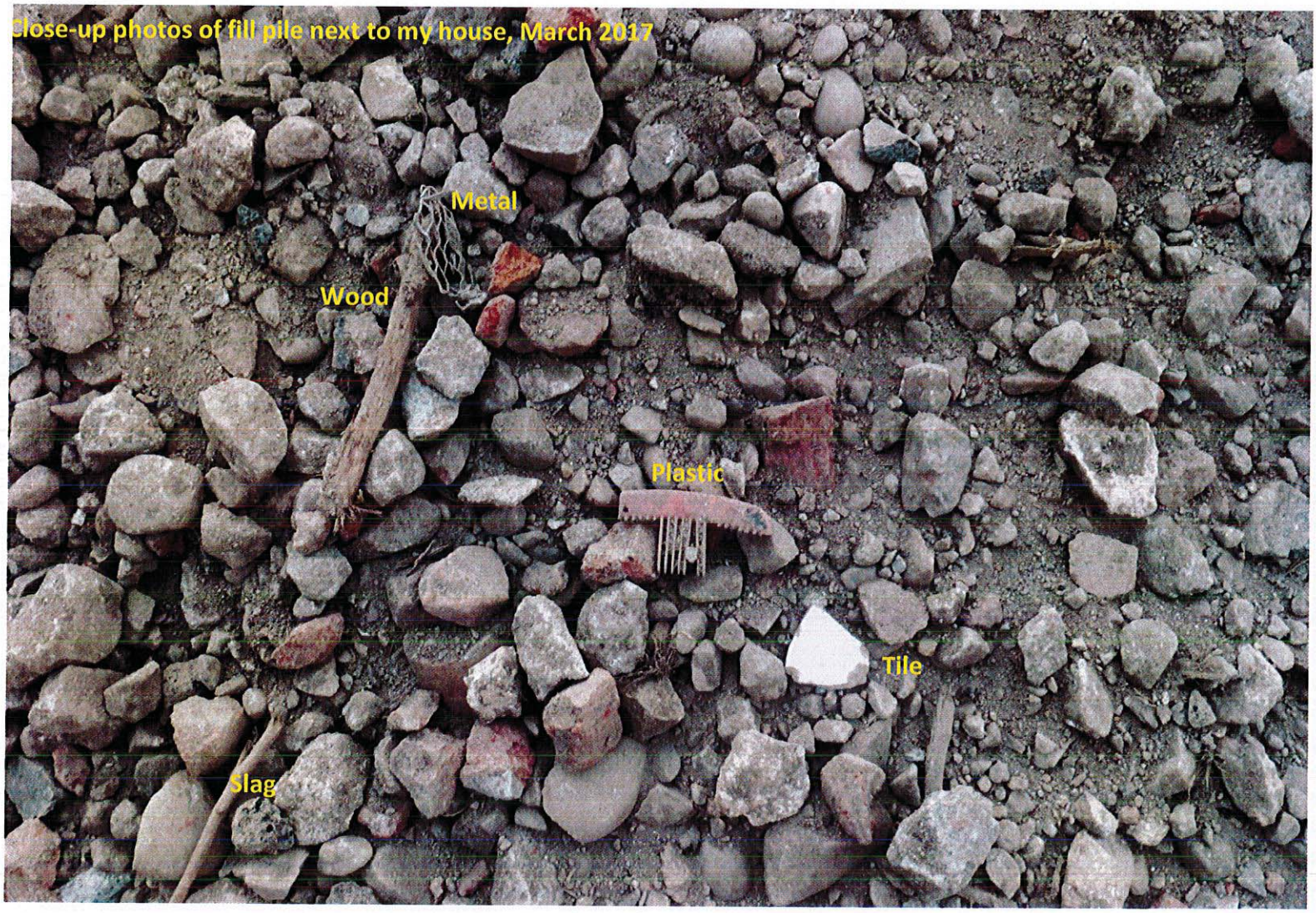
Professional appraisal

LISA BURKE
15 Thornton Dr
Northport NY

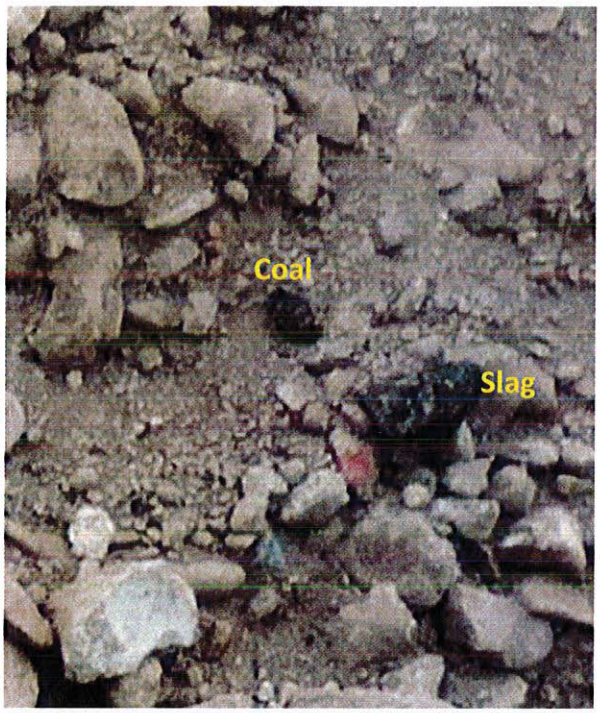
20




Uncovered sand and dirt piles that blow fugitive dust into my yard.
Pile of fill material and grading that occurred without grading permit in March 2017.
Golf course fence.
My property.


Close-up photos of fill pile next to my house, March 2017
Metal
Wood
Plastic
Tile
Slag

Close-up photos of fill pile next to my house, March 2017





NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

For Release: Friday, June 20, 2014

DEC Warns Long Island Homeowners to be Wary of 'Clean Fill' Offers to Level Properties

DEC Urges Caution to Avoid Being Victimized By Illegal Solid Waste Dumping

The New York State Department of Environmental Conservation (DEC) today urged residents to use caution when contractors offer to provide free fill materials for use in leveling or grading of their residential properties.

As the saying goes: A deal too good to be true probably is, Regional Director Peter A. Scully said. Homeowners should be skeptical and ask tough questions when a contractor offers to provide fill material at no charge. The 'clean fill' often ends up being solid waste and homeowners could find their properties burdened with contaminated material.

DEC offers the following suggestions to homeowners on Long Island seeking to obtain suitable fill for leveling or adjusting the grade of their properties:

- notify the DEC Regional Office in Stony Brook and the local town clerk in writing, in accordance with the regulation 6NYCRR Section 360-8.6(b), at least 30 days prior to undertaking any grade adjustment project;
- identify where the materials are coming from;
- ensure that the contractor is licensed by a government authority; and
- ensure that the materials are free of any regulated wastes such as asbestos, drywall, plaster, roofing materials, wood, metal, tiles, paint chips, ash, slag, coal, pieces of particle boards, carpet, petroleum-contaminated soil and other contaminated materials.

The most effective way homeowners can protect themselves is by taking steps to prevent being victimized. Once contaminated soil is placed on a property and graded, the process of removal becomes costly and difficult.

For information, residents should contact DEC's Office of Materials Management, at (631) 444-0375.

6 NYCRR PART 597
HAZARDOUS SUBSTANCES IDENTIFICATION, RELEASE PROHIBITION, AND RELEASE REPORTING

(Statutory authority: Environmental Conservation Law sections 1-0101, 3-0301, 3-0303, 17-0301, 17-0303, 17-0501, 17-1743, 37-0101 through 37-0107, and 40-0101 through 40-0121)

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597.1 General.

(a) *Purpose*. The purpose of this Part is to:

(1) set forth criteria for identifying a hazardous substance or acutely hazardous substance;

(2) set forth a list of hazardous substances;

(3) identify reportable quantities for the spill or release of hazardous substances;

(4) prohibit the unauthorized release of hazardous substances; and

(5) establish requirements for reporting of releases of hazardous substances.

(b) *Definitions*. The following definitions apply to this Part:

(1) *Authorized* means the possession of a valid license, permit, or certificate issued by an agency of the state of New York or the federal government, or an order issued by the Department or United States Environmental Protection Agency under applicable statutes, rules or regulations regarding the possession or release of hazardous substances or otherwise engaging in conduct which is exempt under applicable statutes, rules or regulations from the requirements of possessing such a license, permit, certificate or order.

(2) *Chemical Abstract Service Number* or *CAS number* is the unique identifier for a chemical substance assigned by the CAS division of the American Chemical Society.

(3) *Continuous* when referring to a release means a release which occurs without interruption or abatement, or that is routine, anticipated, and intermittent and incidental to normal operations.

(4) *Department* means the New York State Department of Environmental Conservation.

(5) *Dermal LD_{50} (rabbit) toxicity* means a calculated dose of a substance which is expected to cause the death of 50 percent of an experimental rabbit population when applied to the skin.

(6) *Environment* means any water, water vapor, any land including land surface or subsurface, air, fish, wildlife, biota, and all other natural resources.

(7) (i) *Hazardous substance* means:

(*a*) a substance included on the list provided under section 597.3 of this Part; or

(*b*) a hazardous substance mixture.

(ii) Hazardous substance does not include petroleum as defined in paragraph (12) of this subdivision, except as may be part of a blend described in subparagraph (8)(ii) of this subdivision.

(8) *Hazardous substance mixture* means:

(i) a mixture of any substances covered under clause (7)(i)(*a*) of this subdivision;

(ii) a blend that consists of:

(*a*) less than 70 percent by volume of the substances covered under clauses (12)(i)(*a*) through (*c*) of this subdivision (singly or in combination),

(*b*) one percent or more by volume of one or more substances covered under clause (7)(i)(*a*) of this subdivision (singly or in combination), and

(*c*) no hazardous waste as identified or listed in Part 371 of this Title; or

(iii) a blend that consists of:

(*a*) one percent or more by volume of one or more substances covered under clause (7)(i)(*a*) of this subdivision (singly or in combination),

(*b*) any substance not covered under clauses (12)(i)(*a*) through (*c*) of this subdivision, and

(*c*) no hazardous waste as identified or listed in Part 371 of this Title.

(9) *Inhalation LC_{50} (rat) toxicity* means a calculated concentration of a substance in air, exposure to which is expected to cause the death of 50 percent of an experimental rat population when inhaled.

(10) *Oral LD_{50} (rat) toxicity* means a calculated dose of a substance which is expected to cause the death of 50 percent of an experimental rat population when administered orally.

(11) *Person* or *persons* means any individual, public or private corporation, political subdivision, government agency, municipality, co-partnership, association, firm, consortium, joint venture, interstate body, trust, estate or any other legal entity whatsoever.

(12) (i) *Petroleum* means:

(*a*) crude oil and any fraction thereof;

(*b*) synthetic forms of lubricating oils, dielectric oils, insulating oils, hydraulic oils and cutting oils;

(*c*) any complex blend of hydrocarbons that is not derived from crude oil; or

(*d*) any petroleum mixture.

(ii) Petroleum does not include:

(*a*) any hazardous substance covered under paragraph (7) of this subdivision, except as may be part of a blend described in subparagraph (13)(ii) of this subdivision;

(*b*) animal or vegetable oils; or

(*c*) substances that are gases at standard temperature and pressure.

(13) *Petroleum mixture* means:

(i) a mixture of any substances covered under clauses (12)(i)(*a*) through (*c*) of this subdivision;

(ii) a blend that consists of:

(*a*) at least 70 percent by volume of the substances covered under clauses (12)(i)(*a*) through (*c*) of this subdivision (singly or in combination), and

(*b*) one or more other substances, except any hazardous waste as identified or listed in Part 371 of this Title; or

(iii) a blend that consists of:

(*a*) one percent or more by volume of the substances covered under clauses (12)(i)(*a*) through (*c*) of this subdivision (singly or in combination), and

(*b*) one or more other substances, other than hazardous substances covered under clause (7)(i)(*a*) of this subdivision and any hazardous waste as identified or listed in Part 371 of this Title.

(14) *Release* means any unauthorized pumping, pouring, emitting, emptying, overfilling, spilling, leaking, leaching or disposing, directly or indirectly, of a hazardous substance,

or any other substance which results in the formation of a hazardous substance upon release, so that the substance or any related constituent thereof, or any degradation product of such a substance or of a related constituent thereof, may enter the environment.

(15) *Reportable quantity* means the minimum amount of a hazardous substance which must be reported to the Department in the event of a spill or release. The reportable quantity for a particular hazardous substance is set forth next to its listing in Tables 1 and 2 of section 597.3 of this Part and may be further defined in footnotes to the tables.

(16) *Spill* means any escape of a substance from a container employed in the normal course of storage, transfer, processing, or use.

(17) *Stable in quantity and rate* means a release that is predictable and regular in the amount and rate of release.

(c) *Severability.* If any provision of this Part or its application to any person or circumstance is held to be invalid, the remainder of the Part and the application of that provision to other persons or circumstances shall not be affected.

(d) *References.* The citation to 40 CFR 302.8 used in this part refers to Title 40 of the Code of Federal Regulations, section 302.8 of Part 302 entitled "Designation, Reportable Quantities and Notification," July 1, 2013. This publication is available for inspection at: The Department of Environmental Conservation, 625 Broadway, Albany, New York 12233-7020.

597.2 Criteria for identifying a hazardous substance or acutely hazardous substance.

(a) *Hazardous substance.* A substance is considered hazardous and will be included on the list provided under section 597.3 of this Part if the substance meets any of the following criteria:

(1) because of its quantity, concentration, or physical, chemical or infectious characteristics, the substance causes physical injury or illness to humans when improperly treated, stored, transported, disposed of, or otherwise managed;

(2) the substance poses a present or potential hazard to the environment when improperly treated, stored, transported, disposed of, or otherwise managed;

(3) because of its toxicity or concentration within biological chains, the substance presents a demonstrated threat to biological life cycles when released into the environment;

(4) the substance is one whose manufacture, processing, contribution in commerce, use, possession or disposal is banned, prohibited or limited pursuant to the Toxic Substances Control Act (15 U.S.C., section 2601 et seq.) as of January 1, 2008, as amended from time to time;

(5) the substance is a pesticide whose use or possession is prohibited pursuant to the Federal Insecticide, Fungicide, and Rodenticide Act (7 U.S.C. section 136 et seq.) as of January 1, 2008, as amended from time to time; or

(6) the substance is defined as a hazardous substance pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (42 U.S.C. section 9601 et seq.) as of January 1, 2008, as amended from time to time.

(b) *Acutely hazardous substance.* A substance is considered acutely hazardous and will be included on list provided under section 597.3 of this Part if the substance meets any of the following criteria:

(1) the substance has an oral LD_{50} (rat) toxicity of less than 50 milligrams per kilogram;

(2) the substance has an inhalation LC_{50} (rat) toxicity of less than 2 milligrams per liter;

(3) the substance has a dermal LD_{50} (rabbit) toxicity of less than 200 milligrams per kilogram; or

(4) the substance causes or is capable of causing death, serious illness or serious physical injury to any person or persons as a consequence of release into the environment.

597.3 List of hazardous substances.

Table 1 sets forth the list of hazardous substances in alphabetic order. Table 2 sets forth the list of hazardous substances in Chemical Abstract Service (CAS) number order.

597.4 Spills and Releases of hazardous substances.

(a) *Prohibition of releases.* The release of a hazardous substance which is required to be reported pursuant to subdivision 597.4(b) is prohibited unless:

(1) such release is authorized; or

(2) such release is continuous and stable in quantity and rate and has been reported pursuant to paragraph 597.4(b)(4).

(b) *Reporting of releases.*

(1) The following releases of a hazardous substance that is covered under section 597.1(b)(7)(i)(*a*) or (*b*), must be reported to the Department's Spill Hotline (518-457-7362) within two hours after discovery by any person in actual or constructive control or possession of the

hazardous substance when it is released, or any employee, agent, or representative of such person who has knowledge of the release:

(i) the release of a reportable quantity that occurs within any twenty-four hour period;

(ii) the release of a quantity that is less than a reportable quantity if any of the following conditions exist:

(*a*) such release results, or may reasonably be expected to result, in a fire with potential off-site impacts;

(*b*) such release results, or may reasonably be expected to result, in an explosion;

(*c*) such release results, or may reasonably be expected to result, in a contravention of air quality standards;

(*d*) such release results, or may reasonably be expected to result, in vapors, dust and/or gases that may cause illness or injury to persons, not including persons in a building where a release originates; or

(*e*) runoff from fire control or dilution waters may reasonably be expected to result in or contribute to a contravention of water quality standards.

(2) A release of a hazardous substance mixture is subject to the following reporting requirements:

(i) If the quantity of the hazardous constituents of the hazardous substance mixture is known, notification is required where a reportable quantity or more of any individual hazardous constituent is released.

(ii) If the quantity of one or more of the hazardous constituents of the hazardous substance mixture is unknown, reporting is required where the total amount of the mixture released equals or exceeds the reportable quantity for the hazardous constituent with the lowest reportable quantity.

(3) Notwithstanding the provisions of paragraph (1), it is not necessary to report a spill of a reportable quantity of a hazardous substance within two hours after discovery if all of the following conditions are met:

(i) there is control over the spill and it is completely contained;

(ii) the spill has not and will not reach the land or waters of the State;

(iii) the spill is cleaned up within two hours after discovery;

(iv) the total volume of the spill is recovered or accounted for; and

(v) the spill will not result in any of the conditions listed in clauses (a) through (e) of paragraph (b)(1)(ii) of this section.

(4) It is not necessary to report the release of a hazardous substance that is continuous and stable in quantity and rate, provided that the person responsible for reporting the release submits to the Department a duplicate of the written notification made to the United States Environmental Protection Agency pursuant to 40 CFR section 302.8. This submission must be made at the same time as the notification is submitted to the United State Environmental Protection Agency.

Table 1

CASRN	Substance	RQ Air	RQ Land/ Water	Notes
11096-82-5	Aroclor 1260	1	1	
7440-38-2	Arsenic	1	1	1
1327-52-2	Arsenic acid	1	1	
7778-39-4	Arsenic acid	1	1	A
7784-34-1	Arsenic chloride	1	1	
1303-32-8	Arsenic disulfide	1	1	
1303-28-2	Arsenic pentoxide	1	1	A
7784-34-1	Arsenic trichloride	1	1	
1327-53-3	Arsenic trioxide	1	1	A
1303-33-9	Arsenic trisulfide	1	1	
1327-53-3	Arsenic (III) oxide	1	1	A
1303-28-2	Arsenic (v) oxide	1	1	A
7784-42-1	Arsine	1	1	
541-25-3	Arsine, dichloro(2-chlorovinyl)-	1	1	A
1332-21-4	Asbestos	1	1	2
492-80-8	Auramine	100	1	
115-02-6	Azaserine	1	1	
446-86-6	Azathioprine	1	1	
2642-71-9	Azinphos-ethyl	1	1	A
86-50-0	Azinphos-methyl	1	1	A
319-84-6	alpha-BHC	10	1	
319-85-7	beta-BHC	1	1	
319-86-8	delta-BHC	1	1	
101-27-9	Barban	10	1	
542-62-1	Barium cyanide	10	10	
22781-23-3	Bendiocarb	100	1	A
22961-82-6	Bendiocarb phenol	1000	1	
17804-35-2	Benomyl	10	1	
56-55-3	Benz(a)anthracene	10	1	
225-51-4	Benz(c) acridine	100	1	
98-87-3	Benzal chloride	5000	1	
98-16-8	Benzenamine, 3-(trifluoromethyl)	1	1	A
636-21-5	Benzenamine, 2-methyl-hydrochloride	100	1	
106-47-8	Benzenamine, 4-chloro-	1000	1	
3165-93-3	Benzenamine, 4-chloro-2-methyl-hydrochloride	100	1	
71-43-2	Benzene	10	1	
108-90-7	Benzene chloro-	100	1	

CASRN	Substance	RQ Air	RQ Land/ Water	Notes
786-19-6	Carbonphenothion	1	1	A
55285-14-8	Carbosulfan	1000	1	
120-80-9	Catechol	1	1	
75-87-6	Chloral	5000	1	
133-90-4	Chloramben	1	1	
305-03-3	Chlorambucil	10	1	
56-75-7	Chloramphenicol	1	1	
118-75-2	Chloranil	1	1	
57-74-9	Chlordane	1	1	
6164-98-3	Chlordimeform	1	1	
470-90-6	Chlorfenvinfos	1	1	A
7782-50-5	Chlorine	10	10	A
506-77-4	Chlorine cyanide	10	10	
10049-04-4	Chlorine dioxide	1	1	
24934-91-6	Chlormephos	1	1	A
999-81-5	Chlormequat chloride	1	1	
494-03-1	Chlornaphazine	100	1	
532-27-4	2-Chloroacetophenone	1	1	
106-89-8	1-Chloro-2,3-epoxypropane	100	1	
59-50-7	p-Chloro-m-cresol	5000	100	
3165-93-3	4-Chloro-o-toluidine hydrochloride	100	10	
107-20-0	Chloroacetaldehyde	1000	1	A
79-11-8	Chloroacetic acid	1	1	
106-47-8	p-Chloroanline	1000	1	
108-90-7	Chlorobenzene	100	1	
74-97-5	Chlorobromomethane	1	1	
59-50-7	Chlorocresol	5000	100	
124-48-1	Chlorodibromomethane	100	1	
353-59-3	Chlorodifuorobromomethane	1	1	
75-45-6	Chlorodifluoromethane	1	1	
53469-21-9	Chlorodiphenyl	1	1	
75-00-3	Chloroethane	1	1	
107-07-3	Chloroethanol	1	1	A
627-11-2	Chloroethyl chloroformate	1	1	
110-75-8	2-Chloroethyl vinyl ether	1000	1	
13010-47-4	1-(2-Chloroethyl)-3-cyclohexyl-1-nitrosourea	1	1	
67-66-3	Chloroform	10	1	

CASRN	Substance	RQ Air	RQ Land/ Water	Notes
2636-26-2	Cyanophos	1	1	A
675-14-9	Cyanuric fluoride	1	1	A
110-82-7	Cyclohexane	1000	1	
108-94-1	Cyclohexanone	5000	1	
66-81-9	Cycloheximide	1	1	A
131-89-5	2-Cyclohexyl-4,6-dinitrophenol	100	100	
108-91-8	Cyclohexylamine	1	1	
77-47-4	1,3-Cyclopentadience, 1,2,3,4,5,5-hexachloro-	10	1	
50-18-0	Cyclophosphamide	10	1	
13121-70-5	Cyhexatin	1	1	
94-75-7	2,4-D Acid	100	1	
25168-26-7	2,4-D-Esters	100	100	
94-79-1	2,4-D-Esters	100	100	
1928-38-7	2,4-D-Esters	100	100	
2971-38-2	2,4-D-Esters	100	100	
94-80-4	2,4-D-Esters	100	1	
1928-61-6	2,4-D-Esters	100	100	
94-11-1	2,4-D-Esters	100	100	
1320-18-9	2,4-D-Esters	100	100	
53467-11-1	2,4-D-Esters	100	100	
1929-73-3	2,4-D-Esters	100	100	
72-54-8	DDD	1	1	
72-55-9	DDE	1	1	
3547-04-4	DDE	1	1	
50-29-3	DDT	1	1	
4342-03-4	Dacarbazine	1	1	
1596-84-5	Daminozide	1	1	
20830-81-3	Daunomycin	10	1	
17702-41-9	Decaborane	1	1	A
8065-48-3	Demeton	1	1	A
919-86-8	Demeton-s-methyl	1	1	A
334-88-3	Diazomethane	1	1	
84-74-2	Di-n-butyl phthalate	10	1	
117-81-7	Di-n-octyl phthalate	100	1	
621-64-7	Di-n-propylnitrosamine	10	1	
10311-84-9	Dialifos	1	1	A
2303-16-4	Diallate	100	1	

CASRN	Substance	RQ Air	RQ Land/ Water	Notes
117-84-0	Dioctyl phthalate	5000	1	
123-91-1	1,4-Dioxane	100	1	
78-34-2	Dioxathion	1	1	A
1746-01-6	Dioxin	1	1	A
82-66-6	Diphacinone	1	1	A
578-94-9	Diphenylaminechloroarsine	1	1	
142-84-7	Dipropylamine	5000	1	
85-00-7	Diquat	1000	100	
2764-72-9	Diquat	1000	100	
1937-37-7	Direct Black 38 (technical grade)	1	1	
2602-46-2	Direct Blue 6 (technical grade)	1	1	
16071-86-6	Direct Brown 95 (technical grade)	1	1	
298-04-4	Disulfoton	1	1	A
514-73-8	Dithiazanine iodide	1	1	
950-10-7	1,3-Dithiolane, 2-(diethoxy-phosphinylimino)-4-methyl-	1	1	A
330-54-1	Diuron	100	1	
25155-30-0	Dodecylbenzene sulfonate	1000	100	
27176-87-0	Dodecylbenzenesulfonic acid	1000	100	
2104-64-5	EPN	1	1	A
316-42-7	Emetine, dihydrochloride	1	1	
959-98-8	alpha-Endosulfan	1	1	
33213-65-9	beta-Endosulfan	1	1	
1031-07-8	Endosulfan sulfate	1	1	
115-29-7	Endosulfan (all isomers)	1	1	A
2778-04-3	Endothion	1	1	A
72-20-8	Endrin	1	1	A
7421-93-4	Endrin aldehyde	1	1	
106-89-8	Epichlorohydrin	100	1	
51-43-4	Epinephrine	1000	100	
106-88-7	1,2-Epoxybutane	1	1	
50-14-6	Ergocalciferol	1	1	
379-79-3	Ergotamine tartrate	1	1	
75-07-0	Ethanal	1000	1	
111-91-1	Ethane, 1,1'-[methylenebis(oxy)]bis[2-chloro-	1000	1	
111-44-4	Ethane, 1,1'-oxybis [2-chloro-	10	1	
111-54-6	1,2-Ethanediylbiscarbamodithioic acid	5000	100	
75-05-8	Ethanenitrile	5000	1	

Table 2

Notes	
A	Substances noted "A" are acutely hazardous substances.
1	Notification of the release of an RQ (Reportable Quantity) of solid particles of antimony, arsenic, beryllium, cadmium, chromium, copper, lead, nickel, selenium, silver, thallium, or zinc is not required if the mean diameter of the particles released is larger than 100 micrometers (0.004 inches).
2	The RQ for asbestos is limited to friable forms only.
3	Indicates that no RQ is being assigned to the generic or broad class.
4	Includes mineral fiber emissions from facilities manufacturing or processing glass, rock, or slag fibers (or other mineral derived fibers) of average diameter one micrometer or less.
5	Includes mono- and di-ethers of ethylene glycol, diethylene glycol, and triethylene glycol R-(OCH2CH2)n-OR' where: n = 1, 2, or 3; R = alkyl C7 or less; or R = phenyl or alkyl substituted phenyl; R' = H or alkyl C7 or less; or OR' consisting of carboxylic acid ester, sulfate, phosphate, nitrate, or sulfonate.
6	Includes organic compounds with more than one benzene ring, and which have a boiling point greater than or equal to 100 °C.


November 12, 2018


November 12, 2018


November 12, 2018

21

Lisa Burke, 15 Thornton Dr. Fort Salonga. Northport

Good evening. For the record, I would like to state that I have lived in Fort Salonga my whole life. My property is adjacent to the Indian Hills Country Club property. I am asking the Planning Board to reject the proposed project.

The D.E.I.S. states that "*Indian Hills currently exemplifies environmental stewardship, and coexists with adjoining residential land uses without negative impacts to the environment.*" My experience has been quite contrary.

C-48
Sec. 2.2

My property abuts the golf course maintenance yard. Quite often I find myself picking up garbage that workers have thrown out of their cars while they wait for the gate to be opened about 6 AM. That's when all the noise begins: large lawn-mowing equipment, leaf blowers, power saws and truck deliveries (complete with back-up beepers). On windy days, large, uncovered dirt and sand piles stored next to my house blow onto my property.

In March 2017, bulldozers dumped large piles of fill material on our property line, 30 feet from my home. A quick look at the piles proved it was no ordinary clean-fill. I took pictures, it contained pieces of tile, wire, coal, slag, wood and metal. The New York State DEC doesn't allow fill to contain these items. After Detectives from the Suffolk County Environmental Crimes Unit investigated, it was quickly carted away. However, some fill was graded into the ground and

remains to this day. Results of soil testing are included in the D.E.I.S., and confirm the presence of PCBs and 5 pesticides. Four of the pesticides are considered hazardous substances, and one is considered an acutely hazardous substance. This is a danger to me and my family!

I think that all the members of the Planning Board will agree that this does not exemplify "*coexisting without negative impacts*." I ask that the Town require additional testing, follow-up and safe remediation of ***all*** the impacted soils on the property.

The plan proposes a 50% increase in the number of maintenance employees, but doesn't address the additional parking this will require. The D.E.I.S. isn't clear, 10 additional seasonal workers will be a 100% increase. More employees, more cars, more trucks, more noise, higher sand piles, and more workers who urinate outside along the trees of the maintenance yard, in broad daylight, in front of me and my family. This proposed plan will result in a substantial negative environmental impact and decrease the value of my home. The Town should reject this proposal to preserve the quality of life and maintain the health, safety and well-being of the people in the Town of Huntington.

C-49 Sec. 2.14

C-50 Sec. 2.1

Thank you.

22

Good evening, my name is Jeffrey Cronen.

I'm here to speak in opposition to the development of the Preserve at Indian Hills. I live directly across from the 2nd Hole at 26 Fresh Pond Rd. We have resided in our beautiful, relatively quiet, dark, wildlife filled, waterside neighborhood for over 20 years. We've raised 5 children here. Almost every day, my wife and I walk our dog along Fresh Pond Rd, down the access path to the beach.

As I understand it, the developer plans 3 clusters of 98 total units. One of the entrances to these housing units is planned directly beyond a blind S-curve on Fresh Pond Rd. It is already a big safety problem for people walking during high traffic times in the morning and afternoon. It is hard to believe there is even a consideration of adding this huge development to this area with small single lane roads. It's safe to presume each unit will have 2 cars. That is a total of 196 new cars going in and out on roads that are already too narrow in places for cars to safely pass each other. This blind S-turn is only one of those spots. Presuming those cars only make one trip per day, that's 392 more times the roads will be used per day with no plans to widen or improve them.

C-51 Sec. 2.17

There are only 2 single lane roads in and out of our neighborhood, on Fresh Pond Rd and Makamah Rd. I already believe that in some spots they don't comply with normal road width. Adding this many new cars, as well as where one of the main entrances is planned will assuredly present many new

C-52 Sec. 2.16

possibilities for traffic accidents and god forbid people being run over. It simply makes no sense from a traffic perspective.

~~That does not take into effect~~ the other main issue the neighborhood is extremely concerned about, the effects of this development on this delicate environment. This is one of (if not the only) area where 3 critical preservation areas meet, the Crab Meadow Watershed, Long Island Sound and Fresh Pond. This area is comprised of wetlands, marshes, ponds, streams and beaches. The slightest bit of run off will certainly affect this fragile ecosystem. ~~We are already concerned with the runoff from the golf course alone without adding a huge housing development~~. Our residents are also very concerned with land-based wildlife being affected if this development goes forward. And no ~~thinking human being~~ could believe that it won't have a negative affect on water-based organisms that are critical to all of us.

C-53 Sec. 2.10

You have only to take a short walk on our beach to see the incredible amount of erosion that is happening right now, today. ~~Others tonight have spoken about this.~~ To think this huge development would not adversely affect this already large problem is farcical. Suffolk County is the 23rd most populated county in the United States. This fragile ecosystem is not the place to put another dense housing development. The members of this planning board are responsible for helping us protect that fragile environment. I hope you will do your job. Thank you.

C-54 Sec. 2.7



PHOTO 1

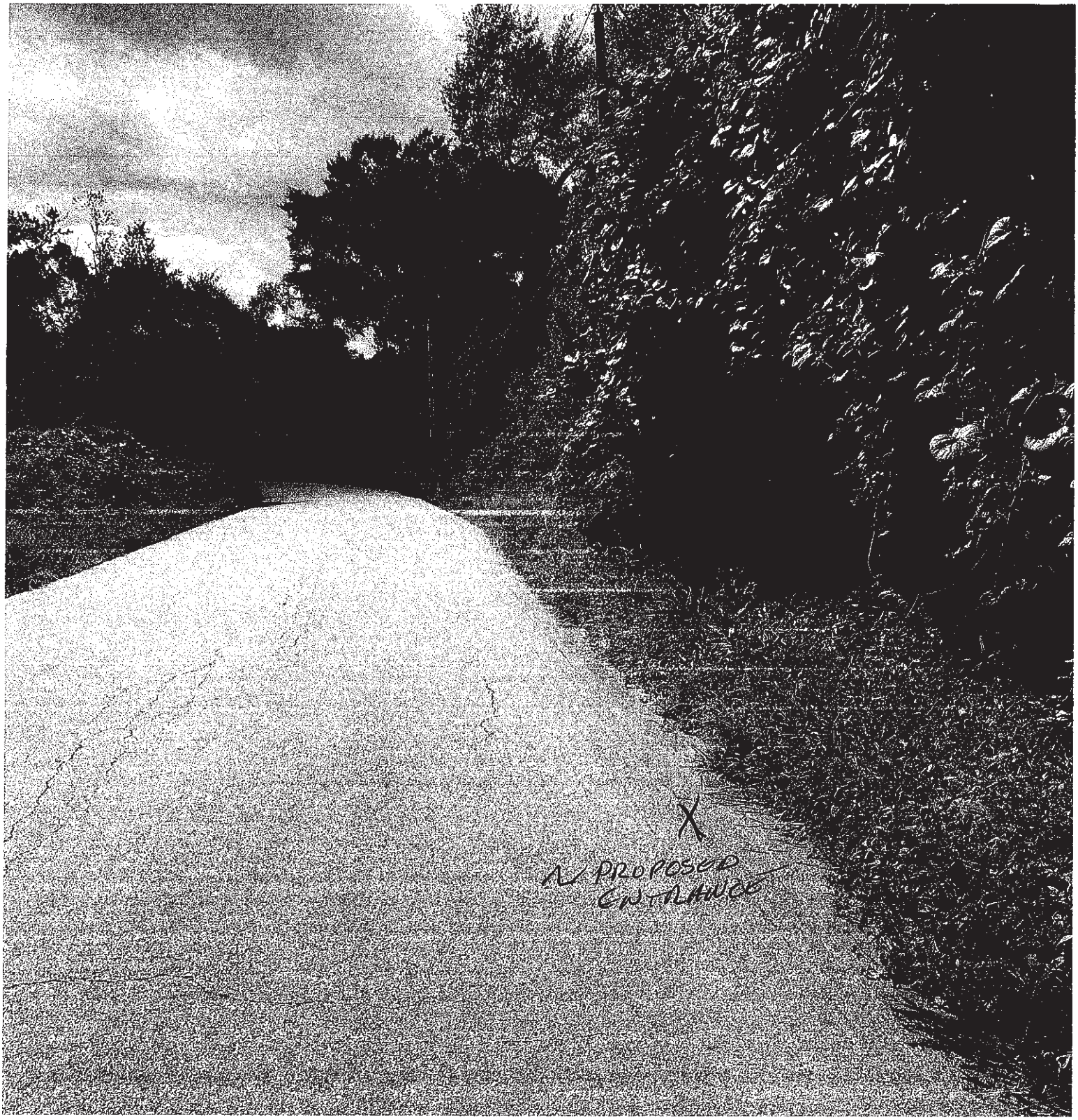
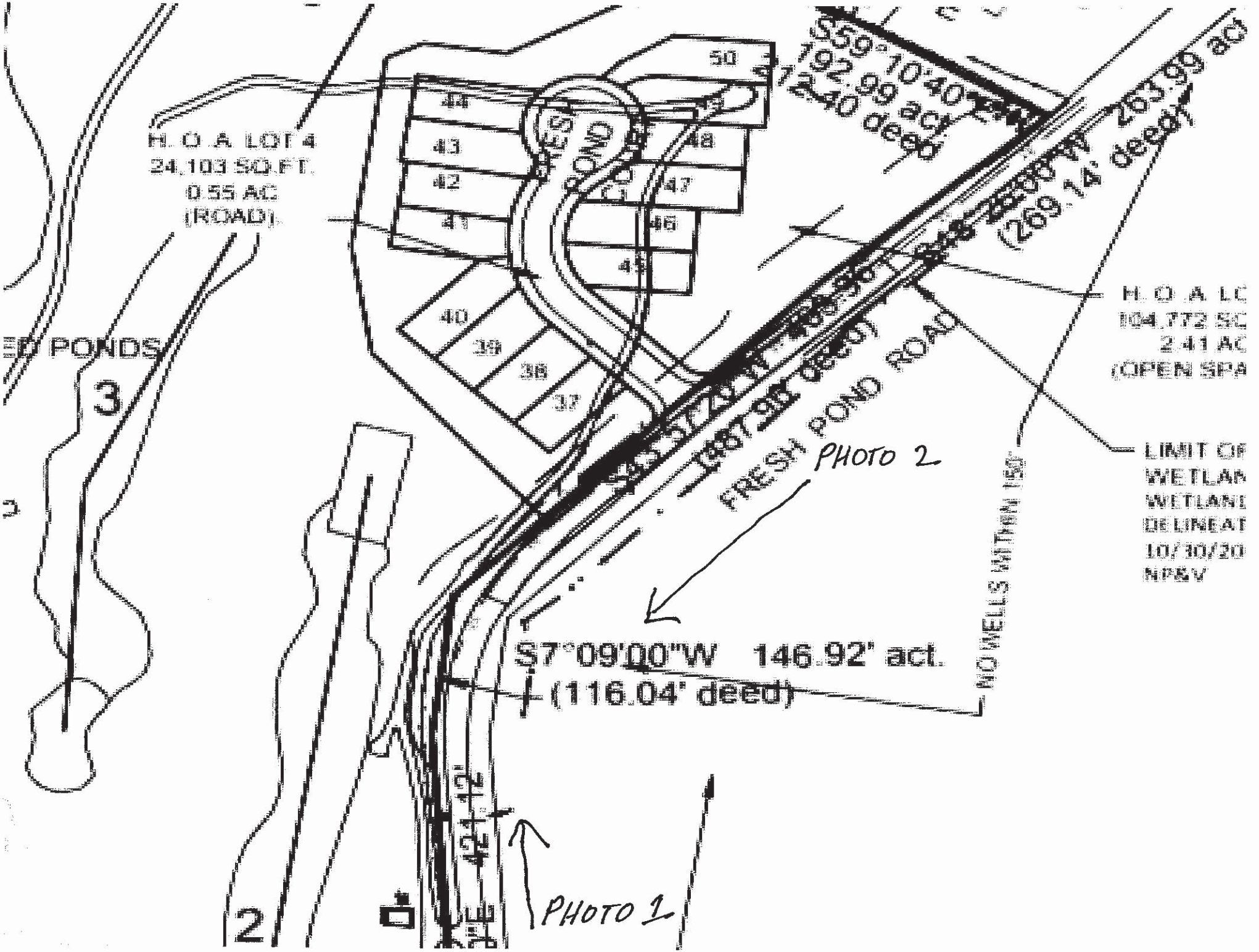


PHOTO 2


H. O. A. LOT 4
24,103 SQ.FT.
0.55 AC
(ROAD)
ED PONDS
3
2
50
49
48
47
46
45
44
43
42
41
40
39
38
37
POND
S59°10'40"E
192.99' act.
(240 deed)
S59°10'40"E 263.99' act.
(269.14' deed)
H. O. A. LC
104,772 SC
2.41 AC
(OPEN SPA
FRESH POND ROAD
S45°51'49"E 488.50'
(487.98' deed)
LIMIT OF
WETLAN
WETLANI
DELINEAT
10/30/20
NP&V
NO WELLS WITHIN 150'
S7°09'00"W 146.92' act.
(116.04' deed)
PHOTO 2
PHOTO 1

Good evening. My name is Steven Spucces and I live at 61 Windmill Drive, 11743. I am the President of Greater Huntington Civic Group, a civic association that has been in place for 10 years. I am also a member of the Town of Huntington Environmental Open Space and Park Fund Advisory Committee (EOSPA).

The proposed development of 98 townhomes at Indian Hills Country Club is another example of overdevelopment in our town. In the 1993 Huntington Comprehensive Plan there was a list of 17 properties that were "parcels designated for preservation and/or stringent environmental review under local and state programs". Indian Hills Golf Course was specifically "nominated for SCOSP Acquisition" which is the 1986 Suffolk County Open Space Program. I've attached the table for your reference.

C-55 Sec. 2.13

The town is aware of the sensitive nature of the Indian Hills Country Club parcel, located in the primary Crab Meadow Watershed. Even Nelson, Pope and Voorhis (the consultant on this project at Indian Hills Country Club) recommended that this parcel of land be acquired by the town in 2007. Again, attached is documentation for the record.

C-56 Sec. 2.13

As an avid golf club member I understand the appeal of a golf course. However, I think it's common knowledge that golf courses are not virgin land or "good for the environment". They produce high levels of nitrogen and exacerbate our current water quality crisis. It is not accurate to describe a golf course as "preserving open space", especially under the existing R-40 zoning.

C-57 Sec. 2.11

Thank you for your time.

Included as appendices for the record:

1. Sections of the *1993 Comprehensive Plan* (3 pages)
2. Sections of the *Suffolk County North Shore Embayments Watershed Management Plan, February 2007* (4 pages)

23

The Town of Huntington

COMPREHENSIVE PLAN

Prepared for:

The Town of Huntington Planning Board, Huntington, New York

Andrew L. Cisternino, *Chairman*

W. Gerard Asher
Thomas M. Cole
Salvatore Celano
Virginia M. Earing, *Vice-Chairperson*
Stanley B. Klein
Stanley D. Levin

Prepared by:

Abeles Phillips Preiss & Shapiro, Inc., Planning and Development Consultants,
434 Sixth Avenue
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In Association with:

Cashin Associates
Engineers and Architects
255 Executive Drive
Plainview, New York 11803

In Cooperation with:

The Citizens Advisory Committee on the Update to The Town Comprehensive Plan
and
The Town of Huntington Planning Department

Adopted By the Huntington Town Planning Board as an update to the 1965-66 Town of Huntington Comprehensive Plan: April 21, 1993

Town of Huntington Planning Board/Depart

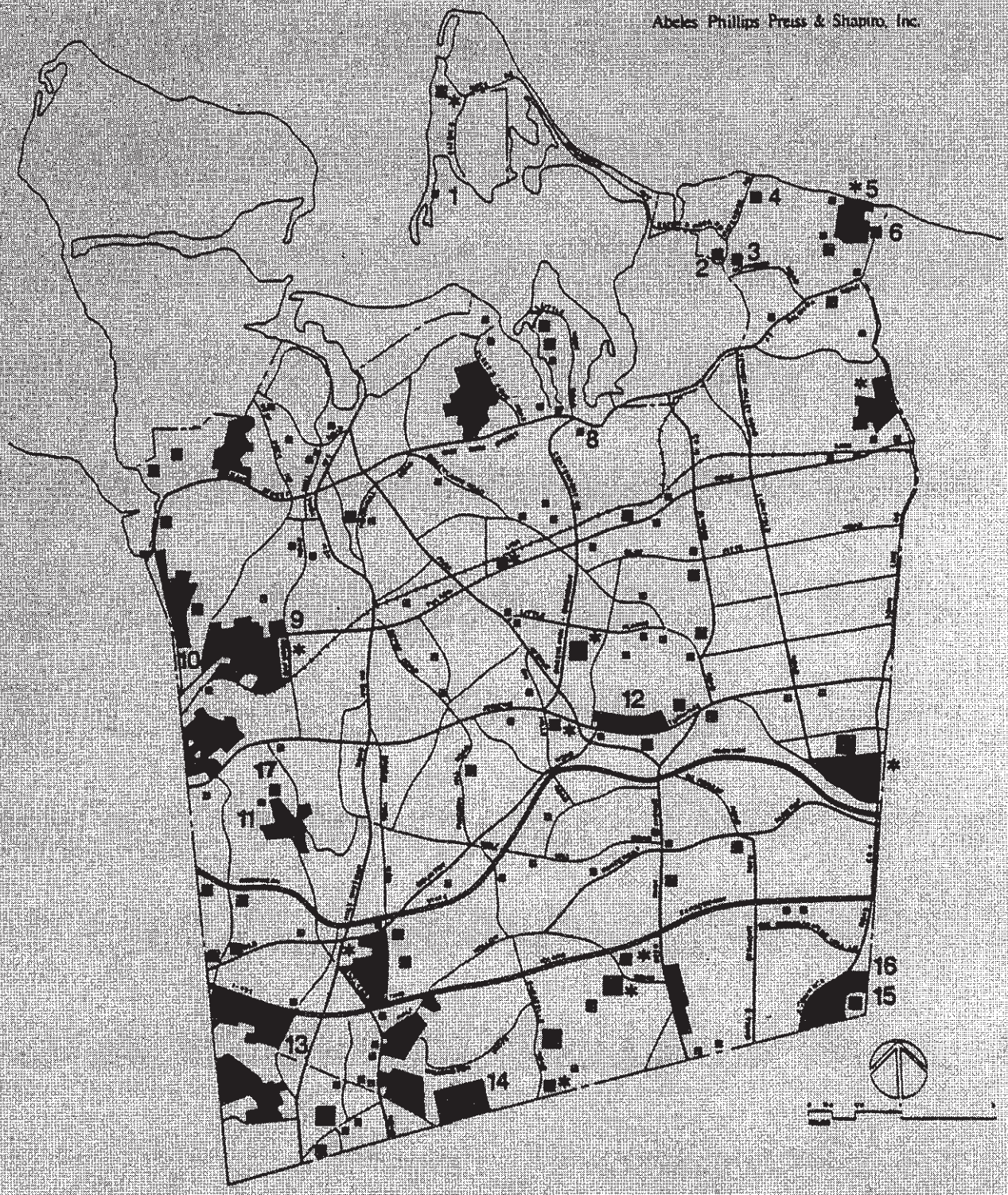
TABLE 7-3

PARCELS DESIGNATED FOR PRESERVATION AND/OR STRINGENT ENVIRONMENTAL REVIEW UNDER LOCAL AND STATE PROGRAMS

Map Key	Parcel	Acres	Status
1	Hobart Beach Tern Colony Addition	20	Nominated for EQBA* Acquisition
2	Waterside Avenue Wetlands/ Ingraham Property	32	Nominated for EQBA Acquisition
3	Crabmeadow Watershed	72	County-Designated CEA/Nominated for SCOSP** and IGTS-LPEP*** Acquisition
4	Blanchard Lake Wetlands	29	Nominated for EQBA and IGTS-LPEP Acquisition
5	Indian Hills Golf Course	123	Nominated for SCOSP Acquisition
6	Fresh Pond Greenbelt	21	County-Designated CEA/Acquired via SCOSP
7	Gucker Property	54	Nominated for SCOSP Acquisition
8	Grace/Twin Ponds Linkage	17	Nominated for EQBA Acquisition
9	Froehlich Farm	209	Nominated for EQBA Acquisition/ Acquired via SCDWPP****
10	Wicks Farm	98	Nominated for EQBA Acquisition/Acquired via SCDWPP
11	Sweet Hollow Farm/ Plimpton Estate	31	Nominated for & Acquired SCDWPP Conservation Easement.
12	Berkeley-Jackson Park Addition	102	Nominated for EQBA Acquisition
13	Melville Watershed/ Pineridge Park Addition	107	Nominated for EQBA and SCDWPP Acquisition - 32 acres to be ded. (Carmel)
14	USDAN/Federation of Jewish Philanthropies	97	Nominated for EQBA and SCDWPP Jewish Philanthropies Acquisition
15	Multi-Town Solid Waste Authority Site	33	Included in Town-Designated CEA/ Nominated for EQBA Acquisition
16	Edgewood Oak Brush Plains		Town-Designated CEA/most acquired by
17	West Hills Wetland	15	Nominated for SCDWPP Acquisition
	–Northport Bay		State-Designated Fish & Wildlife Habitat
	–Huntington Bay		State-Designated Fish & Wildlife Habitat
	–Cold Spring Harbor		State-Designated Fish & Wildlife Habitat
	–West Hills Ponds		State-Designated Fish & Wildlife Habitat
	–Sand City Tern Colony		State-Designated Fish & Wildlife Habitat
	–Lloyd Harbor		State-Designated Fish & Wildlife Habitat
	–Lloyd Point		State-Designated Fish & Wildlife Habitat

* EQBA is the 1986 New York State Environmental Quality Bond Act.
** SCOSP is the 1986 Suffolk County Open Space Program.
*** IGTS-LPEP is the Iroquois Gas Transmission System Land Preservation and Enhancement Program which has made protection funds available in local communities.
**** SCDWPP is the Suffolk County Drinking Water Protection Program.

TOWN OF HUNTINGTON
Suffolk County, New York
Abeles Phillips Preiss & Shapiro, Inc.



■ 1 – 29 Acres

■ 30 – 59 Acres

■ 60 – 89 Acres

■ 90+ Acres

3 Parcels Proposed for Public Acquisition (See Table 7-3)

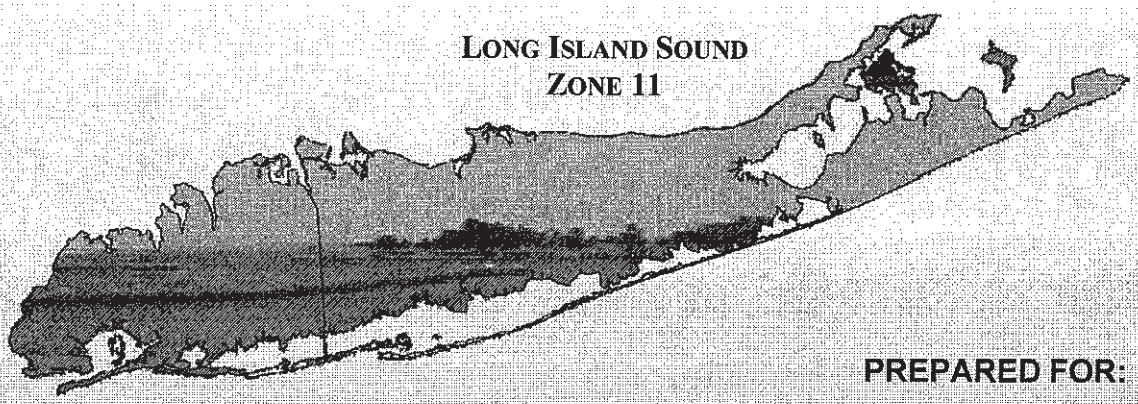
* Major Parcels with Development Applications Under Review

Figure 7-3

Open Space

SUFFOLK COUNTY NORTH SHORE EMBAYMENTS WATERSHED MANAGEMENT PLAN

Volume I
Main Text



PREPARED FOR:

SUFFOLK COUNTY
DEPARTMENT OF HEALTH SERVICES
DIVISION OF ENVIRONMENTAL QUALITY
VITO MINEI, PE, DIRECTOR
360 Yaphank Avenue
Yaphank, NY 11980

PREPARED BY:

NORTH SHORE EMBAYMENTS CONSULTING TEAM

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572 Walt Whitman Road
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(631) 427-5665

EEA, INC.
55 Hilton Avenue
Garden City, New York 11530
(516) 746-4400

February 2007

NP&V

EEA Inc.

4.5 Land Acquisition Recommendations

Within the study area there is some vacant land available for development, as well as a significant potential for an increase in development density (due to parcels that have potential for redevelopment or increased density through further subdivision). The SCPD prepared a report which identified the potential increase in residential development based upon existing zoning for the major embayment areas. This development potential was discussed in Section 3 of this Plan.

This portion of the Plan identifies both vacant and underdeveloped land, as well as special cases (such as existing recreational uses under private ownership such as private golf courses, and public land that could become available for development, such as the Kings Park State Hospital property) which may be considered for acquisition. Acquisition of property available for development provides the benefit of limiting new sources of nitrogen loading as well as providing opportunities for protecting natural resources and mitigating impacts of nonpoint source pollution through stormwater management practices.

The criteria listed in **Table 4-5.1** were utilized to identify parcels which would provide the most benefit in terms of meeting the goals of this Plan. Lands which have the greatest development potential are expected to provide the greatest long term benefit in limiting increases in nitrogen loading, however, many other criteria are included which provide benefit with regard to improving water quality and reducing nitrogen loading to the LIS from existing sources.

TABLE 4-5.1
CRITERIA FOR IDENTIFICATION OF POTENTIAL LANDS FOR ACQUISITION

1.	Large vacant lands which have the highest potential for development or redevelopment, as these parcels have the most potential for increase in nitrogen loading to the embayments and LIS (e.g. the Morgan Estate in Asharoken, KeySpan properties in Wading River, Seminary property in Smithtown, the former Kings Park Hospital property, etc.);*
2.	Lands adjacent to existing large publicly owned properties;
3.	Vacant lands supporting rare plants or communities, endangered and/or threatened species;
4.	Vacant lands currently supporting or contiguous to wetlands and/or native woodlands and other protected open spaces, subscribing to the "large block" theory of Landscape Ecology;
5.	Vacant lands fronting certified/open shellfish waterbodies (e.g. Duck Island Harbor);
6.	Vacant lands occupying or containing bluffs, beaches or other natural shoreline protective features;
7.	Vacant lands fronting embayments, whose preservation would maximize buffers and provide potential for implementation of BMPs (i.e. Northport Bay, Wading River Creek, Mattituck Inlet, Goldsmith's Inlet)
8.	Vacant lands containing ponds or naturally occurring detention basins along the waterfront – these areas serve as prime habitat for shorebirds, wading birds and herpetiles species, plus additional stormwater control benefits (e.g. Flax Pond);
9.	Vacant lands occupying tributaries, riparian areas or major drainage ways to the North Shore Embayments (e.g., Nissequogue River, Mt. Sinai Harbor);

10.	Vacant lands strategically located that could coincide with future wastewater collection treatment and disposal facilities or major stormwater detention and recharge basins;
11.	Vacant lands straddling two embayments or containing two waterbodies, which would provide a natural land bridge or corridor for the movement of wildlife species overland from one waterbody to another (e.g. Conscience Bay to Setauket Harbor).

* It is fully acknowledged that large parcels may prove infeasible to acquire due to high land costs. If acquisition is not feasible, development of these parcels should be carefully planned to incorporate features which minimize nitrogen loading to the LIS via overland runoff and discharged through groundwater. All feasible design measures should be implemented to minimize increases and to attenuate newly generated sources to the maximum extent practicable. (For example, stormwater generated by the developments should be treated to maximize attenuation of pollutants, animal waste regulations strictly enforced; state-of-the-art wastewater treatment should be utilized, etc.).

The following provides a list of parcels that may be considered for acquisition based upon the criteria above. This list was generated utilizing a GIS, utilizing the GIS parcel data provided for this project[2] and beginning with identifying those parcels listed as priority sites for acquisition on the individual Town Community Preservation Fund lists, the Suffolk County proposed open space list, the NYS DEC Draft Open Space plan and the Nature Conservancy priority list. NP&V reviewed all of these documents to identify parcels meeting the above noted criteria within the study area. Key parcels identified by Caleb Smith Park staff for potential acquisition as wetland protection buffers along the Nissequogue River **(Appendix Exhibit D-3.1)** are also included. In addition, this list was supplemented using the build out analysis performed by SCPD in association with this plan, to include those parcels which would yield a large increase in residential density. Finally, a GIS analysis was performed to identify those vacant parcels which have the spatial characteristics as described in the criteria (e.g. all vacant parcels adjacent to shellfish closure areas)[3]. It is noted that this is not a comprehensive list of parcels whose preservation would support the goals of this Plan. This plan generally includes parcels that are 5 acres in size or larger and it is acknowledged that smaller parcels provide many of the criteria above. The criteria above should be used by the County, Towns, and Villages to identify additional parcels which support the Plan.

[2] It is noted that NP&V was not provided with ownership information and therefore, parcels identified may already be protected as open space through a private foundation such as the Nature Conservancy or other non profit organization. Other parcels, such as those which are owned by utilities or institutions may not be appropriate for acquisition. In addition, several of the parcels identified have been subdivided since the database was provided to NP&V and therefore this list has been revised by SCDHS to illustrate the new tax map numbers; it is expected these recently subdivided parcels will be less than 5 acres. It is noted that the SCDHS compared this list to the county tax parcel database to remove any parcels which have since been acquired by public entities or which are otherwise inappropriate for acquisition due to ownership.

[3] This procedure involved a GIS query which identified vacant lands based upon the various criteria for prioritizing lands for acquisition utilizing the GIS database provided by Suffolk County for this study. It should be recognized that development of vacant lands has occurred in the interim and this change in status would not have been reflected in the database used to create this list. To minimize the number of parcels identified for acquisition herein which have recently been developed; NP&V performed an analysis which consisted of a visual inspection of an overlay of the parcels and the 2004 aerial photography available through the NYS GIS Orthoimagery Program. Based on this visual assessment, the parcel list was refined to remove those individual parcels with evidence of recent development.

District	Section	Block	Lot
0200	02100	0100	001000
0200	03700	0400	037000
0200	03900	0100	001002
0200	04200	0300	005000
0200	04300	0100	003004
0200	09300	0100	001006
0200	09300	0100	006001
0200	08200	0100	001001
0200	08200	0100	005002
0200	08300	0100	001003
0200	08300	0100	003004
0200	06700	0100	007001
0200	06700	0200	013000
0200	11000	0100	033000
0200	11000	0200	021000
0201	00200	0200	002000
0203	00300	0400	001000
0206	01800	0100	031000
0400	01400	0400	001000
0400	01500	0100	001100
0400	00100	0200	004001
0400	00100	0200	004002
0400	01100	0100	031000
0400	14000	4000	001000
0400	15000	1000	011000
0400	01600	0200	013004
0400	01400	0400	002000
0400	03300	0100	001000
0400	04100	0400	001007
0400	04100	0400	001008
0400	04600	0100	011000
0400	09000	0300	001001
0400	13400	0200	007001
0401	00100	0100	001001
0401	00100	0100	001002
0403	00900	0200	007000
0600	00700	0300	041000
0600	02100	0100	001002
0600	03900	0100	004001
0600	04100	0100	015000
0600	05600	0100	001008
0800	00400	0200	008003
0800	00800	0400	001002
0800	00800	0400	001003
0800	00800	0400	002000
0800	05200	0100	016000
0800	07100	0300	016000
0800	07200	0300	023001
0800	07500	0500	043000
0800	08000	0100	001007
0800	09900	0100	023001
0800	09900	0100	023002
0800	09900	0100	067001
0800	09900	0100	067002
0800	09900	0100	067003
0800	09900	0100	067004
0800	09900	0100	067005
0800	09900	0100	067006
0800	09900	0100	067007
0800	09900	0100	067008
0800	09900	0100	067009
0800	09900	0100	067010
0800	09900	0100	067011
0800	09900	0100	067012
0800	09900	0100	067013
0800	09900	0100	067014
0800	09900	0100	067015
0800	09900	0100	067016
0800	09900	0100	067017
0800	09900	0100	067018
0800	08000	0300	001001
0800	07100	0300	010000
0800	08000	0300	009003
0800	15500	0400	016000
0800	15500	0400	041000
0800	15400	0500	016000
0801	00200	0100	017006
0801	00600	0100	008005
0801	00600	0100	014000
0801	00700	0300	001000
0801	00100	0100	002007
0801	00100	0100	002008
0801	00100	0100	002011
0801	00100	0100	002016
0801	00100	0100	002017
0801	00100	0100	002018
0801	00100	0100	002019
0801	00100	0100	002020
0801	00100	0100	002021
0801	00100	0100	002022
0801	00100	0100	002024
0801	00100	0100	002026
0801	00100	0100	002028
0802	01200	0100	018001

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24

Good evening. My name is Steven Spucces and I live at 61 Windmill Drive, 11743. I am the President of Greater Huntington Civic Group, a civic association that has been in place for 10 years. I am also a member of the Town of Huntington Environmental Open Space and Park Fund Advisory Committee (EOSPA).

The proposed development of 98 townhomes at Indian Hills Country Club is another example of overdevelopment in our town. In the 1993 Huntington Comprehensive Plan there was a list of 17 properties that were "parcels designated for preservation and/or stringent environmental review under local and state programs". Indian Hills Golf Course was specifically "nominated for SCOSP Acquisition" which is the 1986 Suffolk County Open Space Program. I've attached the table for your reference.

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As an avid golf club member I understand the appeal of a golf course. However, I think it's common knowledge that golf courses are not virgin land or "good for the environment". They produce high levels of nitrogen and exacerbate our current water quality crisis. It is not accurate to describe a golf course as "preserving open space", especially under the existing R-40 zoning.

Thank you for your time.

Included as appendices for the record:

1. Sections of the *1993 Comprehensive Plan* (3 pages)
2. Sections of the *Suffolk County North Shore Embayments Watershed Management Plan, February 2007* (4 pages)

25 w/ 6 copies

Andrew Rapiejko, 15 Thornton Dr., Fort Salonga, N.Y.

Good evening.

Before I begin with my comments, I would like to describe my background and experience. I possess a Bachelor's Degree in chemistry, and a Master's Degree in Hydrogeology. I have been employed by the Suffolk County Division of Environmental Quality, Office of Water Resources for more than 31 years. My current title is Associate Hydrogeologist, and I have been the Supervisor of the Bureau of Water Resource Management for more than ten years.

I have provided expert testimony related to environmental and water resource issues multiple times. Most recently I provided expert testimony before a Special Grand Jury for the Suffolk County District Attorney's Office.

I have participated in, designed and led hundreds of environmental investigations in my career. I have written numerous reports documenting a variety of environmental investigations and their findings.

I want to make my next point very clear, I testify tonight as a resident and taxpayer of Huntington Town. My statements and opinions are my own and do not represent those of the Suffolk County Health Department. I am not speaking to you tonight as an employee of Suffolk County in any way, shape or form.

I was surprised when I read this D.E.I.S, and its minimization of the impacts to the environment from the existing golf course operations and the proposed development plan.

Environmentally speaking, golf courses are not pristine open space. They are significantly developed properties that can result in substantial environmental impacts, which is true in this case. Data from a New York State pesticide monitoring program shows that fourteen different pesticides or pesticide breakdown products have been detected in ponds on the golf course property, and/or in Fresh Pond. The label on many of these pesticides state that they are toxic to fish.

C-58
Sec. 2.8

Current groundwater data indicates that the existing nitrogen concentrations, before the addition of nearly 100 townhomes, are already between 5 and 7 milligrams per liter, well above the 2 to 4 mg/l that results from 1 acre zoned single family residences.

C-59
Sec. 2.8

A significant, eroding bluff currently exists on the property along the shore of Long Island Sound. The D.E.I.S. concludes that, if the townhomes are constructed 120 feet back from the bluff, everything will be fine. I have some significant issues with this conclusion, and will detail them in my written comments.

C-60
Sec. 2.7

However, the statement where this conclusion is derived must be read extremely carefully. The exact wording is that by maintaining a minimum of a 120 foot buffer, there would not be an "*adverse impact on existing conditions*." The key is that the existing conditions is an extremely unstable bluff, which reportedly falls between 5 and 6 feet per year. It does not say that the bluff is stable for construction, only that construction will not cause it to fall more than 6 feet per year.



This is an extremely important issue, as construction activities in the early 2000s exacerbated the erosion of this bluff. I request that, due to the very unique nature of this bluff, and the importance of this Natural Protective Feature to the community, that the Planning Board contract with the United States Geological Survey to evaluate the current conditions of this bluff, and provide a neutral, well respected opinion on potential impacts from the proposed development.

Thank You.

Andrew Rapiejko
15 Thornton Dr, Fort Salonga NY

Attachment for 25

A United States Geological Survey (USGS) paper, *The Geology of Long Island New York* published in 1914, contains numerous photos of the IHCC bluff, referred to as "Broken Grounds", two of which are included below:[1]

U. S. GEOLOGICAL SURVEY PROFESSIONAL PAPER 82 PLATE XII



GENERAL VIEW OF GREAT LANDSLIP AREA AT BROKEN GROUND, NORTHEAST OF NORTHPORT.
Photograph by G. N. Knapp.

U. S. GEOLOGICAL SURVEY PROFESSIONAL PAPER 82 PLATE XIV



A. MAIN SCARP AT BROKEN GROUND LANDSLIP AREA, NORTHEAST OF NORTHPORT.
Photograph by G. N. Knapp.

[1] *The Geology of Long Island New York*, United States Geological Survey, Professional Paper 82, Fuller, Myron, 1914, Plates XII and XIV.

Andrew Rapiejko
15 Thornton Dr, Fort Salonga NY

This report states that the "Broken Ground slide" was the largest identified on Long Island in 1904.[2]

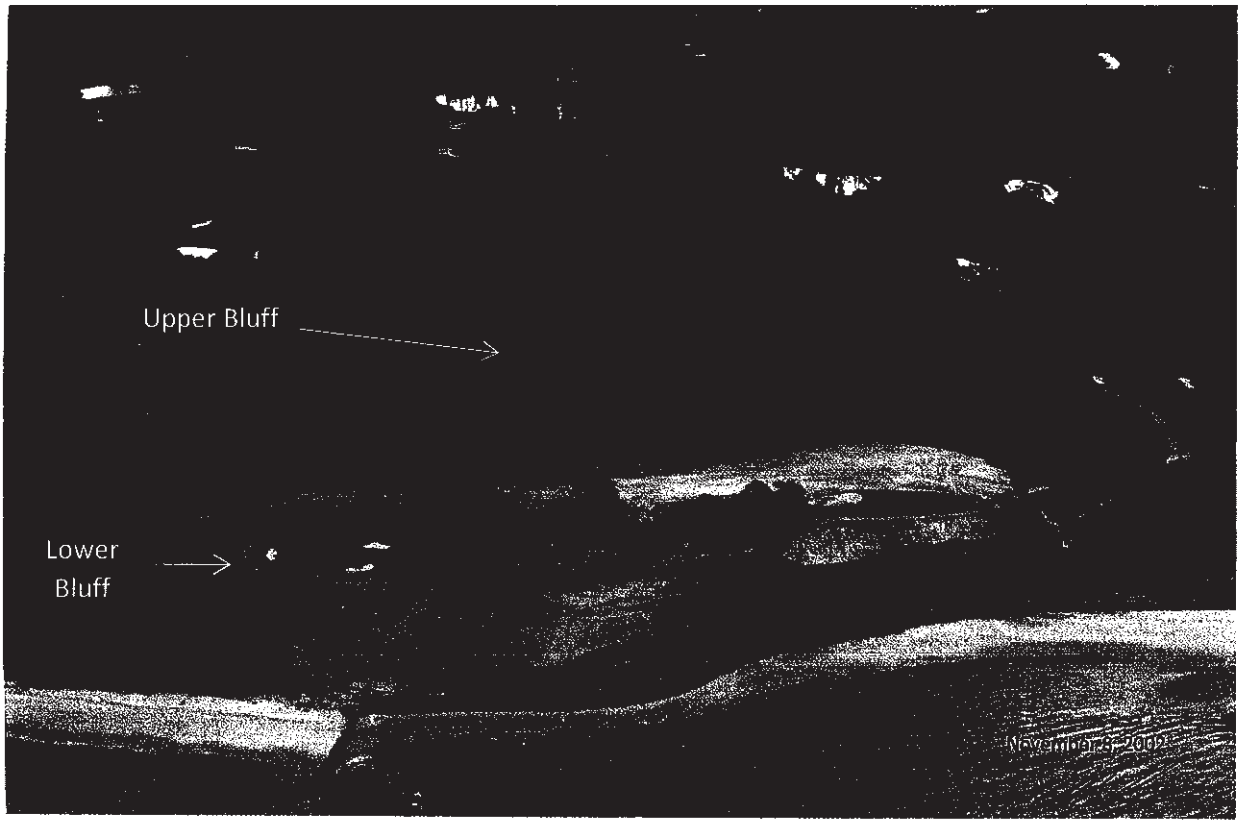
The slippage on the bluff extends along a scarp that is "*about 2,000 feet long…is semi-circular in plan, with the ends extending to the shoreline to the east and west of the Indian Hills Golf Course. The scarp extends about 500 feet inland at its maximum*".[3] This scarp is clearly visible on the 1953 aerial photograph below, which was included in the IHCC 2016 VDEIS.[4]



[2] *The Geology of Long Island New York*, United States Geological Survey, Professional Paper 82, Fuller, Myron, 1914, page 56
[3] Town of Huntington, Long Island, New York, Beach Erosion Study Report, Ocean and Coastal Consultants, Inc., Project #205073, August 30, 2006, page 23.
[4] The Preserve at Indian Hills, Change of Zone Application, Fort Salonga, Voluntary Draft Environmental Impact Statement, Nelson Pope & Voorhis, LLC, October 2016, Appendix E.

Andrew Rapiejko
15 Thornton Dr, Fort Salonga NY

In 1996, the IHCC prepared an application to construct a stone wall (revetment) along the shoreline in order to stem the erosion that was occurring along the bluff. However, upon review of the revetment application, the New York State Department of State (NYSDOS) concluded that the construction of a revetment on the IHCC property would not be appropriate. The NYSDOS stated, in part, that, "*The construction of a revetment in this area may adversely affect the bluff and the beach area and the high natural protective values of these features, by interfering with the natural protective processes that allow these features to function and provide protection from erosion.*"[5] Despite this, the IHCC applied again in 2002 for approval to construct a revetment, and this time it was granted by the Town of Huntington. Upon competition of the revetment, the IHCC went further and, despite having no permits or approvals, removed trees from the bluff, and performed significant regrading of the bluff all within the Coastal Erosion Hazard Area (CEHA). The below aerial photograph was taken on November 8th, 2002 and shows the revetment that had been recently constructed, as well as the subsequently denuded and regraded lower bluff. All this work was ostensibly performed to stabilize the earth movement occurring on the bluff. However, these construction activities apparently had the opposite effect.

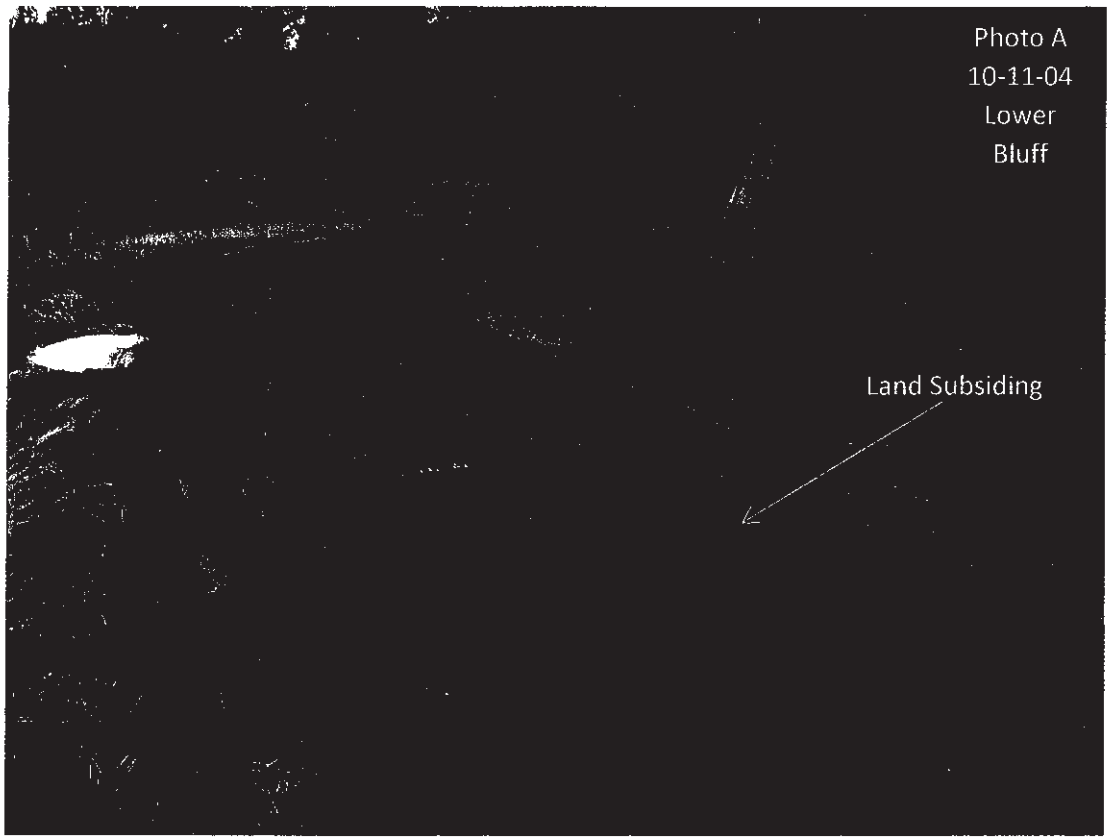


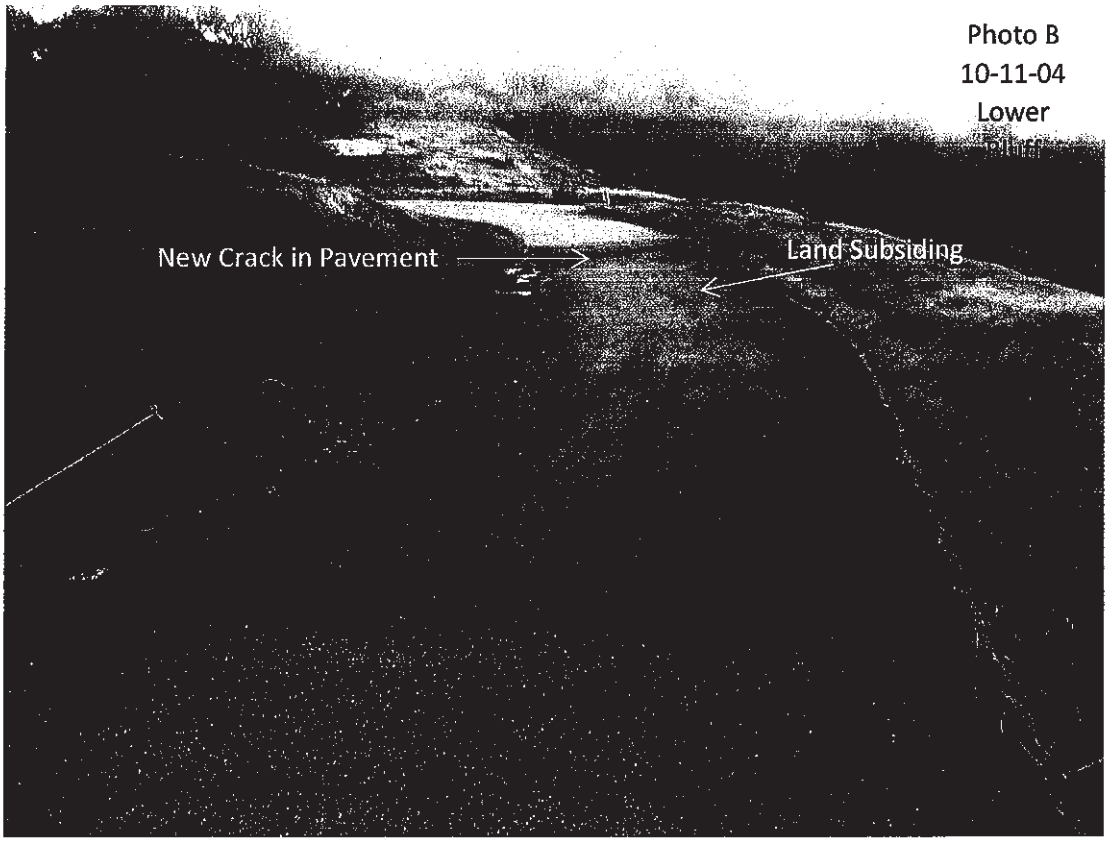
By 2004 the regraded and "stabilized" bluff showed signs of substantial mass earth movement (e.g., slippage, slumping). The following photographs were taken on October 11, 2004 on the lower bluff and illustrate that less than 2 years after the construction activity the bluff was not stable. Photo A shows a

[5] Letter from Walter Meyer, NYS Department of State, to Gregg Schiavone, Nelson & Pope, LLP, February 12, 1996, page 2

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cart path located on the eastern side of the lower bluff that had been reconstructed (relatively new asphalt is evident) exhibiting earth movement, creating a new step and crack in the pavement. Photo B shows





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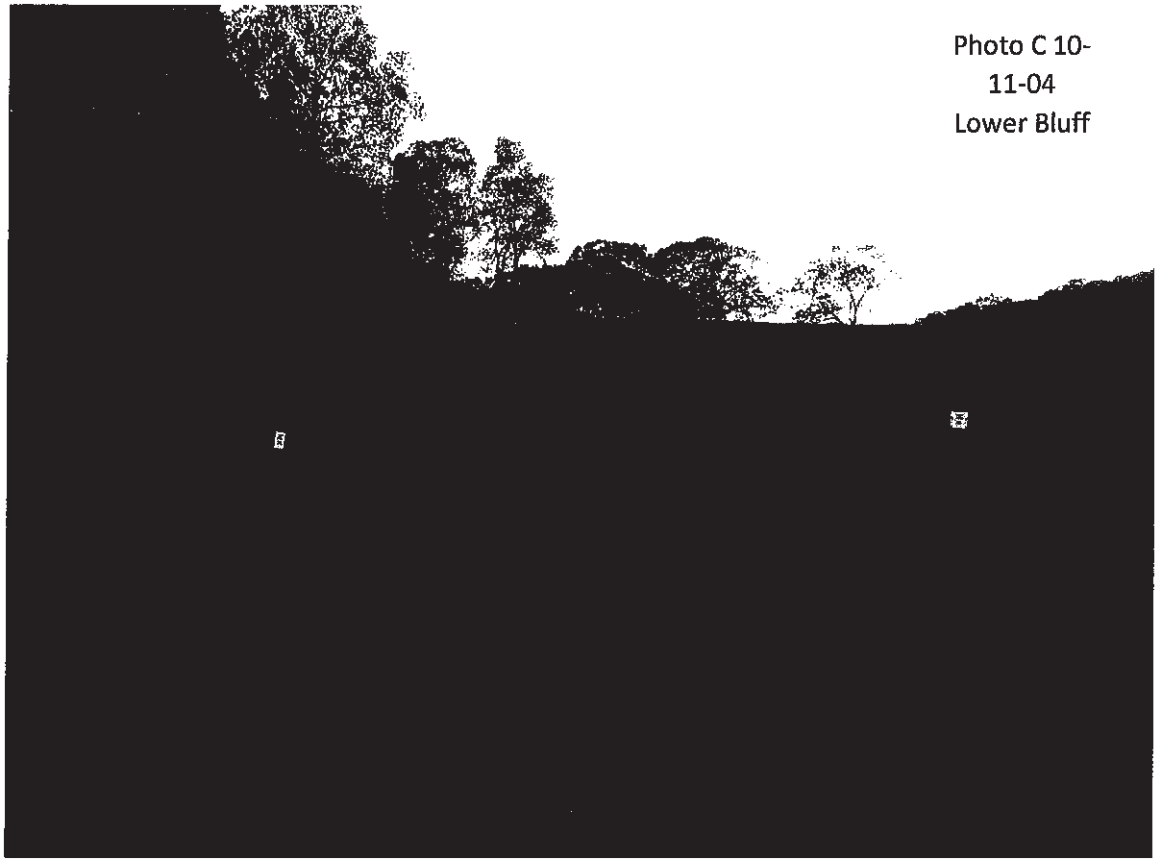


Photo C 10-11-04
Lower Bluff

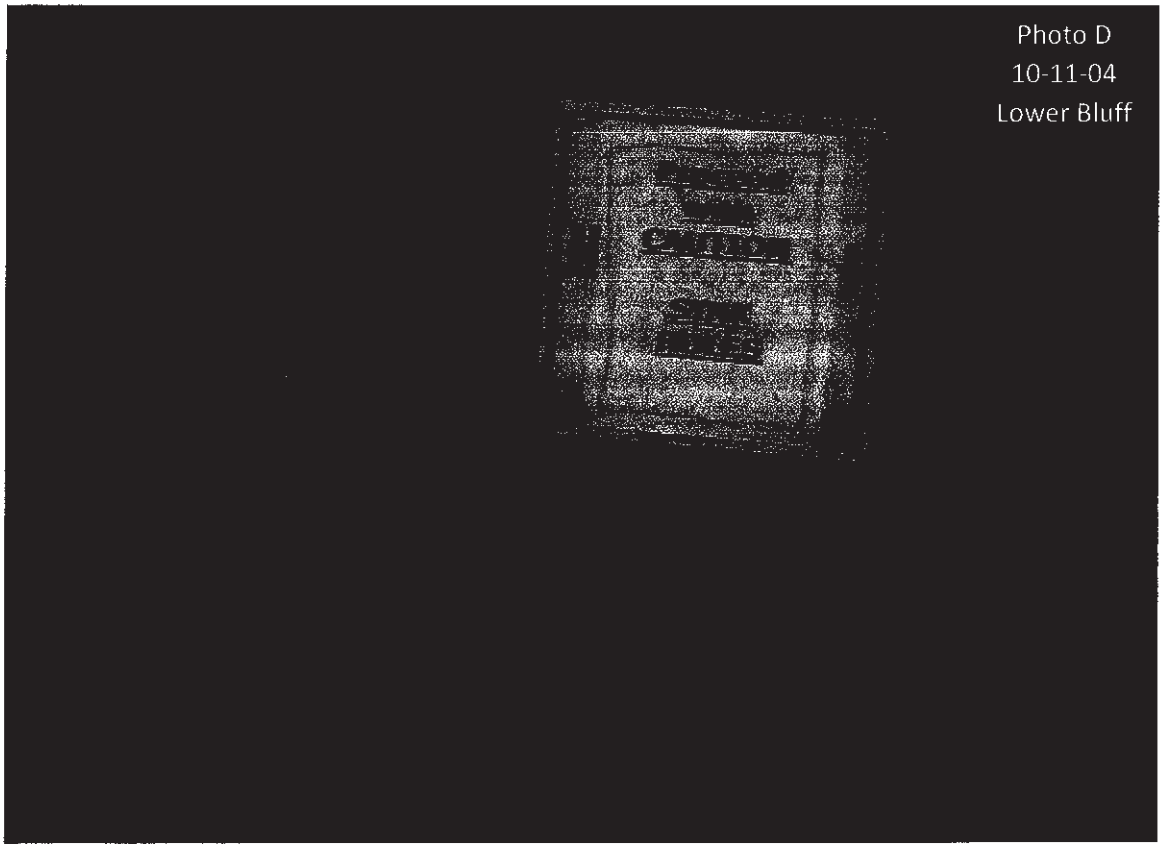


Photo D
10-11-04
Lower Bluff

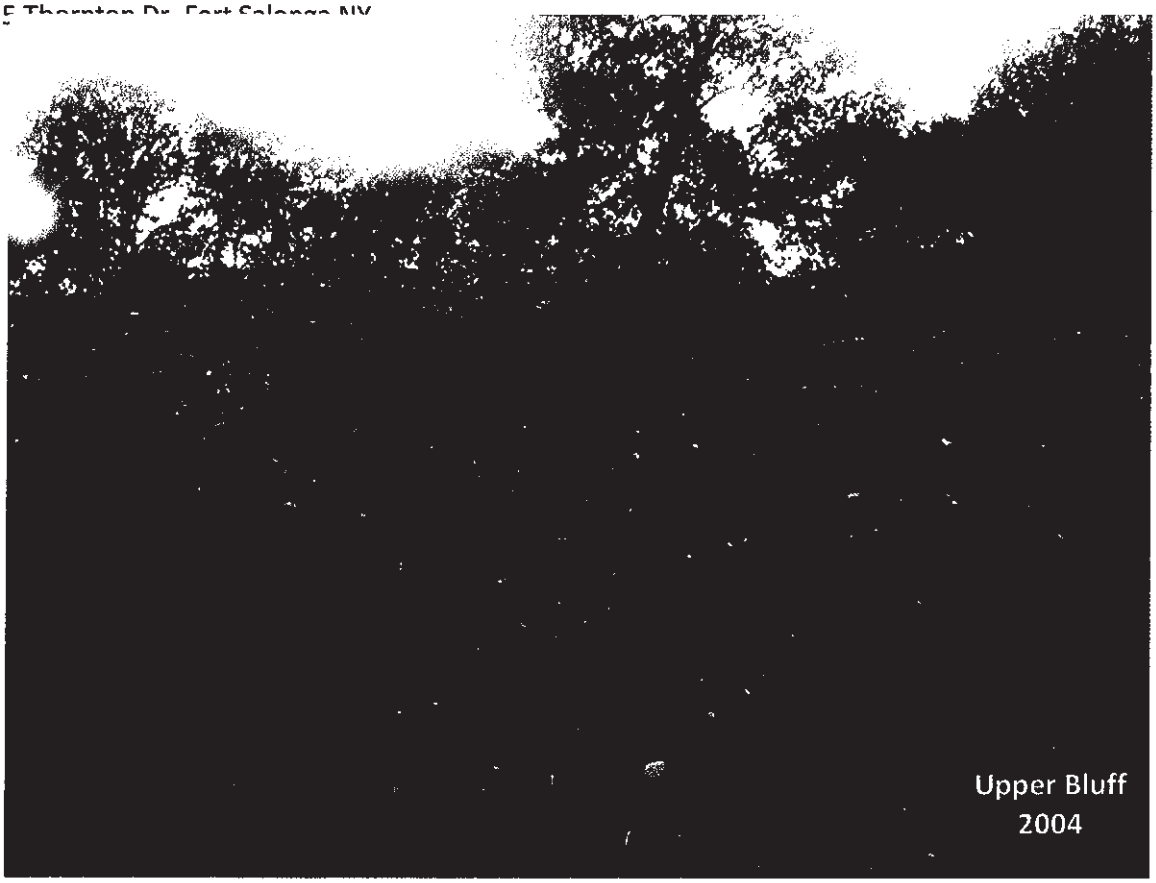
Andrew Rapiejko
15 Thornton Dr, Fort Salonga NY

a cart path located on the western side of the lower bluff that was built *after* the work was performed on the buff that also shows signs of land subsidence and cracking in the asphalt. Photo C is also on the western side of the lower bluff, and indicates several areas of subsidence marked out with white paint. Photo D shows a close-up of the signs visible in Photo C that state, "*Proceed with CAUTION SINK HOLES*". It is obvious from these photographs that the installation of the revetment and subsequent tree removal and regrading of the bluff did not stabilize the movement and erosion of the lower bluff, but may have in fact exacerbated the inherent erosion issues.

Unfortunately the lower bluff was not the only area to suffer from the denuding and regrading of the lower bluff. After the aforementioned work was performed, an acceleration of earth movement in the upper bluff became evident. The following series of photographs were taken on the upper bluff, facing to the west, in approximately the same location in 2002 (prior to the revetment construction and denuding and regrading of the lower bluff), 2004 and 2005. The 2002 photograph indicates a small fault line that had existed for many years and a tree located near this fault that had a tilt. In 2002, only two years after the construction activity, a significant slippage of earth is evident. In 2005, the severity and scope of the land movement is evident.



Andrew Rapiejko
15 Thornton Dr. Fort Salonga NY





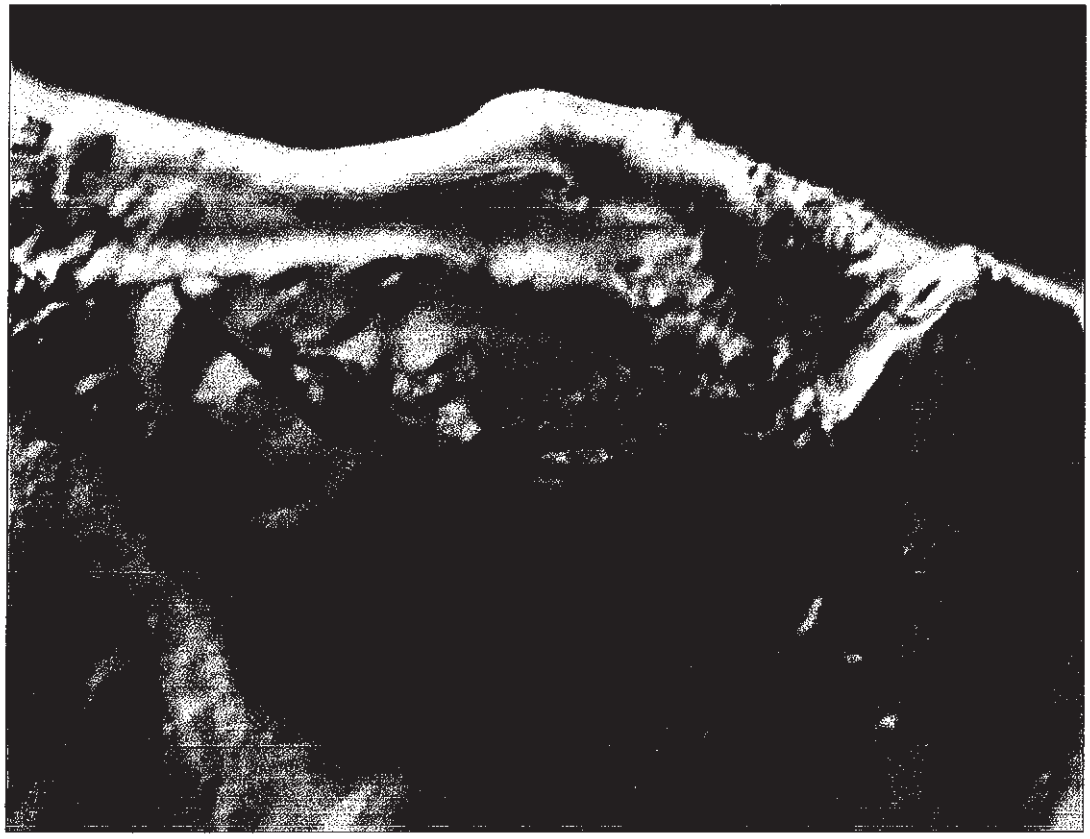
Andrew Rapiejko
15 Thornton Dr, Fort Salonga NY

In order to help ascertain the amount of slippage the upper bluff realized subsequent to the construction activities in 2002 on the lower bluff, land elevation data collected by Light Detection And Ranging (LIDAR) was gathered for the IHCC bluff area from public available sources for the years 2004 and 2012.[6] Images created from the Lidar data are displayed below as: LIDAR (2004) and Lidar (2012). The data from each image was imported into a Geographic Information System (GIS) and the elevations were digitally subtracted. The resulting image (LIDAR Difference) indicates the difference, in feet, of land elevation between the same points in 2004 and 2012. This graphic illustrates that, between 2004 and 2012, the lower bluff subsided between one and four feet, while the upper bluff exhibits subsidence of ten feet. This is a significant mass movement of the earth, and visual indications indicate this trend has continued since 2012 to the present. The acceleration of earth cracks, slippage and subsidence since the 2002 work has not been isolated to the IHCC property, but has been noticed on neighboring properties as well.



[6] 2004 data from Federal Emergency Management Agency (FEMA), 2012 data from National Oceanic and Atmospheric Administration (NOAA).

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In 2006, the Town of Huntington contracted with Ocean and Coastal Consultants, Inc. (OCC) to conduct an erosion control study from the Northport Power Station to the Huntington-Smithtown town line, an area which includes the shoreline of the IHCC. The study was commenced subsequent to the revetment construction and regrading of the IHCC lower bluff. OCC did an extensive evaluation of the study area, including the IHCC bluff, and observed that "*The Broken Ground area, including the bluff on the Indian Hills Golf Course is expected to continue to have soil movement issues. The observed scarp is likely the result of a deep seated failure along a clay layer. While there are both structural and non-structural measures that can be implemented to reduce or mitigate the likelihood or rate of soil movement, an engineering solution to provide long term stability may not be feasible.*"[7] In addition, they stated, *"While there are measures that can be implemented to minimize the severity, rate, and frequency of soil movement in the Broken Grounds area, achieving long term stability is questionable."*[8]

OCC also noted the importance of these bluffs to the neighboring properties by saying, *"They [bluffs] are also naturally protective features and residences located behind them are much more protected from storms than those on barrier spits; in all but a few cases the residences are out of the 100 year (1 percent chance annual occurrence) flood zones."*[9] *With respect to potential future development on the bluff, Huntington Town's consultant stated, "A strict adaption approach should also be considered for this [Broken Grounds] area. Preventing future development on the unstable and erosion prone bluff areas by implementing an adaption approach, such as outlined in the Article 34 "Structural Hazard Areas", is recommended."*[10] *NYS Article 34, Part 505.7, Restrictions on regulated activities within structural hazard areas (b)* states *"The construction or placement of a nonmovable structure, or nonmovable major addition to an existing structure, is prohibited within structural hazard areas."*

Bluffs

- *Increase in Mass Earth Movement, Land Slippage/Slumping* – The 2002 bluff construction project the IHCC undertook in an attempt to stabilize the bluff (revetment construction, tree removal and regrading of bluff), actually had the opposite effect of the intended outcome and destabilized the bluff, exacerbating the mass earth movement on the upper and lower bluff, and on surrounding neighboring properties. Construction activities in any area of proximity to these bluffs will likely result in accelerated erosion on the IHCC property, and result in detrimental, irreversible impacts to neighboring properties. A text book on erosion control states, "*...if old landslides abound, then it is quite likely that even minor construction operations will activate an old slide, or lead to a new one.*"[11] The proposed project is anything but a "*minor construction operation*".

- *Impacts from the Destruction of a Natural Protective Feature* – The bluff on the IHCC property is a natural protective feature which provides protective benefits against flooding and erosion (soil and wind) to the surrounding community. The NYSDEC recognizes the importance of these protective features and states that "*human activities have often removed the native vegetation,*

[7]Town of Huntington, Long Island, New York, Beach Erosion Study Report, Ocean and Coastal Consultants, Inc., Project #205073, August 30, 2006, page 23.
[8] Ibid, page 74.
[9] Ibid, page 55.
[10] Ibid, page71.
[11] Biotechnical and Soil Bioengineering, Slope Stabilization, A Practical Guide for Erosion Control, Gray, D. and Solir, R., 1996, Page 40.

altered the gradient, and/or installed a variety of structures, such as residences, lawns, roads, breakwalls, docks and railroad right-of-ways, within these zones. When this occurs, the shoreline and riparian zones can become destabilized and more subject to erosion."[12] The community surrounding the IHCC was hit hard by Superstorm Sandy, particularly the winds. Many governmental efforts since this storm have focused on finding ways to further protect the shoreline communities on Long Island from future storms, which inevitably will come. A recent study performed at the University of Connecticut updating sea level rise predictions in the Long Island Sound found more of an increase than had been previously predicted. The study states "*We recommend that planning anticipates that sea level will be 0.5 m (1ft 8 inches) higher than the national tidal datum in Long Island Sound by 2050. It is likely that sea level will continue to increase after 2050.*"[13] In discussing the study, the author, James O'Donnel, stated "*Storms that are not that bad will cause worse flooding in the future than they do now.*" The removal of an important natural protective feature is not in keeping with sustainability efforts, and could lead to more damage to property, structures and threats to life in the surrounding community. All of these impacts would likely result in higher costs to the community, particularly through higher property insurance premiums.

The detrimental impacts of altering natural shoreline features has been acknowledged by New York State and this recognition is manifested in the many coastal policies and objectives that have been enacted. The proposed development appears to directly conflict with a number of the New York State coastal policies and objectives. The following are just a few examples:

- "*New York State prevents and reduces coastal erosion by promoting and preserving the natural protective features such as dunes and bluffs, beaches and nearshore areas of coastal regions.*"[14]

- "*Many development activities damage or alter natural protective features and the protection these features afford the upland area from coastal erosion and storm damage. These activities include: building without considering the potential for damage to property or natural protective features; activities which destroy natural protective features such as dunes or bluffs and their vegetation; building structures intended for coastal erosion prevention which may exacerbate coastal erosion conditions on adjacent or nearby properties...* "[15]

- *"Policy 12*
  Activities or development in the coastal area will be undertaken so as to minimize damage to natural resources and property from flooding and erosion by protecting natural protective features including beaches, dunes, barrier islands and bluffs.
  Explanation of Policy
  Beaches, dunes, barrier islands, bluffs, and other natural protective features help safeguard coastal lands and property from damage, as well as reduce the danger to human life, resulting from flooding and erosion. Excavation of coastal features, improperly designed structures, inadequate site planning, or other similar actions which fail to recognize their fragile nature and high protective values, lead to the weakening or

[12] NYSDEC, Division of Fish, Wildlife and Marine Resources Bureau of Habitat, Interpretive Guidance to Staff, Shoreline Protection, page 1.
[13] Final Draft Sea Level Rise and Coastal Flood Risk in Connecticut: An Overview, O'Donnell, James, Connecticut Institute for Resilience and Climate Adaptation, University of Connecticut, page 1.
[14] NYSDEC Coastal Management Webpage, https://www.dec.ny.gov/lands/28923.html
[15] https://www.dec.ny.gov/lands/28923.html

destruction of those landforms. Activities or development in, or in proximity to, natural protective features must ensure that all such adverse actions are minimized. Primary dunes will be protected from all encroachments that could impair their natural protective capacity."[16]

[16] State Coastal Policies, New York Department of State, June 2017, page 21.

Long Island Builders Institute

Libi's List
We are Long Island!

September 18, 2019

TESTIMONY OF THE LONG ISLAND BUILDERS INSTITUTE BEFORE THE TOWN OF HUNTINGTON PLANNING BOARD WITH REGARD TO THE PRESERVE AT INDIAN HILLS

C-61 Sec. 2.21

THE LONG ISLAND BUILDERS INSTITUTE, THE LARGEST RESIDENTIAL DEVELOPMENT TRADE ASSOCIATION IN NEW YORK STATE, WISHES TO EXPRESS ITS STRONG SUPPORT FOR THE DEVELOPMENT OF THE PRESERVE AT INDIAN HILLS, A DEVELOPMENT WHICH CONFORMS TO ALL LOCAL ZONING CODES OF THE TOWN OF HUNTINGTON WITH REGARD TO DEVELOPMENT ON A GOLF COURSE AND A DEVELOPMENT WHICH IS ASKING FOR NO VARIANCES FROM THE ZONING CODE. WE STRONGLY SUPPORT THE CURRENT SITE PLAN APPLICATION FOR THE FOLLOWING REASONS:

1. THE SITE PLAN APPLICATION ADHERES TO THE TOWN PLANNING REQUIREMENTS FOR GOLF COURSE DEVELOPMENT BY PRESERVING OVER 120 ACRES OF GOLF COURSE OPEN SPACE AND BY CLUSTERING THE NEW DEVELOPMENT IN LIMITED AREAS ON THE COURSE IN A MANNER IN WHICH NO BLUFF AREAS, WETLANDS OR STEEP SLOPES ARE AFFECTED
2. THE SITE PLAN INCLUDES MEASURES SUCH AS NEW LANDSCAPING WHICH WILL SIGNIFICANTLY REDUCE THE IMPACT UPON RESIDENTS OUTSIDE OF THE GOLF COURSE
3. SINCE THIS IS AN OVER 55 DEVELOPMENT WITH NO SCHOOL CHILDREN, THE DEVELOPMENT WILL INCREASE THE TAX REVENUES TO THE SCHOOL DISTRICT BY OVER 1 MILLION DOLLARS WITHOUT ADDING ANY SCHOOL CHILDREN
4. NEW ENVIRONMENTAL BENEFITS WILL BE PROVIDED INCLUDING RECYCLING OF RAINWATER, ELIMINATION OF OVERFLOW BY A NEW IRRIGATION SYSTEM WHICH WILL ALSO PROVIDE FOR A REDUCTION IN IRRIGATION ITSELF AND NEW DRAINAGE SYSTEMS
5. NOTWITHSTANDING THE FACT THAT THERE IS NO LEGAL REQUIREMENT TO DO SO, THE DEVELOPER WILL INSTALL A NEW INNOVATIVE SANITARY SYSTEM ON THE PROPERTY WHICH WILL SIGNIFICANTLY REDUCE THE AMOUNT OF NITROGEN FLOW INTO THE GROUNDWATER, IN CONFORMANCE WITH THE NEW COUNTY HEALTH DEPARTMENT STANDARDS
6. A NEW CLUBHOUSE WILL BE BUILT WHICH WILL BE AVAILABLE FOR ALL COMMUNITY ORGANIZATIONS.

TWO YEARS AGO, THE TOWN OF HUNTINGTON TOWN BOARD APPROVED NEW ZONING REQUIREMENTS FOR GOLF COURSES IN THE TOWN TO STRIKE A BALANCE BETWEEN KEEPING THE OPEN SPACE OF THE GOLF COURSE WITH THE ABILITY TO BUILD NEW HOUSING UNITS ON THE GOLF COURSE TO KEEP IT ECONOMICALLY FEASIBLE. THE PRESERVE AT INDIAN HILLS PROVIDES FOR THE IMPLEMENTATION OF THE PUBLIC POLICY OF THE TOWN OF HUNTINGTON IN A MANNER WHICH IS TOTALLY CONSISTENT WITH THE NEW ZONING RULES AND DOES NOT ASK FOR ANY VARIANCES FOR THE DEVELOPMENT. THE LONG ISLAND BUILDERS INSTITUTE RESPECTFULLY URGES THE HUNTINGTON PLANNING BOARD TO APPROVE THIS SITE PLAN APPLICATION AS SOON AS POSSIBLE TO ALLOW FOR THE IMPLEMENTATION OF THE POLICY OF THE TOWN BOARD.

27

Good evening. My name is Glenn Henderson and I live with my wife at 14 Thornton Drive, Northport, NY 11768. Our home looks directly at the 5th hole of Indian Hills Country Club. We have observed destruction over the last three years which includes clear cutting of trees all along Fresh Pond Road, all viewable destruction seen across from our backyard, and the trees cut down on Breeze Hill Road opposite the club house. I was a personal witness to many uncounted overloaded truck loads of harvested healthy trees leaving suspiciously through the maintenance exit gates located by our home. When the trucks would exit I could see the condition of the trees along the trunks including the very bottom where they were cut as well. The majority of the trees were solid and without rot. Removing trees during the Environmental Impact Statement process is segmentation and a violation of SEQRA.

C-62
Sec. 2.2

Since the removal of healthy trees along the northwest side of the 5th hole's fairway and rough, golfers feel they can hit their ball closer to our property resulting in more balls hitting our house and putting us in greater danger of being hit while in our backyard.

C-63
Sec. 2.2

The developer, Jim Tsunis, has many violations and broken promises he has made to our community. The Northwind Group purchased Indian Hills Country Club in January 2016. There was a community meeting as well as separate meeting with sections of the neighborhood. In one of those meetings the concern about cutting down trees was brought up. Jim Tsunis said for every tree he cut down he would plant two more. This was never brought up again. A couple months later, in March of 2016 the town discovered that 25 healthy trees were cut down without a permit and The Northwind Group was fined $375. In the DEIS it shows the proposed development will remove over 14 additional acres of trees (Coastal Oak – Hickory Forest and Successional Southern Hardwood).

C-64
Sec. 2.2

In March 2017 there was pesticides dumped right by my property, near the maintenance area. There was one sample collected with pesticides. Even though authorities gathered one sample of them, there could be several other locations that have had bad materials dumped on the property impacting our surface and groundwater and running off into the three bodies of water surrounding the property. We should have test holes throughout the course to test the soil.

C-65
Sec. 2.2

C-66
Sec. 2.2

There have been many instances of inconvenience since The Northwind Group bought Indian Hills Country Club. On September 24, 2018 at 11am there was trespassing and disturbance on our property with the developer's knowledge. I filed a police report (which I have included in this my packet) and even after the report was finalized and the defendant was asked to leave, he returned again against police orders approximately 30 minutes later to continue surveying. This time he walked through our backyard and blatantly hammered steaks in the ground without regard for our in-ground sprinkler system with the guided approval of the Golf Course Superintendent.

With this history of how the developer operates this property, how do we have any assurances the developer will do things correctly and keep his promises?

Included:

1. Newsday article: *Indian Hills Country Club faces $375 fee for removing trees*, March 16, 2016 (2 pages)
2. The Observer article: *Indian Hills fill has neighbor on warpath, March 9, 2017* (3 pages)
3. Pictures of dumping in March 2017 (1 page)
4. Police report dated September 24, 2018 (1 page)

Indian Hills Country Club faces $375 fee for removing trees



Indian Hills Country Club in Fort Salonga is seen on Tuesday, March 15, 2016. Owners of the club recently removed 25 trees on the property without a permit. Photo Credit: Danielle Finkelstein

By Deborah S. Morris
deborah.morris@newsday.com @dsvmorris
Updated March 15, 2016 5:45 PM

The owner of the Indian Hills Country Club face a $375 fee imposed by the Town of Huntington for taking down 25 healthy trees without a permit.

Jim Tsunis, managing member of the Hauppauge-based Northwind Group that owns the Fort Salonga property, will now have to pay for the violation, which amounts to triple the normal permit fee of $25 for every five trees removed.

"As part of regular golf course maintenance and for the safety of our members we routinely take down trees," Tsunis said in a statement. "We have over 5,000 trees on the golf course and took down 25 as part of that process."

Town spokesman A.J. Carter said area residents told Huntington officials that trees were being cleared from the property around the time a representative from the Northwind Group sought a permit to take down 58 trees on March 2.

On March 9, a representative from the town's planning department, which issues the permits, visited the site for an inspection and found that 27 trees had already been removed.

"They determined two of the trees appeared to be dead or dying — were hazards — and 25 appeared to be in good condition and should not have been removed without a permit," Carter said.

The town has a policy of tripling the fee if someone takes down a tree and then applies for a permit after the fact, Carter said. "So we will tell the current owner [of Indian Hills] the fee for taking down those 25 trees without a permit will be $375, triple what it normally would have been."

Additionally the owners will have to submit a letter from a certified arborist saying a tree is dead, dying or poses a danger before any other trees are removed.

Tsunis wants to build 108 town homes for residents age 55 and older on the grounds of the golf club. Neighborhood residents have opposed the project, saying they prefer single-family homes.

Tsunis has applied to the town to change the zoning for the property from 1-acre single family to Open Space Cluster District and the application is pending.



By Deborah S. Morris
deborah.morris@newsday.com @dsvmorris
Deborah Morris is a native Long Islander and covers the town of Huntington.

Smithtown Observer covers Indian Hills & Residents of Fort Salonga

Indian Hills fill has neighbor on warpath

DA environmental crimes unit detectives intercede, landowner removes material



DIGGING IN: Town of Huntington employee Joseph Cuva (right) speaks to employees of Indian Hills Country Club outside of the entrance to the maintenance yard Tuesday, March 7.

By DAVID AMBRO

As fast as it was dumped there last week, tons of construction and demolition debris is being removed this week from the Indian Hills Country Club property in Fort Salonga.

The fill was dumped at the maintenance yard by Bell Contracting Company, Inc. of Brentwood, to create a parking area. Much of the fill that was dumped on the property Thursday, March 2 and Friday, March 3 has been graded into a rectangular area on the east side of the maintenance shed adjacent to the property line of neighboring homeowner Andrew Rapiejko, who is an official of the Suffolk County Department of Health Services and president of the Northport-East Northport School Board.

During an interview at his home Tuesday, March 7, Mr. Rapiejko said he woke up Thursday morning, March 3 to the noise of heavy equipment operating on the golf course property. He went outside and saw it was material being dumped by Bell. Mr. Rapiejko said he went outside to go to work and the wind was howling, blowing the dust from the material onto his property and into his face.

Mr. Rapiejko then went through a litany of steps he took in try to get to the bottom of what was going on. He took a photograph of the material that was being dumped, which reveals that it has tiles, electrical wire, and other materials that make it unsuitable for construction of a parking area. Based on a closer look at the material, which he photographed, Mr. Rapiejko called the Town of Huntington, which offered no affirmative response.

Mr. Rapiejko then called the Suffolk County Department of Health Services, which is the agency he works for, and the New York State Department of Environmental Conservation (DEC), and again received no affirmative response. He then called the Suffolk County Police Department, which sent an officer, who recommended after looking into the matter that he call the Suffolk County District Attorney Environmental Crimes unit, which he did.

Mr. Rapiejko said that a detective for the DA's office told him that he was in contact with the golf course representative, who consented to remove all of the fill that had been dumped on the site.

During an interview Wednesday, March 8, Indian Hills spokesman Steve Hayes said that in January he sent a letter to all of the residents in the area of the maintenance yard telling them that the former owner of the property had left behind a large pile of debris from Hurricane Sandy, and that the club was

(Continued on next page)

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about to embark on a project to clean it up. He said the project is to entail removing the Sandy debris, replacing a damaged fence along the property line between the maintenance yard and the neighboring homes, including that of Mr. Rapiejko, and planting evergreen trees along the property line. "It's a project that we are doing to be good neighbors," Mr. Hayes said.

The country club hired Belli Contracting to do the work, which got underway last week. Mr. Hayes said while he was cleaning up the debris pile, a Belli representative suggested that he bring some aggregate fill material to the site to spread across the area where employees park so it is not a muddy mess on rainy days. Mr. Hayes said it was a good idea and the club gave Belli the go ahead and he began delivering and grading the material.

According to Mr. Hayes, two Suffolk County Police detectives showed up at the site Monday and informed them that they had received a complaint from the neighbor about the quality of the fill being used. He said the detectives looked over the material, and then told them that they could stop the work and have the material tested, or that in the alternative they might want to just cart all of the material away and bring in clean fill.

Mr. Hayes said that he received assurance from Belli that its yard is under constant monitoring and that the material had already been tested, and it is suitable for the job. Despite those assurances, Mr. Hayes said a decision was made by the club, as good neighbors, to remove all of the fill from Mr. Rapiejko's property. Trucks began hauling it away from the site on Tuesday.



Belli loads fill that had been dumped at Indian Hills Country Club for a parking lot into a dump truck to cart it away Tuesday.

Mr. Hayes said that he has been in touch with the New York State Department of Transportation (DOT) specifications for public jobs.

According to Mr. Hayes, the site has been inspected by the two police detectives, five people from the New York State Department of Environmental Conservation (DEC) and the Town of Huntington and everything was found to be in compliance. "They all concluded that we did nothing wrong," Mr. Hayes said.

"This all started out as, in fact, a completely nice and rewarding up as necessary plot set by the former owners," Mr. Hayes said. He added that if any of the neighbors have a problem with the work being done at the club they can call him at 631-261-5700, extension 210, and he will address the problem. He characterized the situation involving Mr. Rapiejko and the fill as a "non-story."

Nonetheless, Mr. Rapiejko continued to push to have the material tested out of concern that it blew into his face and onto his property.

As the material was being trucked away from the property Tuesday, Mr. Rapiejko remained concerned about the content of the fill that was now being removed from the property, and he continued to complain. At about 11:30 a.m. Tuesday, Town Director of Engineering Services Joseph Cline arrived at the site and inspected the maintenance area with golf course representatives.

After talking to employees of Belli and the golf course, Mr. Cline met with Mr. Rapiejko at his home. He said that the golf course has agreed to remove all of the fill that had been dumped, including scraping up the material that had already been graded into the yard. In addition, he said that in the future the golf course has agreed to use only fill that would be acceptable as base

(Continued on page 14)

Parking lot project causes stir at Indian Hills

(Continued from page 7)

material by the state Department of Transportation (DOT), and that they will provide manifest tickets for each load, which will be checked by the town engineering department.

Mr. Cline also told Mr. Rapiejko that the golf course intends to install a new fence along the property line between the maintenance area and the Rapiejko property and add a row of Leyland Cypress evergreens.

Mr. Cline expressed some frustration about why Mr. Rapiejko remains so upset about the situation when the material is being carted away. "I don't know, am I missing something?" he asked Mr. Rapiejko on his front porch Tuesday.

Mr. Rapiejko said he is concerned because he doesn't know what is in the material and that the dust from the piles was blowing onto his property and into his face. He asked Mr. Cline if he can have the material tested. Mr. Cline said he didn't want to overstep his authority, but he agreed to ask the property owner to have the material that is being carted off the site tested. Mr. Rapiejko pointed to the pile closest to his yard, which was being loaded into the procession of dump trucks while Mr. Cline was there, and said that was the material he wanted tested.

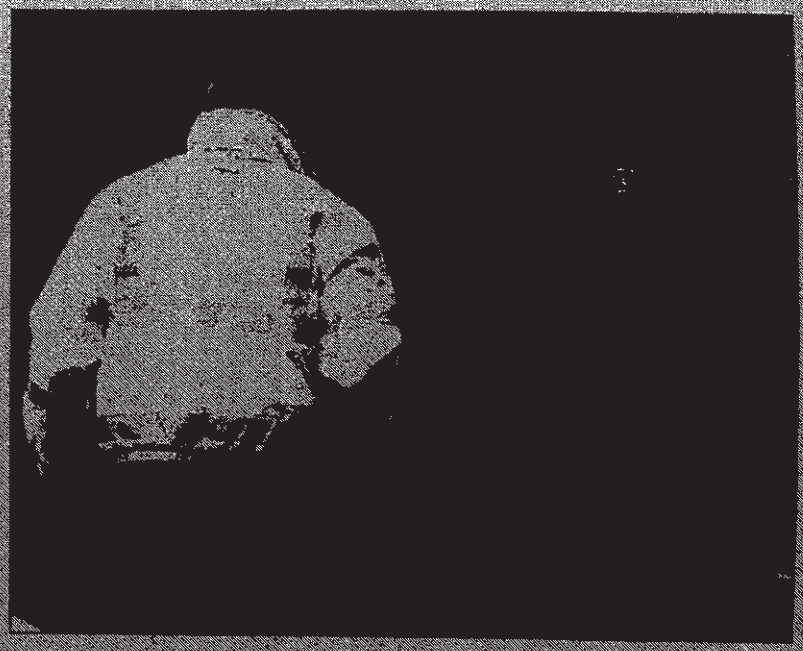
"Can't you ask them for a sample of that pile right there before it's gone so at least I know what was blowing on my property and what was blowing in my face? I think that is pretty reasonable," Mr. Rapiejko asked Mr. Cline as he pointed to the pile against his fence.

Mr. Rapiejko provided Mr. Cline with a list of items he wanted included in the testing: asbestos, semi-volatile organic compounds, volatile organic compounds, heavy metals, pesticides, and PCBs. "Two samples from different parts of the pile," he said. "I look at that and it's not proper fill."

Mr. Cline said that he was not authorized to take a sample for testing. He agreed, however, to go ask the golf course employees for permission to test the material, which he went and did.

During an interview at his home Tuesday, Mr. Rapiejko expressed frustration and concern. He was upset that it took so long to get the government to take a hard look at what was going on at the site. He also remains concerned about the quality of the material that has been dumped adjacent to his home. Mr. Rapiejko said as a Suffolk County Health Department official, he was involved in the investigation of the high profile C&D dumping cases at Roberto Clemente Park, in Brentwood, Veterans Way, in Islandia, and West Hills Park, in Huntington, and the material has a similar look to the material in those cases.

Mr. Cline said the material dumped at Indian Hills last week came from the Belli Contracting yard and that it was being returned to that yard. A Belli employee said Tuesday that the material had been tested, and now it is being removed. "What else do you want?" he said, and angrily demanded that his photograph not be taken.



A Belli worker (center) talks to town officials at Indian Hills Country Club Tuesday. -David Ambro photo

"I just want to know what's in it. It was blowing all over my property and it blew into my face," Mr. Rapiejko said during an interview at his house.

"It's not proper material to be used for what they are using it for," Mr. Rapiejko told Mr. Cline on his front porch Tuesday.

Mr. Cline said he told the golf course employees that the material is not conducive for a parking lot because it will turn to a muddy mess in the rain. He said again that he would ask the golf course representative for permission to test the material. He said that he would let Mr. Rapiejko know the outcome of the request.

dumping incident which occurred next to Maintainance
March 2017



POLICE DEPARTMENT, COUNTY OF SUFFOLK, N.Y.

ACCREDITED LAW ENFORCEMENT AGENCY

FIELD REPORT PDCS-1053c

CENTRAL COMPLAINT NUMBER	PCT. OF OCC.	SECTOR	CAR NO.	HAMLET
2018-0549716	2	205	205	FORTSA

INCIDENT: DISTURBANCE

INCIDENT LOCATION (INCLUDE BUSINESS NAME): AT 14 THORNTON DR

DAY	DATE	TIME	DAY	DATE	TIME
MON	9/24/2018	11:01			

COMPLAINANT OR VICTIM	PT	DATE OF BIRTH		
HENDERSON, GLENN	C	2/24/1941	[X] M	[ ] F

ADDRESS: 14 THORNTON DR FORT SALONGA NY

TELEPHONE: 6319886055

COMPLAINANT E-MAIL ADDRESS

COMPLAINANT E-MAIL ADDRESS

ADDITIONAL PERSON	PT	DATE OF BIRTH		
HARRIS, LEE	P	[redacted]/1973	[X] M	[ ] F

ADDRESS: NY

TELEPHONE

VEH YR.	MAKE	MODEL	COLOR	STYLE	REGISTRATION

QUAN	TYPE	DESCRIPTION	VALUE	TT#

DETAILS

AT THE ABOVE TIME AND I/L ABOVE COMPL. REPORTS THAT PERSON INTERVIEWED WAS ON HIS PROPERTY AND WHEN ASKED FOR IDENTIFICATION AND SUBJECT REFUSED TO PRODUCE IT. UPON ARRIVAL, INTERVIEWED ABOVE WHO WORKS FOR O'CONNOR PETITO THAT IS SURVEYING FOR THE GOLF COURSE OWNED BY NORTHWIND. COMPL. REPORTS ONGOING PROBLEM WITH DEVELOPER (NORTHWIND) FOR ILLEGAL PRACTICES FOR DEVELOPING SURROUNDING LAND. PERSON INTERVIEWED HE WILL NOT ENTER COMPL. PROPERTY AND WILL DO ALL SURVEYING FROM THE GOLF COURSE.

CERTIFIED
CENTRAL RECORDS SECTION
SUFFOLK COUNTY POLICE DEPARTMENT

DATE OF REPORT	TIME OUT	TIME ARRIVED	TIME IN	TOUR	FOUNDED
9/24/2018	11:02	11:12	12:15	0700-1500	[X] YES [ ] NO

[ ] ACTIVE [X] CLOSED (NON-CRIMINAL ONLY) [ ] CLEARED BY ARREST
[ ] PENDING [ ] EXCEPTIONALLY CLEARED

REPORT TO FOLLOW: NONE

POLICE OFFICER	SUPERVISOR
MUOIO, FRANK PO/5421/3A2	DOLAN, JAMES SGT/1337/235

Printed 9/25/2018 9:06:43 AM

Anyone with information about crimes is asked to call Crime Stoppers at 1-800-220-TIPS. Crime Stoppers of Suffolk County, Inc., is offering a Cash Reward of up to $5000.00 for information leading to an arrest.

1-800-220-TIPS CRIME STOPPERS

PUBLIC HEARING

Good evening Mr Chairman and Board members, my name is John Hayes, I represent the Fort Salonga Property Owners Association and live on Hayes Hill Dr

Indian Hills is a peninsular bordered on 3 sides by protected areas, the Sound, Fresh Pond and the Jerome Ambro Wetlands and is designated primary watershed. So it follows that any decision regarding development in the area must be approached from the most conservative of perspectives and I implore you to preserve this thought when making these decisions.

Most residents will accept <u>some</u> development provided it accounts for the existence of the golf course, minimizes environmental impact, has appropriate density and is designed to be considerate of the quality of life and property values of the existing community.

This application fails all those tests. It seeks to impose the maximum yield of 98 homes as if the land was completely unoccupied and not an active 390 member golf club planning to expand its catering activity. This double dipping also makes it a zoning issue which we do not believe should be the domain of the Planning Board.

C-67 Sec. 2.11

Tonight however we are dealing with the DEIS, a book that truly can be judged by its cover which features the misleading rendition of a duplex in splendid isolation with its nearest neighbor perhaps 50 ft away when in reality only an 8 ft gap is proposed. These structures will resemble row housing and be totally incompatible with the 1 acre homes they are crowded around.

C-68 Sec. 2.12

Why do the 3 clusters of these row houses need to hug the perimeter of a 155 acre property and be jammed up against 1 acre plots? Both The Hamlet and Cold Spring Hills, the only Huntington courses to be approved for this type of development, were specifically designed with the housing located in the interior.

Who will live in this active community? Hardly anyone according the the developer. His estimate of 1.5 persons per unit is contradicted by his own trade association whose data shows an average occupancy below 1.5 only after the head of household is at least 85 . Likewise the 4.43 occupants per single family home quoted as an alternative should reflect the actual US Census data for Ft Salonga of 2.89 – big difference.

C-69 Sec. 2.15

These discrepancies undermine the basic assumptions and conclusions of the whole DEIS in terms of alternative plans, traffic activity, pollution data and school tax

contribution which are all based, at least in part, on phony population estimates.

The rest of the DEIS likewise contains a long list of promises to do better on a number of environmental and social issues.

Based on our turbulent 3 and a half year history with the developer the community does not buy these promises and neither should the Board.

John Hayes
FSPOA

development of the site (even detached large lot development) could pose greater aesthetic impact than the proposed cluster plan. The development of 201 new homes and relocation/construction of a club facility will result in a visible transformation in physical community character, changing some of the scenic element of the broad expanse of golf course proper.

As proposed the action will result in the replenishment of natural area amounting to an additional 43 acres over existing. The visual buffering effects of existing wetland and woodland will be reserved. Development as proposed in the R-40 cluster alternative in the FEIS can result in greater provision of natural/buffering vegetation likely in excess of the 8 acres difference posed by the document. Both of the cluster scenarios (proposed action and R-40) will provide reservation of buffer and locate housing centrally to reduce visual impacts as noted from adjoining roadways and neighboring lands.

J. Community services will be impacted by the proposed project to a minor extent. The expected 60 school age children (by recent data this number should be closer to 40 children) will attend school in the Commack School District which the FEIS indicates has sufficient excess capacity to absorb the influx of new students, distributed through all grades, without significant impact on the high quality of educational services presently available. The School District contains only a very limited concentration of industrial-commercial uses within its boundaries to generate tax revenues to provide for services (parks, water, highway, waste disposal, schools). Like all its neighboring districts, Commack is experiencing the local trend of diminishing enrollments which the proposed action may slightly offset. Police and fire service will be attenuated in that the addition of 500+ new residents to any area has such effect. The alternative R-40 cluster with the 18-hole golf course described in the FEIS erroneously calculated total and student projected population using the density factor for detached housing (though all other variables related to the 140-unit option are valid). The total population of 350 persons, 42 or less of school age, would have a marked diminished effect on community services.

The Town Board finds that an attached cluster plan implemented as condominium or homeowners association development, requires less community services proportionally than a conventional development in that on-site sanitary systems (i.e. sewers, sewage treatment plant), drainage systems, and road network will remain the private responsibility of the homeowners association, not of the municipality, while tax revenues generated to the benefit of

HAMLET

STEPHEN KAY (sworn), landscape architect, P. O. Box 81, 530 Second Avenue, Pelham, N.Y. testified that he is in the business of designing golf courses. He gave the Board a summary of his experience in designing golf courses. He teaches classes at Rutgers in golf course design. He is a licensed landscape architect. His golf course design was marked Exhibit #10. The golf course would be redesigned into an 18-hole championship course with the housing project in the center. The perimeter of the project would be landscaped with trees. He spoke about the standards for fairways. An overlay of the existing facility was marked Exhibit #11. The project has 160 acres. There is a chain link fence surrounding the property. He proposes extremely heavy landscaping around the project in addition to what is already there. The tennis court facility would have a mens and womens room and several offices for the tenants association.

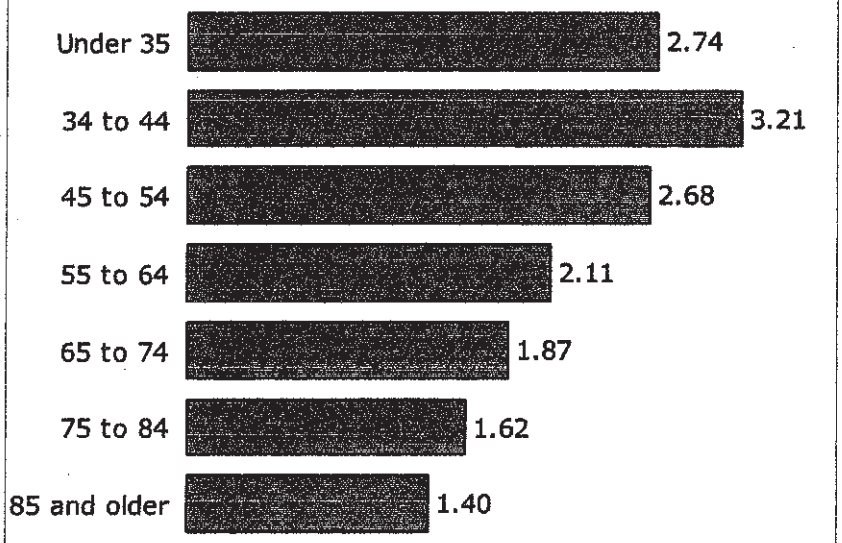
RICHARD A. SPIRIO (sworn), 38 Van Nostrand Place, Amityville, N.Y. appeared before the Board as an officer of Golf Course Properties on behalf of Elliot Monter, the owner. He testified that the tennis court building would be an accessory use for the clubhouse. The building itself would be less than 2,000 sq. ft. There would be other accessory buildings on the site; e.g., bathroom facilities, gatehouse, starter shack, etc., which would be very small. He spoke about the model which incorporated suggestions from the Planning Department. There would be 201 units on 160 acres. The Marion Carll farm adjacent to the property is historic in nature. An exhibit of the buffering for the Marion Carll farm was marked Exhibit #12. He described the plantings. No residences would be within 100 ft. of the Marion Carll farm. They intend to create Long Island's first golf course community. It will be a private club. All buildings would be 2½ stories and no higher than 35 ft. All of the units are on the interior with the exception of the gatehouse. They have met with the Traffic Safety Department with regard to road dedication. There will be no outside parking or outside storage within 25 ft. He spoke about setbacks. The Holiday Organization has built several condominiums in the area. The Holiday Organization brochure was marked Exhibit #13. The projected selling price for the 3,200 to 3,700 sq. ft. units would be $550,000 to $600,000. There will be no artificial illumination, loud speakers, etc. He spoke about front and rear yard setbacks. They do not expect to come back to the Board for any other variances. The Town Board's approval was based on a cluster development. He spoke about an accessory building for machinery and equipment and indicated the location on the exhibit. It would have 6,200 sq. ft. There will be facilities in the club house. There would be 650 members and over 100 people in the community would join as members of the golf course. They will also have associate members. Huntington residents would come first as members. It will be a membership club with dining service in the restaurant and no take-out service.

Vincent Donnelly refered to Exhibit #7 wherein the Suffolk County Department of Planning requested five specific items and the ZBA's

infrastructure requirements or impact fees that are set at levels that are excessive, given the nature of 55+ communities.

55+ communities differ from traditional housing in a number of ways. One difference is simply household size, or the number of persons expected to occupy each residence. Census statistics show that average household size decreases with age, especially after age 45, and is below two persons per household for households over age 65 (Figure I-2). A similar pattern exists in virtually every state, with the exception of Hawaii (Table A1-1 in Appendix 1).

Figure I-2. Persons Per Household by Age of Household Head



Source: 2006 American Community Survey, U.S. Census Bureau.

Other important differences associated with 55+ housing also exist, such as low demand for public education or parking space, and a low volume of traffic on local streets during rush hours. In order to obtain approval for 55+ communities without unnecessary delays, it would be helpful if developers had access to information that quantified these differences in a clear and concise way. The purpose of this study is to provide such information.

The study by itself will not ensure that a particular 55+ project is approved. Developers still need to make the case to local planning boards and councils that a specific project is appropriate and desirable in a specific community. This study is designed to provide supporting data that will be useful in such a situation.

The study is organized by local government budget line items in the order they appear when reported by the Governments Division of the U.S. Census Bureau. The first chapter deals with the impacts of 55+ housing on local government revenue; chapters 2 through 6 cover expenses for providing the public services that tend to be most commonly discussed in the context of 55+ housing.

QuickFacts

Fort Salonga CDP, New York

QuickFacts provides statistics for all states and counties, and for cities and towns with a ***population of 5,000 or more***.

Table

PEOPLE	
Population	
Population estimates, July 1, 2018, (V2018)	X
Population estimates base, April 1, 2010, (V2018)	X
Population, percent change - April 1, 2010 (estimates base) to July 1, 2018, (V2018)	X
Population, Census, April 1, 2010	10,008
Age and Sex	
Persons under 5 years, percent	▲ 3.2%
Persons under 18 years, percent	▲ 22.8%
Persons 65 years and over, percent	▲ 20.0%
Female persons, percent	▲ 51.7%
Race and Hispanic Origin	
White alone, percent	▲ 96.5%
Black or African American alone, percent (a)	▲ 0.6%
American Indian and Alaska Native alone, percent (a)	▲ 0.0%
Asian alone, percent (a)	▲ 1.2%
Native Hawaiian and Other Pacific Islander alone, percent (a)	▲ 0.0%
Two or More Races, percent	▲ 1.0%
Hispanic or Latino, percent (b)	▲ 5.5%
White alone, not Hispanic or Latino, percent	▲ 92.4%
Population Characteristics	
Veterans, 2013-2017	512
Foreign born persons, percent, 2013-2017	5.1%
Housing	
Housing units, July 1, 2018, (V2018)	X
Owner-occupied housing unit rate, 2013-2017	93.0%
Median value of owner-occupied housing units, 2013-2017	$878,300
Median selected monthly owner costs -with a mortgage, 2013-2017	$3,671
Median selected monthly owner costs -without a mortgage, 2013-2017	$1,500+
Median gross rent, 2013-2017	$1,777
Building permits, 2018	X
Families & Living Arrangements	
Households, 2013-2017	3,430
Persons per household, 2013-2017	2.89
Living in same house 1 year ago, percent of persons age 1 year+, 2013-2017	91.7%
Language other than English spoken at home, percent of persons age 5 years+, 2013-2017	6.4%
Computer and Internet Use	
Households with a computer, percent, 2013-2017	95.5%
Households with a broadband Internet subscription, percent, 2013-2017	90.2%
Education	
High school graduate or higher, percent of persons age 25 years+, 2013-2017	98.2%
Bachelor's degree or higher, percent of persons age 25 years+, 2013-2017	52.7%
Health	
With a disability, under age 65 years, percent, 2013-2017	4.2%
Persons without health insurance, under age 65 years, percent	▲ 4.5%

This is a very difficult situation for us for many reasons. Firstly, my wife and I have been active members of Indian Hills for almost 30 years. Both of us have served on various committees, and my wife has run numerous charity tournaments at the club. We love the golf course and the friends we have made. . . Secondly, Steve and Emily Hayes are not only our close neighbors. but they are also our friends. And, over the course of the last few years, I have gotten to know and like Jim Tsunis, and I think the world of his son Alex. I wish them all well in their endeavors.

However, as the plans now stand, our home and that of our nearest neighbors, will be most affected by the proposed project.

In the Deis 60-Appendix M- PhotoSimulations_Before and After.pdf

C-70 Sec. 2.14

There are a number of before photos, and after simulations. There is an after simulation of what it would look like from our back yard, but there is no before picture. And I believe for good reason, as the difference is rather dramatic. Here is a recent photo of our back yard. Please compare it to the simulation, which by the way, I believe is showing the proposed condos in the best possible light. From what I understand, there are plans

to add many feet of fill to the area, and the condos may well be much higher that the simulation shows.

As you may be aware, there have been a number of proposed plans for the "preserve" One of them, which would greatly mitigate our situation, was to move the 11th hole from its present location to an area where it would be next to our and our neighbors' back yards. While we would prefer that no condos be built near us, that plan would be far superior to the present one, which would result in a reduction of our property value by at least 10%. I do not know why it was abandoned. Perhaps, it still could be implemented if the number of condos were reduced.

C-71
Sec.2.1

While I am in favor of there not being anything built on the course, I am realistic enough to realize that some condos may be approved, but does it have to be 98? Cannot it not be a number that will not have as much an impact on the surrounding properties?

The land was purchased as a golf club for 13.5 million. Given what they are getting for the new condos on Elwood road, the Preserve condos will sell for a minimum of a million dollars, and some for much more than that. I am not in construction, but after speaking to

C-72
Sec. 2.12

a few people who are, I can guess that the construction costs of the proposed condos will be approximately 300K. That would result in a profit of $700 to one million per unit. Do you need to build 98? Could it not be a number that that will not have as much impact on the surrounding properties, and still give North Wind a handsome profit?



I do not blame the owners for trying to make as much as possible on this project. If I was in their place, I would be doing the same thing. In fact, if someone would want to buy my property for $10 million in order to put a hotel on it, I would think it would be a great idea, and would try to convince my neighbors of the merits of a hotel on Hayes Hill. It then would be your job to not let me do that.

Thank you.

Charles and Gale Mazzoni

30 Hayes Hill Drive





IPOSED

32

From Janet Hayes

THE PLANNING BOARD

TOWN OF HUNTINGTON

TRAFFIC

THE TRAFFIC STUDY IS INCOMPLETE AND MISLEADING. IT SHOULD HAVE BEEN CONDUCTED IN THE SUMMER, AS WE REQUESTED, FOR INCLUSION IN THE FINAL SCOPE.
THE CLUB AND GEISLER'S BEACH SWELLS THE VOLUME OF TRAFFIC DURING THE SUMMER MONTHS.
INSTEAD IT WAS UNDERTAKEN AFTER LABOR DAY AND DURING THE WEEK OF YOM KIPPUR.

C-73 Sec. 2.16

POPULATION AND TRAFFIC ESTIMATES FOR THE PRESENT AND ALTERNATIVE PLANS CANNOT BE SUPPORTED.

C-74 Sec. 2.20

THE ESTIMATE OF 1.5 PERSONS PER UNIT IS CONTRADICTED BY THE NATIONAL BUILDERS ASSN. FOR THE 50+ HOUSING COUNCIL WHOSE DATA INDICATES THIS FIGURE IS ONLY TRUE FOR HEADS OF HOUSEHOLDS AGED 85+ LIKEWISE AVG. HOUSEHOLD SIZE in FORT SALONGA IS ONLY 2.89 ACCORDING TO THE U.S. CENSUS AND NOT THE 4.43 STATED IN THE DEIS.

THUS THE TRAFFIC SECTION SHOULD BE REVISED USING REALISTIC DATA.

THE FINAL SCOPE CALLED FOR FOUR SIGHT/DISTANCE STUDIES. ONLY ONE WAS COMPLETED. SOME WERE DEEMED UNNECESSARY WITH NO DATA TO SUPPORT THIS AND THE STUDY FOR THE DANGEROUS INTERSECTION AT THE CLUB ENTERANCE WAS COMPLETELY IGNORED.

C-75 Sec. 2.17

THE DEIS CANNOT BE CERTIFIED AS READY FOR PUBLIC COMMENT UNTIL THIS IS COMPLETED.

NORTHWIND RECOGNIZED SAFETY ISSUES AT THE CLUB ENTRANCE IN PREVIOUS VERSIONS OF THE PLAN AND A RENDITION OF THESE IMPROVEMENTS WAS RECENTLY REMOVED FROM THEIR WEBSITE.

WE ASK THE BOARD TO INSIST THAT THE SIGHT/DISTANCE STUDIES BE CARRIED OUT.

THE DEIS PROPOSES THAT GOLF CARTS CONTINUE TO CROSS THIS DANGEROUS INTERSECTION BUT CONTAIN NO DATA ON THEIR NUMBER. THESE CARTS ARE NOT BELIEVED TO BE REGISTERED FOR USE ON PUBLIC ROADS. IN ACCEPTING THIS PROPOSAL WILL THE BOARD ALSO CONSIDER POSSIBLE LIABILITY IN THE EVENT OF FUTURE ACCIDENTS.

C-76 Sec. 2.17

THE INTERSECTION OF 25A AND MAKAMAH HAS SUFFERED 2 RECENT FATALITIES AND SEVERAL MAJOR ACCIDENTS. ANY DEVELOPMENT PROPOSAL MUST INCLUDE IMPROVEMENTS AT THIS INTERSECTION.

C-77 Sec. 2.17

THE DEVELOPER SEEMS TO HAVE RENAGED ON THE IMPROVEMENTS HE PREVIOUSLY PROPOSED. A RENDITION OF THIS WAS ALSO RECENTLY REMOVED FROM THEIR WEBSITE.

WE INVITE THE BOARD TO VISIT THE AREA, MAKE A LEFT TURN FROM 25A TO MAKAMAH AND PLEASE TOUR THE INTERIOR ROADS INCLUDING THE CLUB ENTRANCE TO EVALUATE WHETHER THESE ROADS DESERVE THE "EXCELLENT" STATUS GRANTED THEM IN THE DEIS.

IN CONCLUSION, THE DEIS IS INCOMPLETE, MISLEADING AND MUST BE REVISED.

THANK YOU.

JANET HAYES

32 HAYES HILL DR

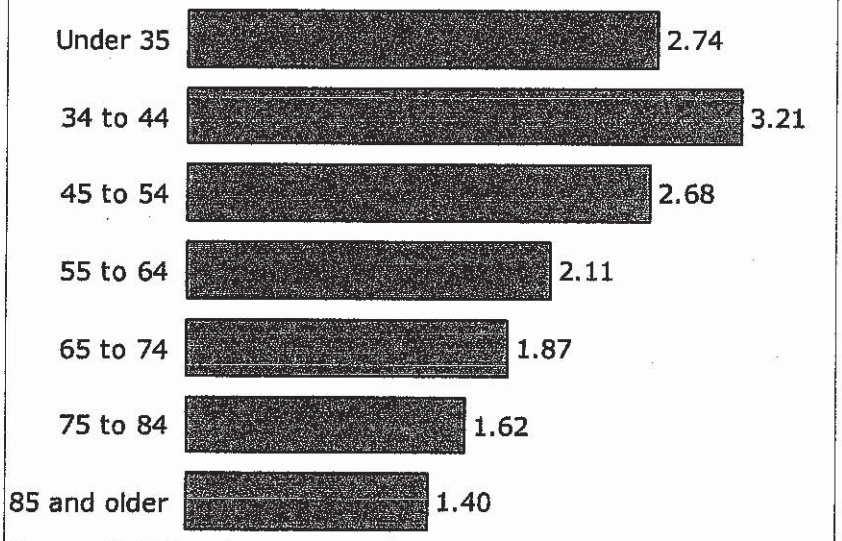
09-18-2019

NAHB 50+ HOUSING COUNCIL

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QuickFacts

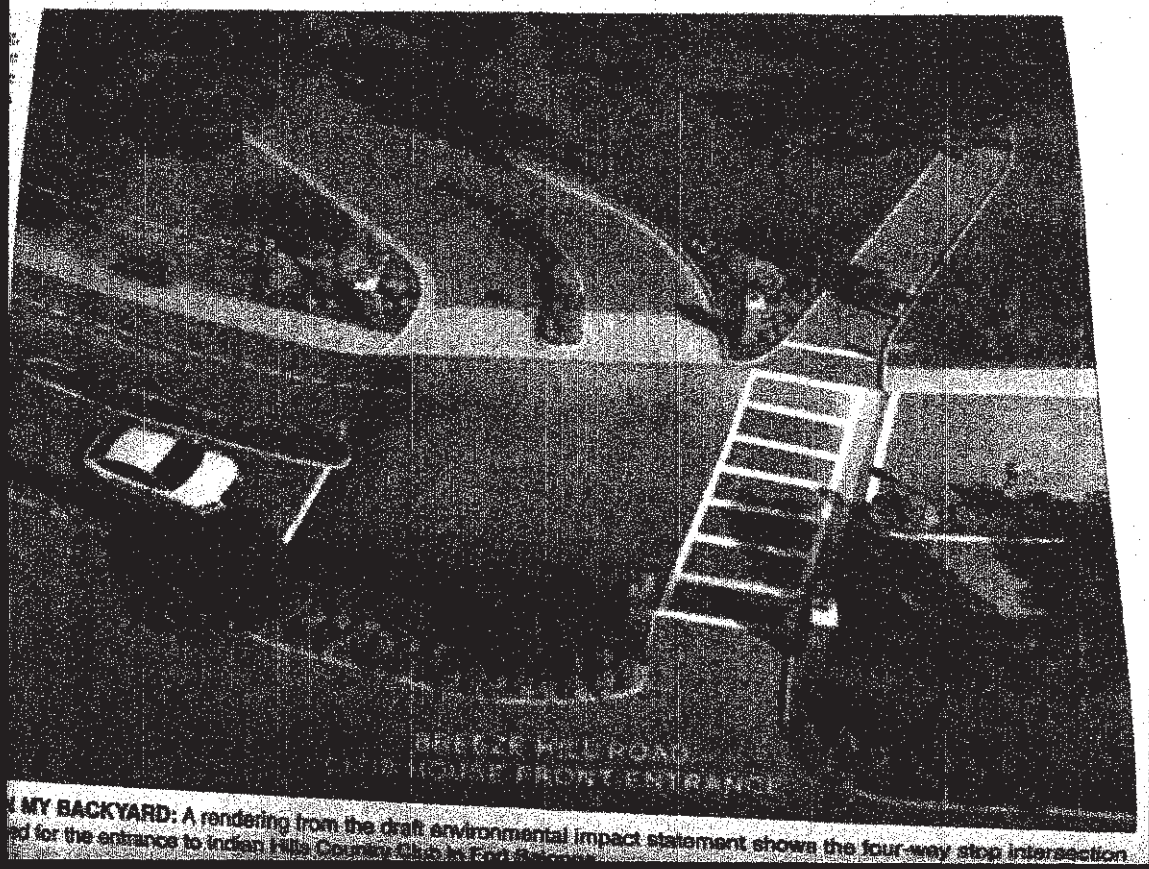
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With a disability, under age 65 years, percent, 2013-2017	4.2%
Persons without health insurance, under age 65 years, percent	▲ 4.5%

p Indian Hills property



MY BACKYARD: A rendering from the draft environmental impact statement shows the four-way stop intersection
d for the entrance to Indian Hills

- *Adherence to the NYS Fire and Building Codes will increase the level of safety from fires and minimize the potential for use of ambulance services. In addition, use of fire/smoke alarms will assist in minimizing the incremental increase in the potential need for fire protective services.*
- *Water-conserving plumbing fixtures, mechanical systems, and rain sensors on irrigation systems will be utilized in construction, which will further minimize the volume of water required from the public water supply.*
- *Use of landscaping species that are native and/or ornamental species that are well adapted to site conditions could help to reduce irrigation demands.*
- *Energy-conserving measures, including energy saving wall insulations, windows and energy efficient mechanical systems will be utilized, thereby reducing the anticipated increase in energy consumption.*
- *Adherence to the NYS Fire and Building Codes for all future homes in the area will increase the level of safety from fires and minimize the potential for use of ambulance services. In addition, use of fire/smoke alarms will assist in minimizing the incremental increase in the potential need for fire protective services.*
- *The project will facilitate the extension of natural gas street service to the area which will benefit the existing homeowners in the surrounding area.*

3.4 Transportation

3.4.1 Existing Conditions *(A Traffic Impact Study [TIS] will be prepared for this project, the TIS will be prepared by professional transportation engineers and will include the following: perform field inspection; determine road geometry; determine locations/geometries of driveways and intersections; review trip ends, speed and sight distance relative to the proposed ingress/egress from/to Makamah Road; conduct sight distance studies for additional intersections including the proposed entrance off of Fresh Pond Road, the entrance to Indian Hills Country Club off of Breeze Hill Road and at the intersection of Hayes Hill Road and Makamah Road; conduct turning movement counts at key intersections; review traffic volume including seasonal changes in traffic volumes and accident data; describe existing roadway characteristics including level of service at the nearby intersections; discuss existing traffic on adjacent roadways; identify planned projects in the area to be included in cumulative assessment; identify NYSDOT growth rates and/or applicable means of assessing growth. The following intersections will be analyzed for existing Level of Service [LOS] as part of a Traffic Impact Study to be prepared for the proposed project:*

- *NYS 25A (Fort Salonga Road) at Makamah Road*
- *NYS 25A (Fort Salonga Road) at Fresh Pond Road/Bread and Cheese Hollow Road*

FILED WITH TOWN CLERK
Date NOV 13 2018

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Hello, my name is Debbie Spinelli and my home is at the end of Mystic Lane where the Northwind group intends on opening up the dead end street to add ~~38~~ 36 townhouses on 4 acres of land. Along with many of the residents of Fort Salonga, against this enormous project I have concerns with the affects it will have on the environment as well as the traffic, property value decline and the fact that it will change the character of the beautiful neighborhood I chose to live in 10 years ago when I purchased my home. Another concern I would like to discuss is the new clubhouse that Northwind group intends on building. The clubhouse will be expanded by 30% plus there will be an additional fitness recreational center. The DEIS states that the clubhouse and catering staff will also increase by 40%. The inescapable conclusion of an expanded clubhouse and a 40% increase in staff leads me to believe that there will be larger catering events (eg, weddings, sweet 16, birthday parties etc) and more of them to compound with the additional population and traffic resulting from the cluster development. I am fearful that the Northwind group will create a similar situation in our neighborhood to the situation the poor people who live near Del Vino Vineyards are living with. There is also no provision being made for improvements at the already dangerous and narrow club entrance on Breeze Hill Rd, which is featured in previous plans and is still to be found on the Northwind

C-78 Sec. 2.14

C-79 Sec. 2.14

C-80 Sec. 2.16

website. The golf carts which we believe are unregistered for use on public roads will still cross over Breeze Hill Rd, if this plan is accepted does that mean that the Town of Huntington has considered the possibility of liability as a result of future accidents in this area? I am also a member of Indian Hills Country Club and enjoy the beauty that it offers. I feel that there is a better solution out there to the one that Northwind Group has come up with. Thank you



To: Huntington Town Planning Board **September 18, 2019**

From: Thomas Spinelli
14 Mystic Lane
Northport, NY 11768

1. SENIOR HOUSING: I would like to address the Huntington Town planning director's (Tony Aloisio's) assertion in Newsday that Nothwind's proposal fills the need for more senior housing in Huntington.

-There is a great need for senior housing in the US and Huntington is no different. AARP estimates that our nation is on the verge of a severe senior housing shortage. Harvard's Joint center for housing studies estimates that 10 million seniors are currently having difficulty finding senior housing.

-here at home on LI, Douglas Elliman estimates that 7,500 homes are currently available in Suffolk with an average sale price of $418,000 (likely less than half of the sale price of the proposed town homes).

- If we merely define senior housing as somewhere to live, Huntington Seniors are free to purchase any of such thousands of homes currently available to fill their needs for housing.

-But that is not what AARP and Harvard are talking about in their studies. What the U.S. and Huntington really needs is not just senior housing, but **affordable** senior housing and senior housing that provides benefits for seniors, such as accommodations for disabilities, transportation to doctors. Community activities etc.

C-81 Sec. 2.3

-LI is only one of three areas in the entire country where housing costs are more than 40% of income for those over 65 (southeast Florida and southern California being the other two), which makes it so difficult for seniors to find **affordable** housing on LI.

-The Proposed development does not address the need for **affordable** senior housing in Huntington which also provides special accommodations for seniors.

-The proposed development cannot be approved due to it providing senior housing, since it does not fulfill any need for **affordable** senior housing.

-Of course, we do not know for sure whether the proposed townhomes will qualify as **affordable** for seniors, since the Developer has consistently refused to address the price of the homes in the development, other than using an $850,000 estimated average sale price in the DEIS to estimate the amount of taxes generated by the development. But even at such estimate, the townhomes will sell for more than twice the average sales price in Suffolk County. I would like to ask the Huntington Town planning director how such housing can fill any need for affordable senior housing in Huntington.

-By the way, is the proposed development really 55 and over? Will it have no children? Once permits are issued, is there any guarantee that it will remain 55 and over? I ask the Planning Board to articulate on the record by what mechanism the proposed "senior" townhouses will be maintained as such and for what time frame. Del Vino Winery was approved as a tasting room, since permits issued, it has become a full-fledged bar/restaurant/catering hall serving hundreds of daily customers.

C-82 Sec. 2.3

C-83
Sec.
2.6

2. OPEN SPACE: Fort Solonga already enjoys a beautiful neighborhood filled with open space, open space created by a 1 acre zoning.

-Although a few homes in Fort Solonga are large, most are of modest size on large 1 acre lots with trees, providing a neighborhood filled with open space.

-The Developer proposes adding clusters of several acres with large structures spaced 15 feet apart to destroy the feeling of open space.

-It is ironic that the only undeveloped open space on the property, the acres of natural wooded property, will be bulldozed under the developers plan and replaced with massive, numerous closely clustered structures in the name of preserving open space.

-The open space that is sought to be preserved and that is enjoyed by the adjoining homeowners, will become clusters of large buildings spaced close together. How is this a preservation of open space? Shouldn't open space be to the enjoyment of the town's occupants and the use of the general population?

-If the town and the proponents of the current proposal are looking to preserve the open space of the nitrogen factory (I mean golf course), the golf course is not open space within the meaning of the same, the golf course is developed land that contributes greatly to the pollution of the area's resources.

-Assuming that you can consider the golf course to be open space, since the adjoining homeowners are no longer enjoying it because it is being blocked by numerous large structures, then the open space can only be preserved for a few hundred private members of the golf course, not for the adjoining homeowners, not for the community at large.

3. NIMBY: There are those that would label the opposition to the proposed development as NIMBYs.

-We are not NIMBYs and this is not a NIMBY situation.

-A NIMBY is someone who opposes something for the public good that, although may be unpleasant, is a public necessity (like a garbage dump, a power plant, both of which we already have in Northport).

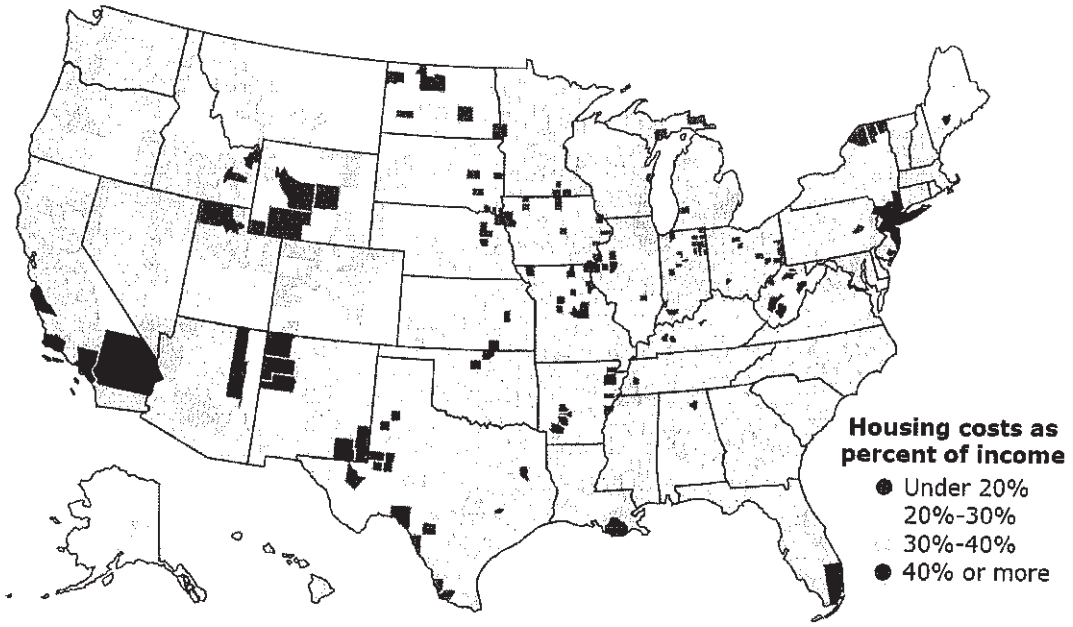
-The proposed development is a private commercial concern built on a private golf club for the enjoyment of a few hundred private members. The proposed development has no public purpose, not to provide affordable senior housing, not to provide open space for the enjoyment of the community at large, it is only for commercial profit.

AARP: Improving Access to Safe and Affordable Housing



By 2030, one in every five Americans will be over age 65, and our nation will face a severe shortage in appropriate housing to meet their needs. As people age, they need housing that is structurally and mechanically safe and that accommodates people with disabilities. Those 50 and older also need safe communities, adequate transportation options and access to grocery stores, doctors and community activities. AARP Foundation is developing strategies to address the senior housing crisis and make all of our communities affordable and welcoming for people regardless of age or physical ability.

The Housing Burden: Over Age 65



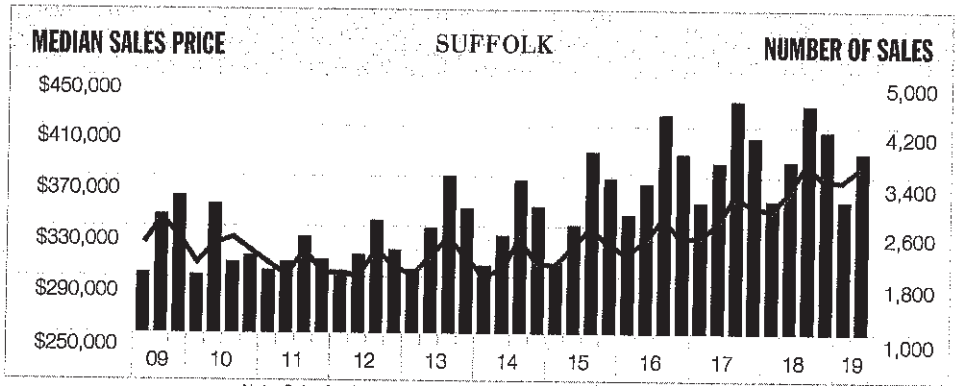
Source: Joint Center for Housing Studies at Harvard University.

SUFFOLK

- Median sales price rose annually for the eighteenth straight quarter
- The number of sales rose annually for the second time in three quarters
- Listing inventory rose year over year for the second straight quarter after three quarters of declines

Suffolk Market Matrix	Q2-2019	%Δ (QTR)	Q1-2019	%Δ (YR)	Q2-2018
Average Sales Price	$418,877	3.8%	$403,554	6.8%	$392,030
Median Sales Price	$380,000	2.9%	$369,250	5.6%	$360,000
Number of Sales (Closed)	3,810	24.5%	3,060	3.6%	3,678
Days on Market (From Original List Date)	71	-10.1%	79	-5.3%	75
Listing Discount (From Original List Price)	2.1%		2.8%		2.1%
Listing Inventory	7,588	14.6%	6,623	28.5%	5,903
Months of Supply	6.0	-7.7%	6.5	25.0%	4.8
Total Pending Sales	5,449	28.4%	4,244	27.8%	4,263

Suffolk Quintiles	Median Sales Price	%Change (YEAR)
5/5	$645,000	4.9%
4/5	$457,000	5.3%
3/5	$380,000	5.6%
2/5	$320,000	10.0%
1/5	$212,500	13.9%



Note: Sales for the county do not include Hamptons and North Fork data analyzed in a separate report.

SUFFOLK - NORTH SHORE

- Listing inventory declined annually after six straight quarters of increases
- Fourth straight quarter with year over year increases in the number of sales

Suffolk-North Shore Market Matrix	Q2-2019	%Δ (QTR)	Q1-2019	%Δ (YR)	Q2-2018
Average Sales Price	$531,133	-0.2%	$531,949	6.7%	$497,831
Median Sales Price	$460,000	2.2%	$450,000	4.5%	$440,000
Number of Sales (Closed)	688	20.9%	569	3.0%	668
Days on Market (From Original List Date)	77	-9.4%	85	-1.3%	78
Listing Discount (From Original List Price)	2.4%		3.8%		2.5%
Listing Inventory	716	21.4%	590	-1.0%	723
Months of Supply	3.1	0.0%	3.1	-3.1%	3.2
Total Pending Sales	385	61.8%	238	-2.5%	395

SUFFOLK - SOUTH SHORE

- Thirteenth straight quarter of year over year increases in median sales price
- Fourth annual increase in sales over the past five quarters

Suffolk-South Shore Market Matrix	Q2-2019	%Δ (QTR)	Q1-2019	%Δ (YR)	Q2-2018
Average Sales Price	$370,770	4.9%	$353,444	7.5%	$344,958
Median Sales Price	$360,000	4.3%	$345,000	6.2%	$339,000
Number of Sales (Closed)	1,303	24.7%	1,045	1.7%	1,281
Days on Market (From Original List Date)	64	-17.9%	78	-14.7%	75
Listing Discount (From Original List Price)	1.7%		2.4%		1.9%
Listing Inventory	1,679	7.6%	1,561	-1.6%	1,706
Months of Supply	3.9	-13.3%	4.5	-2.5%	4.0
Total Pending Sales	1,344	17.9%	1,140	4.6%	1,285

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My name is Tony Izzo. My wife Maryann and I live at 24 Breeze Hill Rd immediately west of the IH clubhouse. The proposed Northwind plan before the board will have a direct, detrimental impact on my family and on my adjacent neighbors.

Mr. Tsunis wants to increase the size of the clubhouse by 30%, and his staff by 40% to accommodate a large catering restaurant, which will allow for daily dinners, frequent parties, weddings and other functions. Also, he wants to build a fitness center and a community room which will be utilized daily for four hundred club members and at least two hundred new residents. C-84 Sec. 2.3

The golf course will be transformed into a commercial strip mall with businesses like The Larkfield Manor, Applebee's, and Gold's Gym. The enormous increase in air, noise, light, garbage, and environmental pollution will cause an intrusive decline in our quality of life. C-85 Sec. 2.11

When Mr. Tunis first introduced his plan in Jan 2016 he minimized the traffic effect it would have. However, experts estimate approximately 10 vehicle trips per day for each of the 98 homes. Breeze Hill Rd is already a dangerous road. I personally have witnessed many "close" calls at the CC entrance. The golf carts cross the road too quickly in the path of cars that can't be seen because of the hill between my driveway and the CC entrance. Obviously, the danger will increase exponentially during and after construction. C-86 Sec. 2.16

Traffic is not the only issue about which Mr. Tsunis has lied. He has consistently claimed that the condos would not change the nature of our community. Yet he has cut down many healthy, beautiful trees even being fined for doing it without having a permit. He has claimed that the community is fine with his plans. This is false as evidenced by the more than 2500 on-line petitions against it. He also claims that construction will take two years. We know this to be false since the models in Port Jefferson opened in 2011 and the Northwind website still lists availability 8 years later. Unfortunately, he can not be trusted to keep his promises. C-87 Sec. 2.14 C-88 Sec. 2.4

Clearly these condos will be incompatible with the character of Fort Salonga. They will double the size of the neighborhood. The massive increase in the population density will be inconsistent with suburban living, exacerbating the already high levels of nitrogen, pesticides, bacteria and other contaminants in our water and soil. C-89 Sec. 2.14

Maryann and I bought our house in 1987 with the assurance that the zoning was R40 requiring one acre. We expected to be living in suburbia in perpetuity. Instead we are now told to accept a citified lifestyle.

Finally, the condos will have a deleterious effect on our property values causing at least a 10% reduction in resale values as established by professional appraisals. C-90 Sec. 2.1

We urge you to protect the residents of Fort Salonga from these harmful consequences. This plan must be rejected

My name is Richard Knopp, I live at 28 Hayes Hill Dr Fort Salonga , this high density Development cluster will be directly behind my home. This development plan is inconsistent with the nature and character of my neighborhood, will have significant adverse impact on my property value, will impact my water view ,my quality of life and will harm the environment.

The developer states in the DEIS that innovative and alternative on-site wastewater treatment systems are proposed to be used to treat all of the sanitary waste generated by the project. The report goes on to say that because these "I/A" systems treat sanitary effluent to 19 milligrams per liter, the magnitude of the increased nitrogen impacts to groundwater and surrounding surface waters are limited.

C-91 Sec. 2.3

What the DEIS does not state is that the Suffolk County Department of Health Services has been testing different types of "I/A" systems on single family residential properties, and a chart in their last report indicates that of the 13 systems tested, 9 did not consistently meet the 19 milligram per liter requirement. In fact one system exhibited a concentration as high as 140 milligrams per liter, and another averaged almost 55 milligrams per liter. It is therefore not appropriate to assume that any "I/A" system will mitigate nitrogen impacts to groundwater and surface waters to the magnitude that the DEIS is claiming. Additionally the Suffolk County Department of Health has only published data for "I/A" systems that have been installed on single family residential homes, and not the "cluster" systems that the developer is proposing.

The lack of real world nitrogen data on the cluster systems proposed in this project, as well as the inconsistent results demonstrated in the published data, require that the Planning Board disregard any claims of nitrogen impact mitigation to the groundwater and surface waters by use of the proposed "I/A" systems in this project. Additionally, sewage is known to contain many more harmful contaminants such as 1,4-dioxane and perfluorinated compounds, that no sewage treatment systems are designed to remove. The Planning Board has to consider the impacts of these contaminants to the groundwater, surface waters, and marine life.

I am Jim Spampinato and I reside at 19 Green Knoll Ct in Fort Salonga. My home is directly behind the Roeberg property.

I have been a licensed real estate agent for 16 years; my primary area for real estate is Northport and Fort Salonga. In addition, I have an accounting degree and masters in finance.

In my 16 years of real estate I have acquired a substantial amount of knowledge in how to determine the value of homes. This is especially true in Fort Salonga where I have sold more homes in the past 15 years than any other realtor.

I strongly feel the proposed cluster project will have a negative impact on home values in the Fort Salonga area. I am not only talking about the homes immediately adjacent to the development. but all those in 11768. Let me explain why.

C-92
Sec. 2.1

1- Banks appraise homes based on comparable sales of a like house sold in the past 6 months in a 1.5 mile radius from the subject property. It is these appraisals and sales that set the prices for future

sales. As homes near the proposed site sell for less, there is a compounding effect on future selling prices.

I am aware of 5 homes which have had bank appraisals of their current value and future value based on the cluster home proposal. Values of these homes have dropped between 8-12 percent. In my own case the appraisal on my home would go down 11.5% or $105,000. On just the 5 homes where appraisals were done. approx. $500,000 in lost value will occur. Multiply this by hundreds of homes and it is substantial economic loss our community.

2- One of the killers in home sales is the fear of the unknown. The fact is that this project could take 3 years to complete. During this time existing home sales will slow down considerably as potential buyers will steer away from the uncertainty of the site, the noise and light pollution as well as the fact that this type of development is completely incompatible with the existing community.

3-Finally, the proposed tax income will be offset by reduced tax revenue from tax grievances due to loss in home values.

I am not adverse to developing the golf course either with single family home or cluster housing similar to the hamlet in Commack and the Oheka Castle courses. These projects were specifically designed with clusters in the interior of the course, retain community identity and to minimize economic loss to the residents.

File No. 2180850A

APPRAISAL OF



LOCATED AT:

19 GREEN KNOLL CT
NORTHPORT, NY 11768

CLIENT:

JAMES SPAMPINATO
19 GREEN KNOLL CT
NORTHPORT, NY, 11768

AS OF:

August 13, 2018

BY:

THOMAS DIBIASI

Pre Construction

Summary

Residential Appraisal Report

File No. 2180850A

PURPOSE

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

Client Name/Intended User JAMES SPAMPINATO E-mail

Client Address 19 GREEN KNOLL CT City NORTHPORT State NY Zip 11768

Additional Intended User(s) NONE NOTED

Intended Use DETERMINATION OF MARKET VALUE TO DETERMINE LOSS IN VALUE FROM PROPOSED CONSCRUCTION OF TOWNHOUSES ALONG THE REAR OF THE PROPERTY

SUBJECT

Property Address 19 GREEN KNOLL CT City NORTHPORT State NY Zip 11768

Owner of Public Record JAMES SPAMPINATO County SUFFOLK

Legal Description DISTRICT 400; SECTION 15.00; BLOCK 1.00; LOT 15.000

Assessor's Parcel # 0400014000300003600 Tax Year 2018 R.E. Taxes $ 15,430.00

Neighborhood Name INDIAN HILLS Map Reference 6-D-9 Census Tract 1108.03

Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)

SALES HISTORY

My research [ ] did [X] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Prior Sale/Transfer: Date NO PRIOR SALES REC. Price Source(s) GEO DATA / MLS

Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) AS PER AVAILABLE DATA, THE SUBJECT TRANSFERRED ONCE IN THE LAST THREE YEARS AS MENTIONED ABOVE.

Offerings, options and contracts as of the effective date of the appraisal AS PER OWNER AND MLS, THE SUBJECT HAS NOT BEEN LISTED FOR SALE IN THE LAST 12 MONTHS.

NEIGHBORHOOD

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE	One-Unit	90 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[X] Shortage	[ ] In Balance	[ ] Over Supply	$(000)	(yrs)	2-4 Unit	0 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	300 Low	1	Multi-Family	%
Neighborhood Boundaries	THE SUBJECT IS LOCATED NORTH OF FORT SALONGA RD, SOUTH OF LONG ISLAND SOUND, EAST OF NORTHPORT HARBOR, AND WEST OF FORT SALONGA							2,000 High	150	Commercial	5 %
								750 Pred.	60	Other MISC.	5 %

Neighborhood Description See Attached Addendum

Market Conditions (including support for the above conclusions) See Attached Addendum

SITE

Dimensions 1 ACRE (SUBJ. TO SURV.) Area 1.0 Shape IRREGULAR View N;Res;

Specific Zoning Classification R40 Zoning Description GENERAL RESIDENTIAL, ONE FAMILY, 40,000SF MIN LOT

Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe. See Attached Addendum

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street MACADAM	[X]	[ ]
Gas	[ ]	[X] OIL	Sanitary Sewer	[ ]	[X]	Alley NONE	[ ]	[ ]

Site Comments THERE ARE NO APPARENT EASEMENTS OR ENCROACHMENTS NOTED.

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION	materials	INTERIOR	materials
Units [X] One [ ] One w/Acc. unit [ ]		[ ] Concrete Slab [ ] Crawl Space		Foundation Walls	PRD CONC/GD	Floors	HDWD/CPT/AV/GD
# of Stories 2		[ ] Full Basement [X] Partial Basement		Exterior Walls	VINYL/GOOD	Walls	SHTRK/AVG/GD
Type [X] Det. [ ] Att. [ ] S-Det./End Unit		Basement Area 1856 sq. ft.		Roof Surface	ASPHALT/GD	Trim/Finish	WOOD/AVG/GD
[X] Existing [ ] Proposed [ ] Under Const.		Basement Finish 0 %		Gutters & Downspouts	ALUMINUM/GD	Bath Floor	C-TILE/AVG/GD
Design (Style) COLONIAL		[X] Outside Entry/Exit [ ] Sump Pump		Window Type	CASEMENT/GD	Bath Wainscot	C-TILE/AVG/GD
Year Built 1976				Storm Sash/Insulated	THERMS/GOOD	Car Storage	[ ] None
Effective Age (Yrs) 10				Screens	YES/GOOD	[X] Driveway	# of Cars 2
Attic	[ ] None	Heating [ ] FWA [X] HW [ ] Radiant		Amenities	[ ] WoodStove(s) #0	Driveway Surface	BLACKTOP
[ ] Drop Stair	[X] Stairs	[ ] Other Fuel OIL		[X] Fireplace(s) # 1	[X] Fence IRON	[X] Garage	# of Cars 2
[ ] Floor	[ ] Scuttle	Cooling [X] Central Air Conditioning		[X] Patio/Deck TRX	[ ] Porch NONE	[ ] Carport	# of Cars 0
[ ] Finished	[ ] Heated	[ ] Individual [ ] Other		[ ] Pool NONE	[ ] Other NONE	[ ] Att. [ ] Det.	[X] Built-In

Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [ ] Disposal [X] Microwave [X] Washer/Dryer [ ] Other (describe)

Finished area **above** grade contains: 10 Rooms 5 Bedrooms 2.5 Bath(s) 3,296 Square Feet of Gross Living Area Above Grade

Additional Features THERMAL WINDOWS, PATIO, DECK, FIREPLACE, IN GROUND SPRINKLERS, CENTRAL AIR.

Comments on the Improvements THE SUBJECT IS IN OF ABOVE AVERAGE CONSTRUCTION AND HAS BEEN UPDATED THROUGHOUT RECENT YEARS. IT IS IN OVERALL AVERAGE TO GOOD CONDITION. THE KITCHEN AND BATHROOM ARE SEMI-MODERN TO MODERN AND IN GOOD WORKING ORDER. NO NEEDED REPAIRS WERE EVIDENT TO THE APPRAISER. THE UTILITIES AND MECHANICAL SYSTEMS WERE ON AND FUNCTIONING. THE SUBJECT HAD WORKING SMOKE AND CARBON MONOXIDE DETECTORS THROUGHOUT THE DWELLING.

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(gPAR™) General Purpose Appraisal Report 12/2005
GPAR1004_05 11122014

Summary

Residential Appraisal Report

File No. 2180850A

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
19 GREEN KNOLL CT Address NORTHPORT		1 HAYES HILL DRIVE NORTHPORT		4 NORWOOD RD NORTHPORT		37 WAYNE CT NORTHPORT	
Proximity to Subject		0.42 miles NW		1.24 miles SW		0.37 miles SE	
Sale Price	$		$ 1,257,500		$ 1,085,000		$ 975,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 251.50 sq. ft.		$ 271.25 sq. ft.		$ 304.69 sq. ft.	
Data Source(s)		MLSLI#2974768		MLS#3037010		MLS#2987607	
Verification Source(s)		GEO DATA		GEO DATA		GEO DATA	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ARMLTH CONV;0		ARMLTH CONV;0		ARMLTH CONV;0	
Date of Sale/Time		4/18 CLOSED		8/18 CLOSED		3/18 CLOSED	
Location	SUBURBAN	SUBURBAN		SUBURBAN		SUBURBAN	
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	1.0 ACRE	1.0 ACRE		1.04 ACRE	0	.92 ACRE	0
View	AVG/RES.	MEADOW/GD	-75,000	AVG/RES.		AVG/RES.	
Design (Style)	COLONIAL	COLONIAL		COLONIAL		COLONIAL	
Quality of Construction	GOOD	GOOD		GOOD		GOOD	
Actual Age	42+/- YEARS	14 YEARS	0	24 YEARS	0	46 YEARS	0
Condition	AVG/GOOD	SUPERIOR	-150,000	GOOD	-50,000	GOOD	-50,000
Above Grade Room Count (Total / Bdrms / Baths)	10 / 5 / 2.5	10 / 5 / 4	-15,000	9 / 4 / 3	-5,000	8 / 4 / 3	-5,000
Gross Living Area 75.00	3,296 sq. ft.	5,000 sq. ft.	-128,000	4,000 sq. ft.	-53,000	3,200 sq. ft.	7,000
Basement & Finished Rooms Below Grade	PT BSMENT UNFINISHED	PT BSMENT FINISHED	-10,000	FULL BSMENT FINISHED/BATH	-30,000	PT BSMENT FINISHED	-10,000
Functional Utility	1- FAM/AVG	1- FAM/AVG		1- FAM/AVG		1- FAM/AVG	
Heating/Cooling	AVERAGE/CAC	AVERAGE/CAC		AVERAGE/CAC		AVERAGE/CAC	
Energy Efficient Items	THERMOPANES	THERMOPANES		THERMOPANES		THERMOPANES	
Garage/Carport	2 CAR GARAGE	2 CAR GARAGE		2 CAR GARAGE		2 CAR GARAGE	
Porch/Patio/Deck	DECK	PORCH,PATIO	-5,000	PORCH,PATIO	-5,000	PORCH,PATIO	0
OTHER	FIREPLACE	FIREPLACE		FIREPLACE		FIREPLACE	
OTHER	NONE	IN GRND POOL	-20,000	IN GRND POOL	-20,000	IN GRND POOL	
PROP. CONSTR.	N/A	VIEW/NOISE	-125,000	VIEW/NOISE	-108,500	VIEW/NOISE	-97,500
Net Adjustment (Total)		☐ + ☒ -	$ 528,000	☐ + ☒ -	$ 271,500	☐ + ☒ -	$ 155,500
Adjusted Sale Price of Comparables		Net Adj. -42.0% Gross Adj. 42.0%	$ 729,500	Net Adj. -25.0% Gross Adj. 25.0%	$ 813,500	Net Adj. -15.9% Gross Adj. 17.4%	$ 819,500

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach See Attached Addendum

COST APPROACH TO VALUE

Site Value Comments COST APPROACH WAS NOT APPLICABLE AND NOT REQUIRED IN ORDER TO PRODUCE CREDIBLE RESULTS FOR THIS ASSIGNMENT

COST APPROACH

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW

Source of cost data

Quality rating from cost service Effective date of cost data

Comments on Cost Approach (gross living area calculations, depreciation, etc.)

IN DETERMINING THE SCOPE OF WORK FOR THIS REPORT, I DID NOT CONCLUDE THERE TO BE A NEED FOR THE COST APPROACH TO ACHIEVE A CREDIBLE VALUE ESTIMATE.

OPINION OF SITE VALUE			= $
Dwelling 3,296 Sq. Ft. @ $			= $ 0
Bsmt: 1856 Sq.Ft. Sq. Ft. @ $			= $ 0
Garage/Carport 0 Sq. Ft. @ $			= $ 0
Total Estimate of Cost-New			= $ 0
Less Depreciation	Physical	Functional	External = $ (0)
Depreciated Cost of Improvements			= $ 0
"As-Is" Value of Site Improvements			= $
INDICATED VALUE BY COST APPROACH			= $ 0

INCOME

INCOME APPROACH TO VALUE

Estimated Monthly Market Rent $ X Gross Rent Multiplier = $ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 900,000 **Cost Approach (if developed) $** 0 **Income Approach (if developed) $**

A WEIGHTED AVERAGE WAS APPLIED TO COMPS #1, #2, AND #3 WITH 50% WEIGHT GIVEN TO COMP#3, AS THIS IS CONSIDERED TO BE THE MOST RELIABLE COMP, AND 25% EACH TO COMPS #1 AND #2, WHICH WERE ALSO CONSIDERED.

This appraisal is made ☐ "as is," ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed ☒ subject to the following:

THIS APPRAISAL IS SUBJECT TO THE PROPOSED CONSTRUCTION DESRIBED IN THE ADDENDUM TO THE ADJACENT LOT TO BE APPROVED AND COMPLETED.

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report is $ 900,000 **as of** 08/13/2018 **, which is the effective date of this appraisal.**

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(gPAR™) General Purpose Appraisal Report 12/2005
GPAR1004_05 11122014

Summary

Residential Appraisal Report

File No. 2180850A

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
19 GREEN KNOLL CT		110 MAKAMAH RD		4 MYSTIC LANE			
Address NORTHPORT		NORTHPORT		NORTHPORT			
Proximity to Subject		0.49 miles NW		0.78 miles NW			
Sale Price	$		$ 960,000		$ 815,000		$
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 300.00 sq. ft.		$ 339.58 sq. ft.		$ sq. ft.	
Data Source(s)		MLS#2923388		MLS#2961124			
Verification Source(s)		GEO DATA		GEO DATA			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ARMLTH UNKNOWN;0		ARMLTH CONV;0			
Date of Sale/Time		9/17 CLOSED		11/17 CLOSED			
Location	SUBURBAN	TRAFFIC	30,000	SUBURBAN			
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE			
Site	1.0 ACRE	1.27	-25,000	1.0 ACRE			
View	AVG/RES.	SMOKE STACKS/INFER	150,000	AVG/RES.			
Design (Style)	COLONIAL	COLONIAL		RANCH	0		
Quality of Construction	GOOD	GOOD		GOOD			
Actual Age	42+/- YEARS	23 YEARS	0	47 YEARS	0		
Condition	AVG/GOOD	SUPERIOR	-15,000	AVERAGE	50,000		
Above Grade Room Count	Total 10 / Bdrms. 5 / Baths 2.5	Total 9 / Bdrms. 4 / Baths 2.5		Total 8 / Bdrms. 4 / Baths 2	-5,000	Total / Bdrms. / Baths	
Gross Living Area 75.00	3,296 sq. ft.	3,200 sq. ft.	7,000	2,400 sq. ft.	67,000	sq. ft.	
Basement & Finished Rooms Below Grade	PT BSMENT UNFINISHED	FULL BSMENT UNFINISHED	-10,000	FULL BSMENT UNFINISHED	-10,000		
Functional Utility	1- FAM/AVG	1- FAM/AVG		1- FAM/AVG			
Heating/Cooling	AVERAGE/CAC	AVERAGE/CAC		AVERAGE/CAC			
Energy Efficient Items	THERMOPANES	THERMOPANES		THERMOPANES			
Garage/Carport	2 CAR GARAGE	3 CAR GARAGE	-10,000	3 CAR GARAGE	-10,000		
Porch/Patio/Deck	DECK	PORCH,PATIO	0	PATIO	0		
OTHER	FIREPLACE	2 FIREPLACES	-5,000	FIREPLACE			
OTHER	NONE	IN GRND POOL		NONE			
PROP. CONSTR.	N/A	VIEW/NOISE	-96,000	VIEW/NOISE	-81,500		
Net Adjustment (Total)		[X] + [ ] -	$ 26,000	[X] + [ ] -	$ 10,500	[ ] + [ ] -	$
Adjusted Sale Price of Comparables		Net Adj. 2.7% Gross Adj. 36.3%	$ 986,000	Net Adj. 1.3% Gross Adj. 27.4%	$ 825,500	Net Adj. % Gross Adj. %	$

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach SEE ADDENDUM OR PREVIOUS PAGE.

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ADDENDUM

Client: JAMES SPAMPINATO		File No.: 2180850A
Property Address: 19 GREEN KNOLL CT		Case No.:
City: NORTHPORT	State: NY	Zip: 11768

Neighborhood Description
THE SUBJECT IS LOCATED IN A SOUND AND VIABLE RESIDENTIAL NEIGHBORHOOD COMPRISED PRIMARILY OF ONE FAMILY HOMES OF VARIOUS, COMPATABLE STYLES. THE NEIGHBORHOOD IS WELL SUPPORTED BY SCHOOLS, PARKS, HOUSES OF WORSHIP, LOCAL SHOPPING AND RESTAURANTS. THERE ARE AMPLE EMPLOYMENT CENTERS IN AND AROUND THE AREA AS WELL AS ACCESS TO MAJOR METROPOLITAN AREAS THROUGHOUT NEW YORK CITY VIA RAILROAD, BUSSES AND MAJOR HIGHWAYS. THE MISCELANEOUS LAND USE OF 5% CONSISTS PRIMARILY OF PUBLIC LAND AND HOUSES OF WORSHIP

Neighborhood Market Conditions
FOLLOWING SEVERAL YEARS OF INCREASES IN VALUES, AND A SHORTAGE OF AVAILABLE LISTINGS (1 TO 3 MONTHS), DATA SHOWS AN INCREASE IN AVAILABLE LISTINGS TO A MORE TYPICAL MARKET BETWEEN 3 AND 6 MONTHS INVENTORY. THE GENERAL MARKET CONDITIONS HAVE STABILIZED OVER THE LAST YEAR. THERE ARE GENERALLY NO LOAN DISCOUNTS, INTEREST BUYDOWNS, OR OTHER SALES OR FINANCING CONCESSIONS IN THIS IMMEDIATE MARKET AREA. THERE IS SUFFICIENT AND COMPETITIVE FINANCING AVAILABLE IN THE SUBJECT'S MARKET AREA. PROPERTY VALUES ARE CONSIDERED STABLE, WITH AMPLE AVAILABILITY OF HOMES ON THE OPEN MARKET.

Highest and Best Use
THE APPRAISER APPLIED THE FOUR TESTS IN HIS ANALYSIS FOR THE HIGHEST AND BEST USE OF THE SUBJECT PROPERTY: 1) LEGALLY PERMISSIBLE, 2) FINANCIALLY FEASIBLE, 3) PHYSICALLY POSSIBLE, 4) MAXIMUM PROFITABILITY.

THE APPRAISER FOUND THAT THE SUBJECT IS CURRENTLY BEING USED AT THE HIGHEST AND BEST LEGAL USE AS A TWO STORY, ONE FAMILY DWELLING , AND THEREFORE IT HAS MAXIMUM LEGAL VALUE.

Comments on Sales Comparison

ALTHOUGH THE SUBJECT'S ESTIMATED VALUE EXCEEDS THE PREDOMINANT VALUE FOR THE NEIGHBORHOOD, IT IS WITHIN THE VALUE RANGE, AND CONSIDERED TO BE AN ACCURATE VALUE ESTIMATE.

THE SUBJECT AND ALL COMPARABLES USED HAVE CESSPOOLS. CESSPOOLS ARE COMMON TO THE AREA AND ARE NOT CONSIDERED TO ADVERSELY AFFECT THE SUBJECT'S VALUE OR MARKETABILITY. THERE IS NO CURRENT AVAILABILITY FOR HOOKUP TO PUBLIC SEWARS, AND NONE IS PLANNED IN IN THE NEAR FUTURE. THERE WAS NO EVIDENCE OF ODOR OR SEEPAGE.

THE SUBJECT'S OIL TANK IS LOCATED IN THE BASEMENT. THIS IS COMMON TO THE SUBJECT MARKET AND NOT BELIEVED TO AFFECT VALUE OR MARKETABILITY. THERE WERE NO LEAKS OR DAMAGE EVIDENT TO THE APPRAISER.

BASED ON MARKET RESEARCH, THE DIFFERENCE IN LIVING AREA IS ADJUSTED AT $75 PER SQFT. DIFFERENCES OF LESS THAN 50 SQFT ARE NOT RECOGNIZED IN THIS MARKET AND ARE THEREFORE, NOT ADJUSTED FOR.

THE DIFFERENCE IN LOT SIZE IS ADJUSTED AT $100,000 PER ACRE.

THE DIFFERENCE IN BATHROOM COUNT BETWEEN SUBJECT AND SALES IS ADJUSTED AT $10,000 PER FULL BATHROOM.

THE BASEMENT ADJUSTMENT IS GIVEN AT $20,000 PER FULL BASEMENT AND $20,000 PER FULL FINISHED BASEMENT.

ALTHOUGH COMP #4 IS OVER SIX MONTHS, IT IS CONSIDERED TO BE RELEVANT AND COMMON, AS IT IS LOCATED IN CLOSE PROXIMITY AND IS SIMILAR IN MOST RESPECTS TO THE SUBJECT.

ALTHOUGH COMP#2 IS LOCATED OVER ONE HALF MILE FROM THE SUBJECT, IT IS CONSIDERED TO BE RELEVANT AS IT IS IN THE SUBJECT SCHOOL DISTRICT, AND IN A SIMILAR NEIGHBORHOOD.

ALTHOUGH COMP#4 IS LOCATED OVER ONE HALF MILE FROM THE SUBJECT, IT IS CONSIDERED TO BE RELEVANT AS IT IS IN THE SUBJECT SCHOOL DISTRICT, AND IN A SIMILAR NEIGHBORHOOD.

CONDITION ADJUSTMENTS WERE GIVEN TO COMPS BASED ON EXTERIOR INSPECTION, MLS LISTINGS, ON-LINE WEBSITES AND PHOTOS, AND/OR CONVERSATIONS WITH LOCAL BROKERS.

ELECTRONIC SIGNATURES ARE UTILIZED IN THIS REPORT. THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE AND THE APPRAISAL STANDARDS BOARD STATE THAT ELECTRONICALLY AFFIXING A SIGNATURE TO A REPORT CARRIES THE SAME LEVEL OF AUTHENTICITY, AND RESPONSIBILITY AS AN INK SIGNATURE ON A PAPER COPY REPORT. ALL ELECTRONIC SIGNATURES IN THIS REPORT HAVE A SECURITY FEATURE MAINTAINED BY AN INDIVIDUAL PASSWORD. NO PERSON CAN ALTER THE APPRAISAL ONCE SIGNED EXCEPT THE ORIGINAL SIGNING APPRAISER.

THE SUBJECT IS LOCATED IN A RELATIVELY SECLUDED NEIGHBORHOOD IN THE INDIAN HILLS SECTION OF NORTHPORT, NY. THIS AREA IS COMPRISED PRIMARILY OF HOMES ON ONE ACRE LOTS SEPARATED MOSTLY BY WOODED AREAS, CREATING A VERY PRIVATE SETTING. CONVERSATIONS WITH LOCAL HOMEOWNERS AND REALTORS SUGGEST THAT THIS IS A DRIVING FACTOR IN TERMS OF THE DESIRABILITY OF THIS NEIGHBORHOOD.

ADDENDUM

Client: JAMES SPAMPINATO		File No.: 2180850A
Property Address: 19 GREEN KNOLL CT		Case No.:
City: NORTHPORT	State: NY	Zip: 11768

THE SUBJECT SITE ITSELF IS CURRENTLY PRIVATE IN NATURE AND BACKS TO A WOODED AREA.

THERE IS A PROPOSAL FOR A NEW DEVELOPMENT OF TOWNHOMES TO BE BUILT APPROXIMATELY 75' BEHIND THE SUBJECT REAR PROPERTY LINE BY THE OWNERS OF THE NEARBY INDIAN HILLS GOLF COURSE. THESE HOMES WILL NOT BE ADHERING TO THE ONE ACRE ZONING CURRENTLY REQUIRED. THIS DEVELOPMENT IS GOING TO CREATE DISRUPTION IN TERMS OF QUALITY OF LIFE DUE TO CONSTRUCTION NOISE ESTIMATED TO GO ON FOR CLOSE TO TWO YEARS, INCREASED TRAFFIC AND LIGHT POLLUTION IN THE NEIGHBORHOOD AS WELL AS INCRESED TRAFFIC FROM ALMOST DOUBLING THE AMOUNT OF HOMES IN THE AREA. IN ADDITION, THE SUBJECT REAR YARD WILL HAVE A CLOSE UP VIEW OF THE BACKS OF THESE HOME CLUSTERS WHICH REDUCES GREATLY THE DESIRABILITY OF THE SUBJECT. IT WILL ALSO ADD AN INCREASED NOISE LEVEL AND LIGHT POLLUTION AS THESE NEW HOMES WILL BE IN CLOSE PROXIMITY TO THE SUBJECT PROPERTY LINE

RESEARCH OF THE AREA AND CONVERSATIONS WITH LOCAL REALTORS SHOW THAT THESE FACTORS WILL AFFECT THE VALUE OF THE SUBJECT PROPERTY BY APPROXIMATELY 10%. AN APPROPRIATE ADJUSTMENT SEPARATE FROM THE VIEW AND LOCATION IS GIVEN TO COMPS IN ORDER TO REFLECT THE VALUE LOSS INCURRED FROM THE PROPOSED CONSTRUCTION.

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.

4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.

5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.

7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.

8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.

11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

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Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Definition of Value: ☒ **Market Value** ☐ **Other Value:**

Source of Definition: USPAP

THE MOST PROBABLE PRICE WHICH A PROPERTY SHOULD BRING IN A COMPETITIVE AND OPEN MARKET UNDER ALL CONDITIONS REQUISITE TO A FAIR SALE, THE BUYER AND SELLER, EACH ACTING PRUDENTLY, KNOWLEDGEABLY AND ASSUMING THE PRICE IS NOT AFFECTED BY UNDUE STIMULUS. IMPLICIT IN THIS DEFINITION IS THE CONSUMMATION OF A SALE AS OF A SPECIFIED DATE AND THE PASSING OF TITLE FROM SELLER TO BUYER UNDER CONDITIONS WHEREBY: (1) BUYER AND SELLER ARE TYPICALLY MOTIVATED; (2) BOTH PARTIES ARE WELL INFORMED OR WELL ADVISED, AND EACH ACTING IN WHAT HE OR SHE CONSIDERS HIS OR HER OWN BEST INTEREST; (3) A REASONABLE TIME IS ALLOWED FOR EXPOSURE IN THE OPEN MARKET; (4) PAYMENT IS MADE IN TERMS OF CASH IN U. S. DOLLARS OR IN TERMS OF FINANCIAL ARRANGEMENTS COMPARABLE THERETO; AND (5) THE PRICE REPRESENTS THE NORMAL CONSIDERATION FOR THE PROPERTY SOLD UNAFFECTED BY SPECIAL OR CREATIVE FINANCING OR SALES CONCESSIONS GRANTED BY ANYONE ASSOCIATED WITH THE SALE.

ADDRESS OF THE PROPERTY APPRAISED:
19 GREEN KNOLL CT
NORTHPORT, NY 11768
EFFECTIVE DATE OF THE APPRAISAL: August 13, 2018
APPRAISED VALUE OF THE SUBJECT PROPERTY $ 900,000

APPRAISER

Signature: Thomas D. DiBiasi
Name: THOMAS DIBIASI
Company Name: THOMAS DIBIASI INC.
Company Address: 9 MARWOOD DRIVE
HAUPPAUGE, NY 11788
Telephone Number: 631-724-5250
Email Address: TDIBIASI@OPTONLINE.NET
State Certification # 45000039422
or License #
or Other (describe): State #:
State: NY
Expiration Date of Certification or License: 08/25/2020
Date of Signature and Report: 10/04/2018
Date of Property Viewing: 08/13/2018
Degree of property viewing:
☒ Interior and Exterior ☐ Exterior Only ☐ Did not personally view

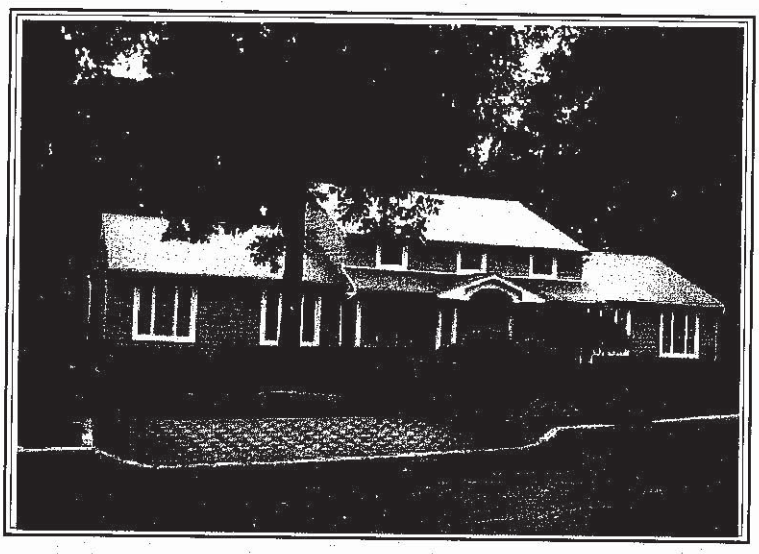
SUPERVISORY APPRAISER

Signature:
Name:
Company Name:
Company Address:
Telephone Number:
Email Address:
State Certification #
or License #
State:
Expiration Date of Certification or License:
Date of Signature:
Date of Property Viewing:
Degree of property viewing:
☐ Interior and Exterior ☐ Exterior Only ☐ Did not personally view

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SUBJECT PROPERTY PHOTO ADDENDUM

Client: JAMES SPAMPINATO		File No.: 2180850A
Property Address: 19 GREEN KNOLL CT		Case No.:
City: NORTHPORT	State: NY	Zip: 11768



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: August 13, 2018
Appraised Value: $ 900,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: JAMES SPAMPINATO		File No.: 2180850A
Property Address: 19 GREEN KNOLL CT		Case No.:
City: NORTHPORT	State: NY	Zip: 11768



COMPARABLE SALE #1

1 HAYES HILL DRIVE
NORTHPORT
Sale Date: 4/18 CLOSED
Sale Price: $ 1,257,500



COMPARABLE SALE #2

4 NORWOOD RD
NORTHPORT
Sale Date: 8/18 CLOSED
Sale Price: $ 1,085,000



COMPARABLE SALE #3

37 WAYNE CT
NORTHPORT
Sale Date: 3/18 CLOSED
Sale Price: $ 975,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: JAMES SPAMPINATO	File No.: 2180850A	
Property Address: 19 GREEN KNOLL CT	Case No.:	
City: NORTHPORT	State: NY	Zip: 11768



COMPARABLE SALE #4

110 MAKAMAH RD
NORTHPORT
Sale Date: 9/17 CLOSED
Sale Price: $ 960,000



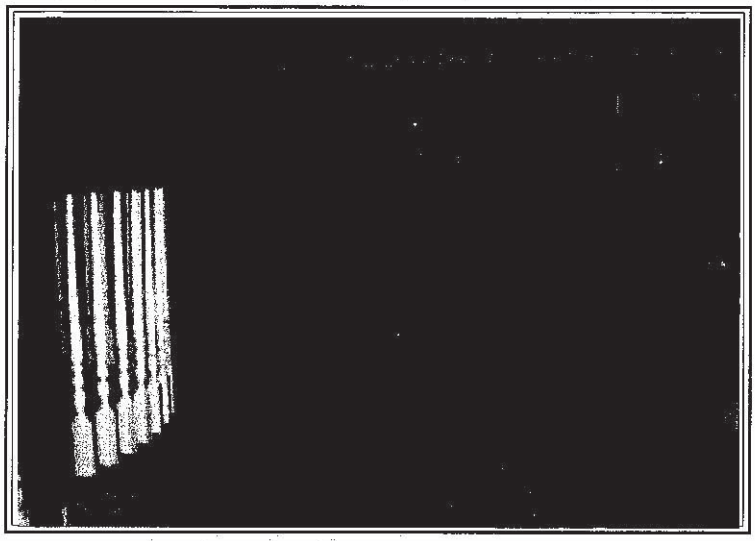
COMPARABLE SALE #5

4 MYSTIC LANE
NORTHPORT
Sale Date: 11/17 CLOSED
Sale Price: $ 815,000

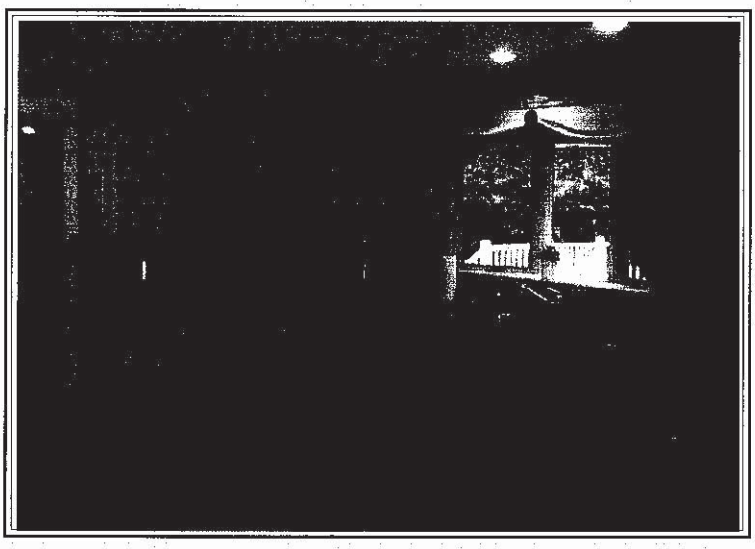
COMPARABLE SALE #6

Sale Date:
Sale Price: $

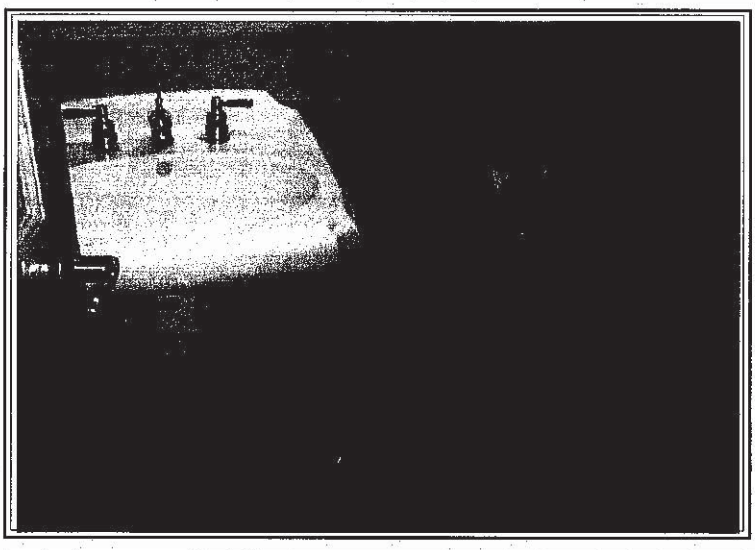
Client: JAMES SPAMPINATO		File No.: 2180850A
Property Address: 19 GREEN KNOLL CT		Case No.:
City: NORTHPORT	State: NY	Zip: 11768



LIVINGROOM

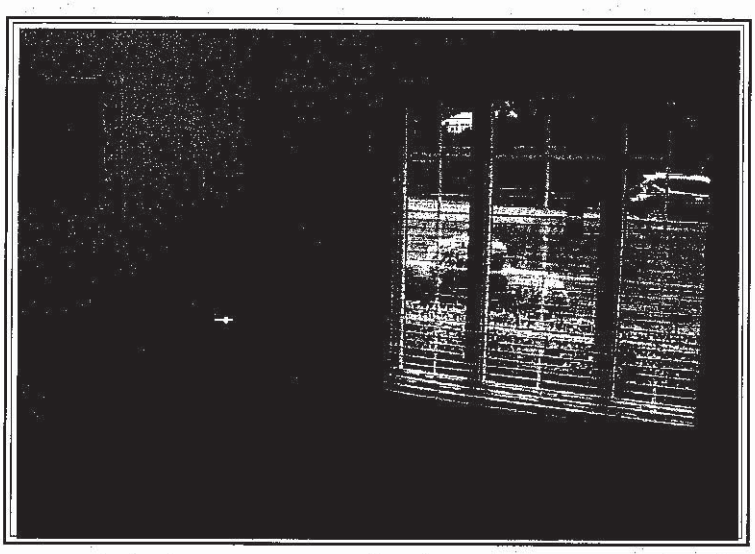


KITCHEN

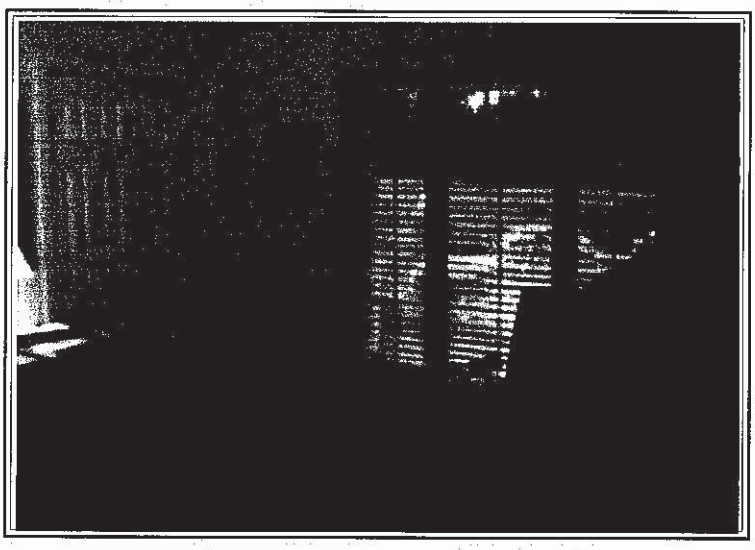


HALF BATHROOM

Client: JAMES SPAMPINATO		File No.: 2180850A
Property Address: 19 GREEN KNOLL CT		Case No.:
City: NORTHPORT	State: NY	Zip: 11768



BEDROOM



BEDROOM

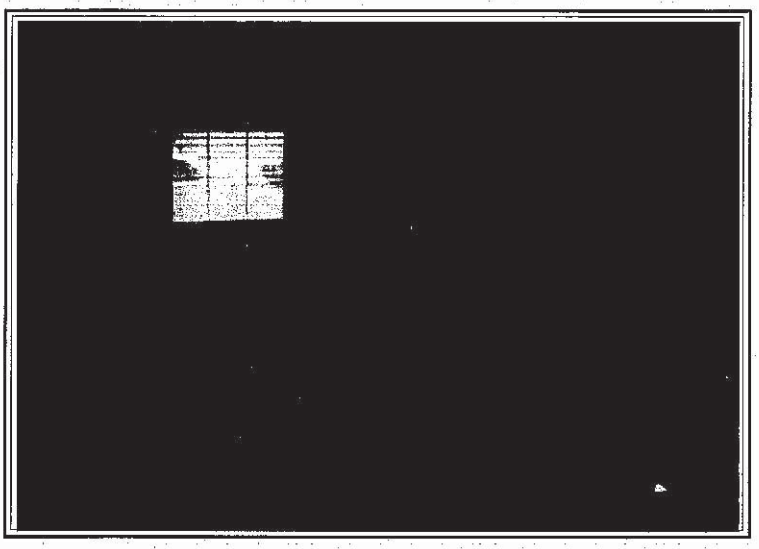


BEDROOM

Client: JAMES SPAMPINATO		File No.: 2180850A
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BEDROOM

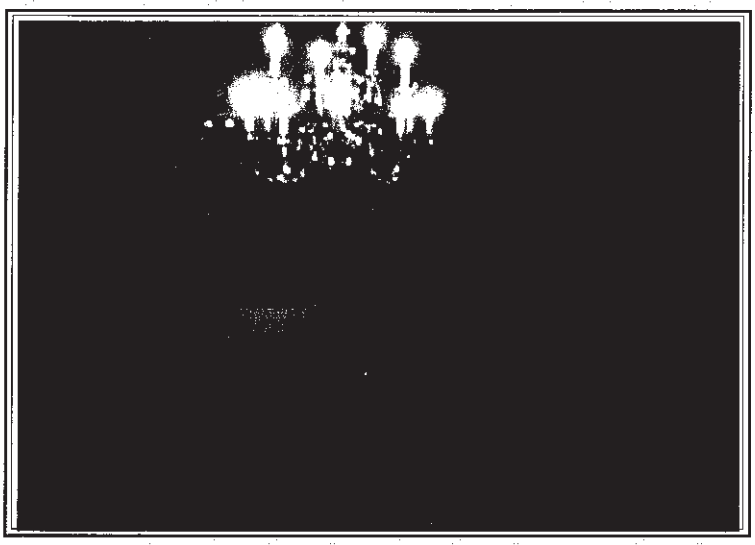


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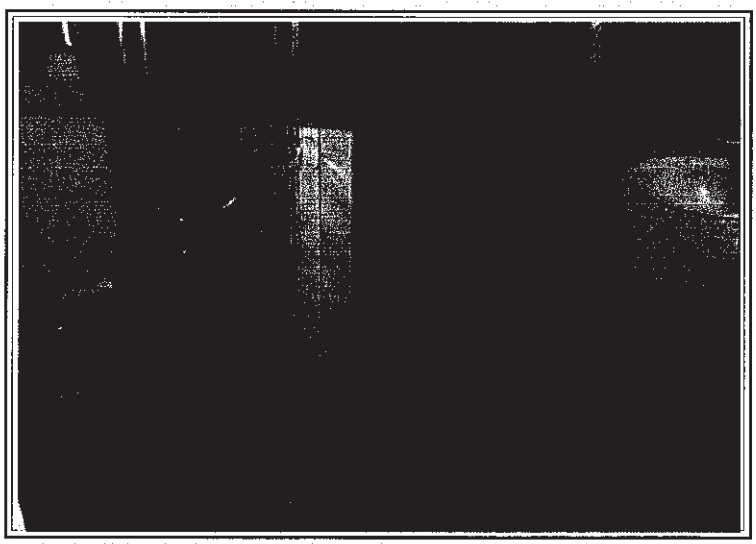


FAMILY ROOM

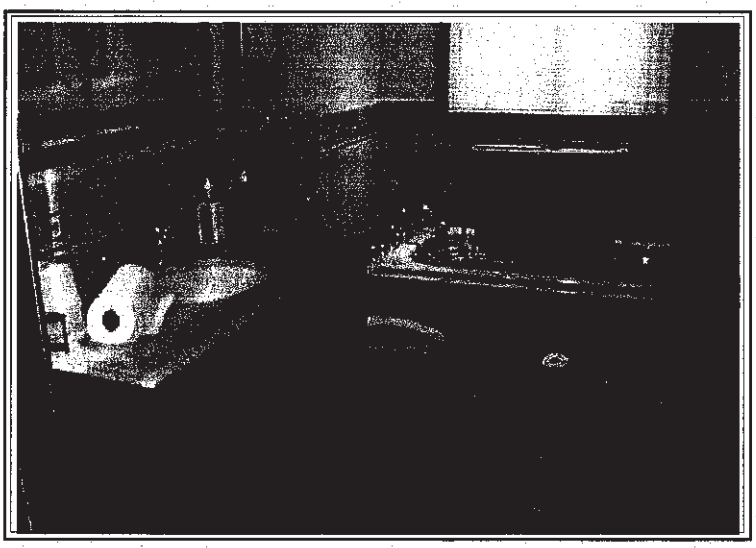
Client: JAMES SPAMPINATO		File No.: 2180850A	
Property Address: 19 GREEN KNOLL CT		Case No.:	
City: NORTHPORT	State: NY		Zip: 11768



DINING ROOM



BATHROOM

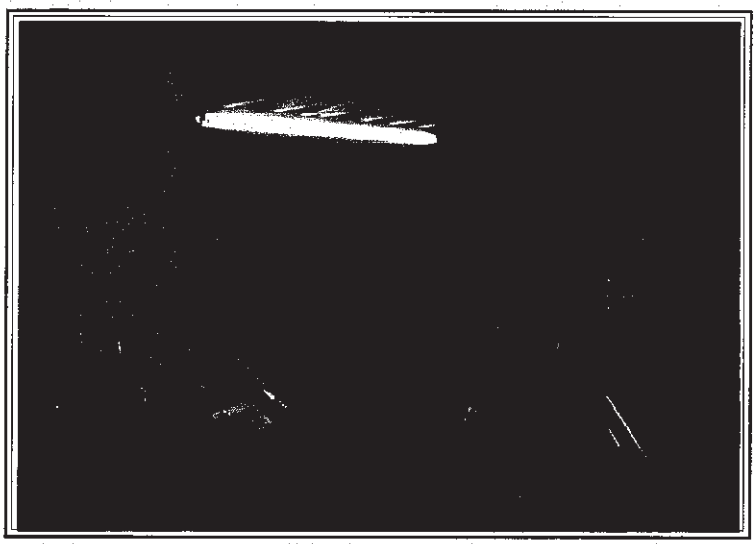


BATHROOM

Client: JAMES SPAMPINATO		File No.: 2180850A	
Property Address: 19 GREEN KNOLL CT		Case No.:	
City: NORTHPORT	State: NY		Zip: 11768



DEN

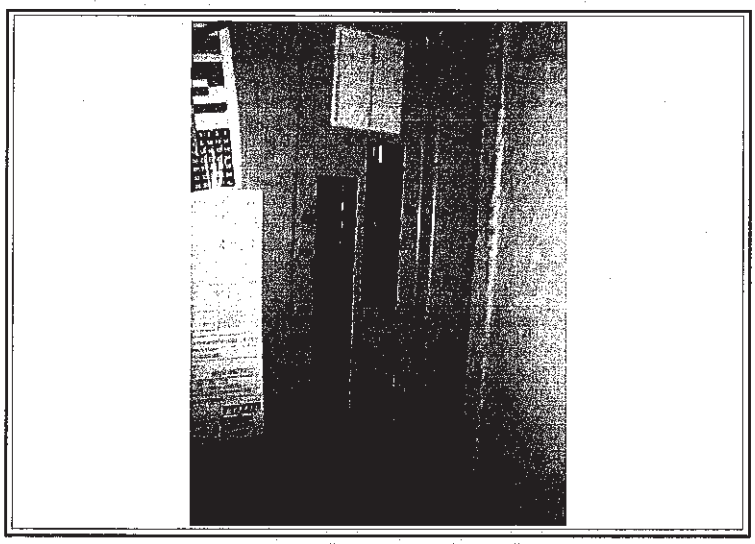


BASEMENT

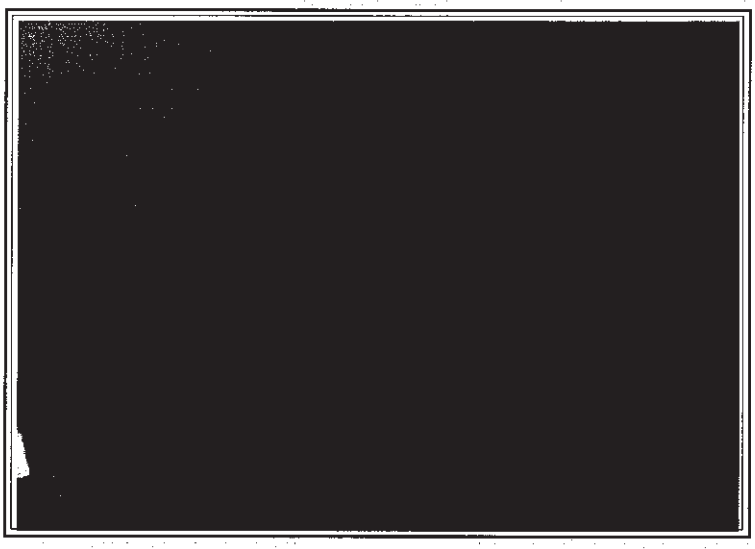


BASEMENT

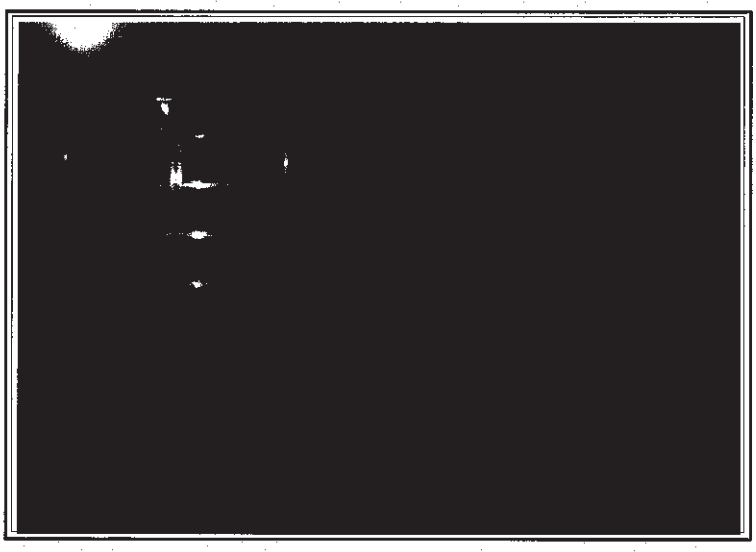
Client: JAMES SPAMPINATO		File No.: 2180850A	
Property Address: 19 GREEN KNOLL CT		Case No.:	
City: NORTHPORT	State: NY		Zip: 11768



ELECTRIC PANEL



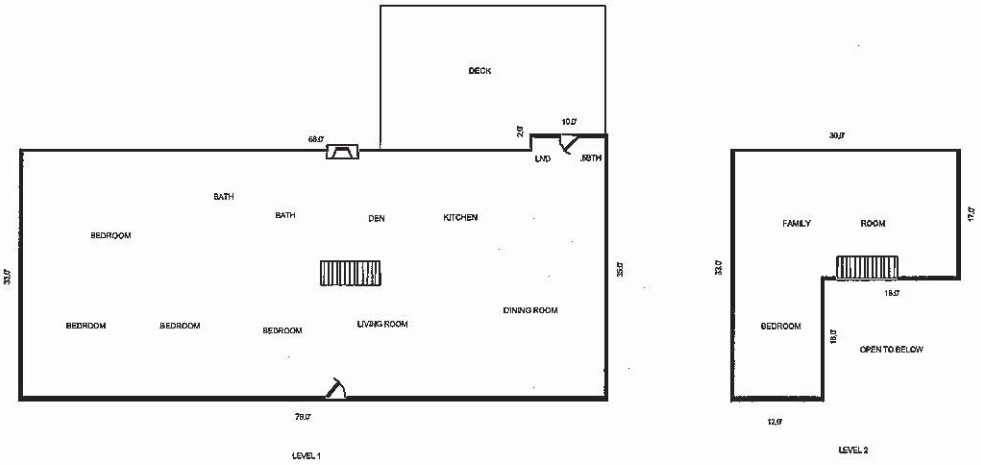
OIL TANK



GARAGE INTERIOR

FLOORPLAN SKETCH

Client: JAMES SPAMPINATO		File No.: 2180850A
Property Address: 19 GREEN KNOLL CT		Case No.:
City: NORTHPORT	State: NY	Zip: 11768



SketchyAcad™

Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Size	Net Totals
GLA1	First Floor	2594.00	2594.00
GLA2	Second Floor	702.00	702.00
TOTAL LIVABLE	(rounded)		3296

LIVING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
33.0	x	78.0	2574.00
2.0	x	10.0	20.00
Second Floor			
17.0	x	30.0	510.00
12.0	x	16.0	192.00
4 Calculations Total (rounded)			3296

FLOORPLAN SKETCH

Client: JAMES SPAMPINATO		File No.: 2180850A
Property Address: 19 GREEN KNOLL CT		Case No.:
City: NORTHPORT	State: NY	Zip: 11768

Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Size	Net Totals

AREA BREAKDOWN

Breakdown	Subtotals

DIMENSION LIST ADDENDUM

Client: JAMES SPAMPINATO	File No.: 2180850A
Property Address: 19 GREEN KNOLL CT	Case No.:
City: NORTHPORT	State: NY Zip: 11768

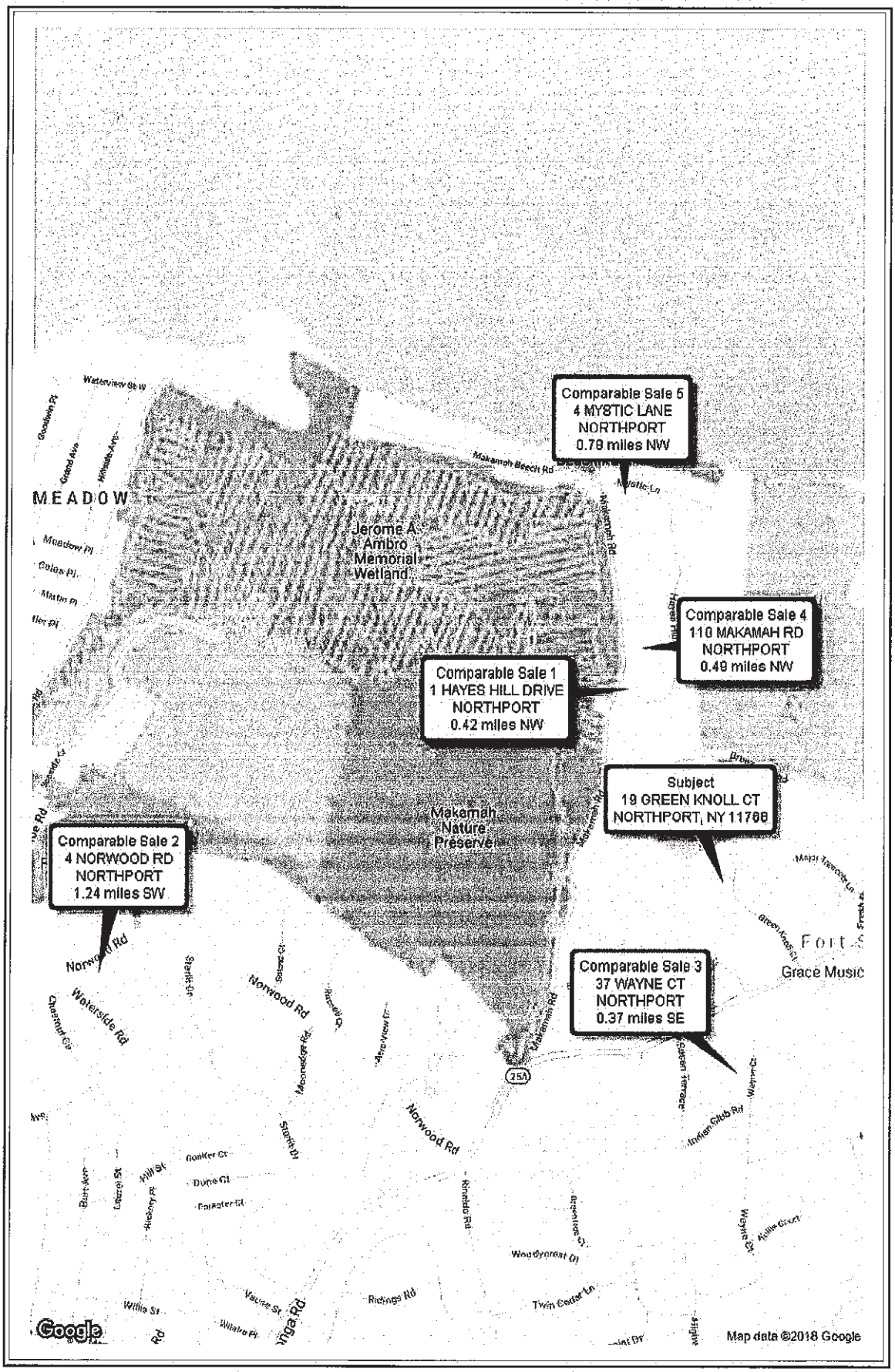
GROSS BUILDING AREA (GBA) 3,296
GROSS LIVING AREA (GLA) 3,296

Area(s)	Area	% of GLA	% of GBA
Living	3,296		100.00
Level 1	2,594	78.70	78.70
Level 2	702	21.30	21.30
Level 3	0	0.00	0.00
Other	0	0.00	0.00
GBA			
☐ Basement	0		
☐ Garage	0		
☐			

Area Measurements					Area Type					
Measurements			Factor	Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage
78.00	x 33.00	x 1.00	=	2,574.00	☒	☐	☐	☐	☐	☐
10.00	x 2.00	x 1.00	=	20.00	☒	☐	☐	☐	☐	☐
30.00	x 17.00	x 1.00	=	510.00	☐	☒	☐	☐	☐	☐
16.00	x 12.00	x 1.00	=	192.00	☐	☒	☐	☐	☐	☐
	x	x	=		☐	☐

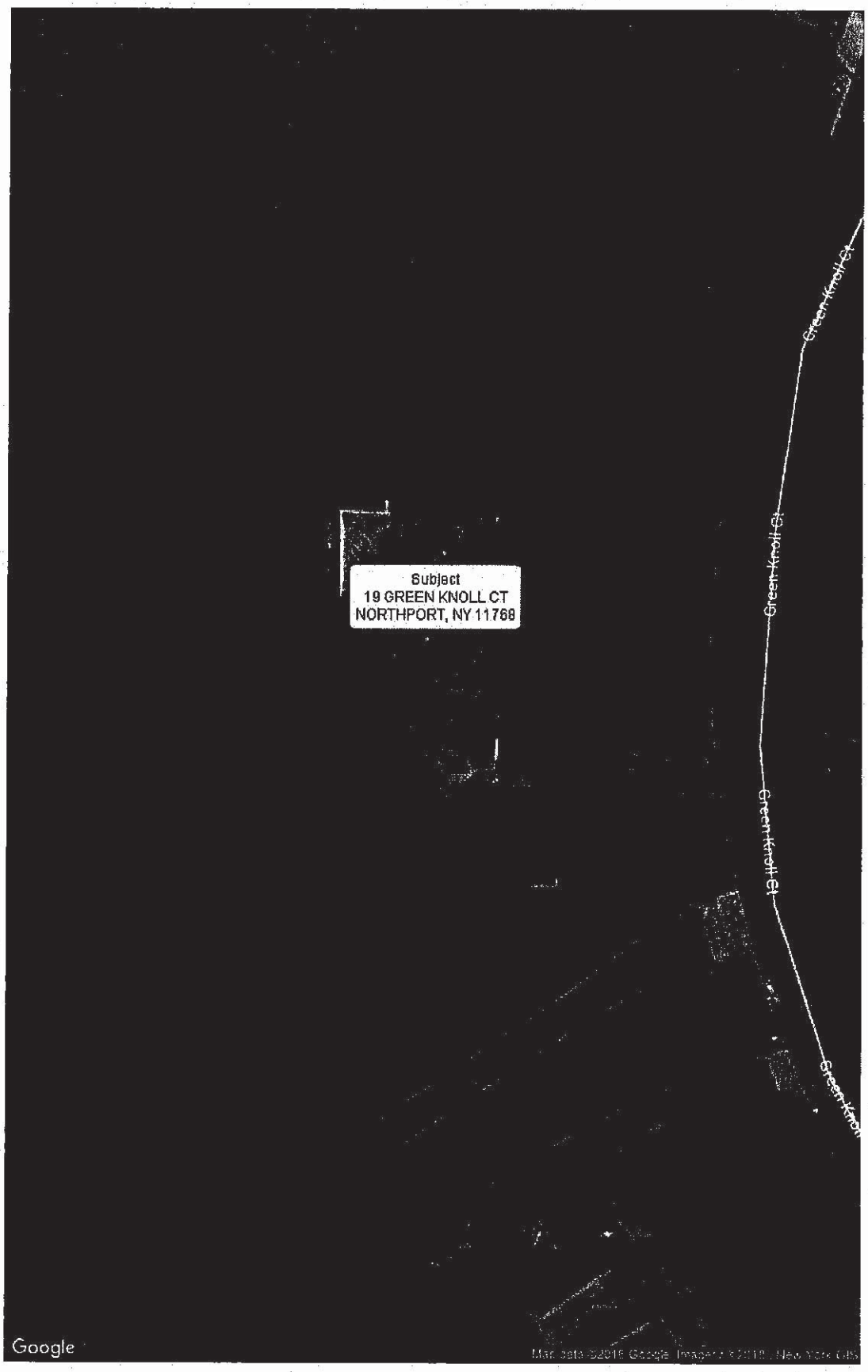
LOCATION MAP

Client: JAMES SPAMPINATO		File No.: 2180850A
Property Address: 19 GREEN KNOLL CT		Case No.:
City: NORTHPORT	State: NY	Zip: 11768



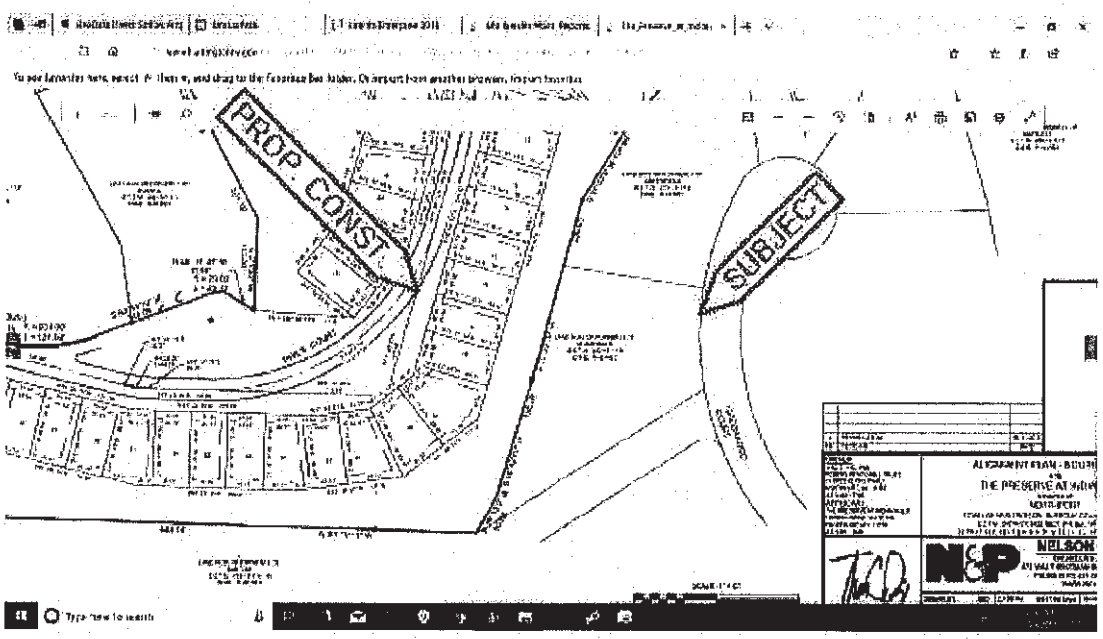
AERIAL MAP

Client: JAMES SPAMPINATO	File No.: 2180850A	
Property Address: 19 GREEN KNOLL CT	Case No.:	
City: NORTHPORT	State: NY	Zip: 11768



PLAT MAP

Client: JAMES SPAMPINATO		File No.: 2180850A
Property Address: 19 GREEN KNOLL CT		Case No.:
City: NORTHPORT	State: NY	Zip: 11768



********* INVOICE *********

File Number: 2180850A

JAMES SPAMPINATO

Invoice # : 2180850INV
Order Date :
Reference/Case # :
PO Number :

19 GREEN KNOLL CT
NORTHPORT, NY 11768

APPRAISAL FEE	$	250.00
	$	
Invoice Total	$	250.00
State Sales Tax @	$	0.00
Deposit	($	)
Deposit	($	)
Amount Due	$	250.00

Terms: PAID IN FULL

Please Make Check Payable To:

THOMAS DIBIASI
9 MARWOOD DRIVE
HAUPPAUGE, NY 11788

Fed. I.D. #:

Client: JAMES SPAMPINATO		File No.: 2180850A
Property Address: 19 GREEN KNOLL CT		Case No.:
City: NORTHPORT	State: NY	Zip: 11768

UNIQUE ID NUMBER
45000039422

State of New York
Department of State
DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY
Control No. 108322

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS,

EFFECTIVE DATE
MO. 08 | DAY 22 | YR. 18

EXPIRATION DATE
MO. 08 | DAY 21 | YR. 20

DIBIASI THOMAS
C/O THOMAS DIBIASI APPRAISALS
9 MARWOOD DR
HAUPPAUGE, NY 11788

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R. E. RESIDENTIAL APPRAISER

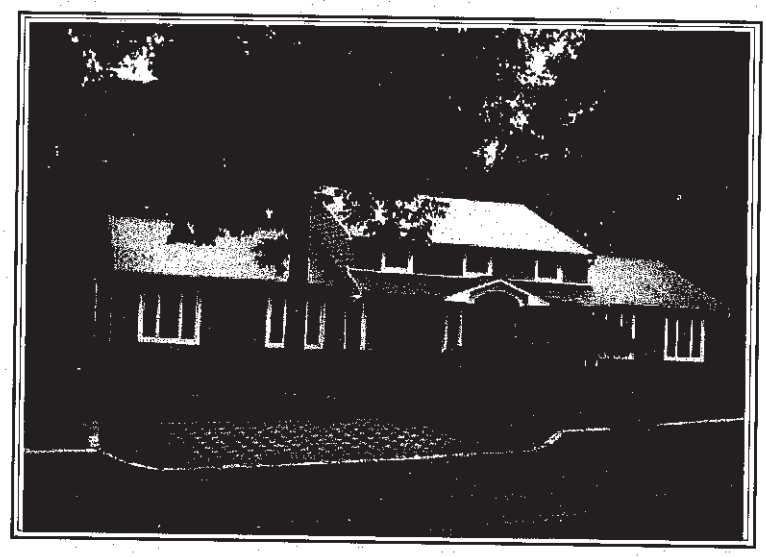
In Witness Whereof, The Department of State has caused its official seal to be hereunto affixed.
ROSSANA ROSADO
SECRETARY OF STATE

DOS-1098 (Rev. 3/01)

See * Pg. 6

File No. 2180850A

APPRAISAL OF



LOCATED AT:

19 GREEN KNOLL CT
NORTHPORT, NY 11768

CLIENT:

JAMES SPAMPINATO
19 GREEN KNOLL CT
NORTHPORT, NY, 11768

AS OF:

August 13, 2018

BY:

THOMAS DIBIASI

Post Construction

Pg. 1

Summary

Residential Appraisal Report

File No. 2180850A

PURPOSE

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

Client Name/Intended User JAMES SPAMPINATO E-mail

Client Address 19 GREEN KNOLL CT City NORTHPORT State NY Zip 11768

Additional Intended User(s) NONE NOTED

Intended Use DETERMINATION OF MARKET VALUE TO DETERMINE LOSS IN VALUE FROM PROPOSED CONSCRUCTION OF TOWNHOUSES ALONG THE REAR OF THE PROPERTY

SUBJECT

Property Address 19 GREEN KNOLL CT City NORTHPORT State NY Zip 11768

Owner of Public Record JAMES SPAMPINATO County SUFFOLK

Legal Description DISTRICT 400; SECTION 15.00; BLOCK 1.00; LOT 15.000

Assessor's Parcel # 0400014000300003600 Tax Year 2018 R.E. Taxes $ 15,430.00

Neighborhood Name INDIAN HILLS Map Reference 6-D-9 Census Tract 1108.03

Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)

SALES HISTORY

My research [ ] did [X] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Prior Sale/Transfer: Date NO PRIOR SALES REC. Price Source(s) GEO DATA / MLS

Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) AS PER AVAILABLE DATA, THE SUBJECT TRANSFERRED ONCE IN THE LAST THREE YEARS AS MENTIONED ABOVE.

Offerings, options and contracts as of the effective date of the appraisal AS PER OWNER AND MLS, THE SUBJECT HAS NOT BEEN LISTED FOR SALE IN THE LAST 12 MONTHS.

NEIGHBORHOOD

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE	One-Unit	90 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[X] Shortage	[ ] In Balance	[ ] Over Supply	$(000)	(yrs)	2-4 Unit	0 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	300 Low	1	Multi-Family	%
								2,000 High	150	Commercial	5 %
								750 Pred.	60	Other MISC.	5 %

Neighborhood Boundaries THE SUBJECT IS LOCATED NORTH OF FORT SALONGA RD, SOUTH OF LONG ISLAND SOUND, EAST OF NORTHPORT HARBOR, AND WEST OF FORT SALONGA

Neighborhood Description See Attached Addendum

Market Conditions (including support for the above conclusions) See Attached Addendum

SITE

Dimensions 1 ACRE (SUBJ. TO SURV.) Area 1.0 Shape IRREGULAR View N;Res;

Specific Zoning Classification R40 Zoning Description GENERAL RESIDENTIAL, ONE FAMILY, 40,000SF MIN LOT

Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe. See Attached Addendum

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street MACADAM	[X]	[ ]
Gas	[ ]	[X] OIL	Sanitary Sewer	[ ]	[X]	Alley NONE	[ ]	[ ]

Site Comments THERE ARE NO APPARENT EASEMENTS OR ENCROACHMENTS NOTED.

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION	materials	INTERIOR	materials
Units [X] One [ ] One w/Acc. unit [ ]		[ ] Concrete Slab [ ] Crawl Space		Foundation Walls	PRD CONC/GD	Floors	HDWD/CPT/AV/GD
# of Stories 2		[ ] Full Basement [X] Partial Basement		Exterior Walls	VINYL/GOOD	Walls	SHTRK/AVG/GD
Type [X] Det. [ ] Att. [ ] S-Det./End Unit		Basement Area 1856 sq. ft.		Roof Surface	ASPHALT/GD	Trim/Finish	WOOD/AVG/GD
[X] Existing [ ] Proposed [ ] Under Const.		Basement Finish 0 %		Gutters & Downspouts	ALUMINUM/GD	Bath Floor	C-TILE/AVG/GD
Design (Style) COLONIAL		[X] Outside Entry/Exit [ ] Sump Pump		Window Type	CASEMENT/GD	Bath Wainscot	C-TILE/AVG/GD
Year Built 1976				Storm Sash/Insulated	THERMS/GOOD	Car Storage	[ ] None
Effective Age (Yrs) 10				Screens	YES/GOOD	[X] Driveway	# of Cars 2
Attic	[ ] None	Heating [ ] FWA [X] HW [ ] Radiant		Amenities	[ ] WoodStove(s) #0	Driveway Surface	BLACKTOP
[ ] Drop Stair	[X] Stairs	[ ] Other Fuel OIL		[X] Fireplace(s) # 1	[X] Fence IRON	[X] Garage	# of Cars 2
[ ] Floor	[ ] Scuttle	Cooling [X] Central Air Conditioning		[X] Patio/Deck TRX	[ ] Porch NONE	[ ] Carport	# of Cars 0
[ ] Finished	[ ] Heated	[ ] Individual [ ] Other		[ ] Pool NONE	[ ] Other NONE	[ ] Att. [ ] Det.	[X] Built-In

Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [ ] Disposal [X] Microwave [X] Washer/Dryer [ ] Other (describe)

Finished area **above** grade contains: 10 Rooms 5 Bedrooms 2.5 Bath(s) 3,296 Square Feet of Gross Living Area Above Grade

Additional Features THERMAL WINDOWS, PATIO, DECK, FIREPLACE, IN GROUND SPRINKLERS, CENTRAL AIR.

Comments on the Improvements THE SUBJECT IS IN OF ABOVE AVERAGE CONSTRUCTION AND HAS BEEN UPDATED THROUGHOUT RECENT YEARS. IT IS IN OVERALL AVERAGE TO GOOD CONDITION. THE KITCHEN AND BATHROOM ARE SEMI-MODERN TO MODERN AND IN GOOD WORKING ORDER. NO NEEDED REPAIRS WERE EVIDENT TO THE APPRAISER. THE UTILITIES AND MECHANICAL SYSTEMS WERE ON AND FUNCTIONING. THE SUBJECT HAD WORKING SMOKE AND CARBON MONOXIDE DETECTORS THROUGHOUT THE DWELLING.

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GPAR1004_05 11122014

pg 2

Summary

Residential Appraisal Report

File No. 2180850A

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	19 GREEN KNOLL CT NORTHPORT	1 HAYES HILL DRIVE NORTHPORT		4 NORWOOD RD NORTHPORT		37 WAYNE CT NORTHPORT	
Proximity to Subject		0.42 miles NW		1.24 miles SW		0.37 miles SE	
Sale Price	$		$ 1,257,500		$ 1,085,000		$ 975,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 251.50 sq. ft.		$ 271.25 sq. ft.		$ 304.69 sq. ft.	
Data Source(s)		MLSLI#2974768		MLS#3037010		MLS#2987607	
Verification Source(s)		GEO DATA		GEO DATA		GEO DATA	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ARMLTH CONV;0		ARMLTH CONV;0		ARMLTH CONV;0	
Date of Sale/Time		4/18 CLOSED		8/18 CLOSED		3/18 CLOSED	
Location	SUBURBAN	SUBURBAN		SUBURBAN		SUBURBAN	
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	1.0 ACRE	1.0 ACRE		1.04 ACRE	0	.92 ACRE	0
View	AVG/RES.	MEADOW/GD	-75,000	AVG/RES.		AVG/RES.	
Design (Style)	COLONIAL	COLONIAL		COLONIAL		COLONIAL	
Quality of Construction	GOOD	GOOD		GOOD		GOOD	
Actual Age	42+/- YEARS	14 YEARS	0	24 YEARS	0	46 YEARS	0
Condition	AVG/GOOD	SUPERIOR	-150,000	GOOD	-50,000	GOOD	-50,000
Above Grade Room Count (Total / Bdrms. / Baths)	10 / 5 / 2.5	10 / 5 / 4	-15,000	9 / 4 / 3	-5,000	8 / 4 / 3	-5,000
Gross Living Area 75.00	3,296 sq. ft.	5,000 sq. ft.	-128,000	4,000 sq. ft.	-53,000	3,200 sq. ft.	7,000
Basement & Finished Rooms Below Grade	PT BSMENT UNFINISHED	PT BSMENT FINISHED	-10,000	FULL BSMENT FINISHED/BATH	-30,000	PT BSMENT FINISHED	-10,000
Functional Utility	1- FAM/AVG	1- FAM/AVG		1- FAM/AVG		1- FAM/AVG	
Heating/Cooling	AVERAGE/CAC	AVERAGE/CAC		AVERAGE/CAC		AVERAGE/CAC	
Energy Efficient Items	THERMOPANES	THERMOPANES		THERMOPANES		THERMOPANES	
Garage/Carport	2 CAR GARAGE	2 CAR GARAGE		2 CAR GARAGE		2 CAR GARAGE	
Porch/Patio/Deck	DECK	PORCH,PATIO	-5,000	PORCH,PATIO	-5,000	PORCH,PATIO	0
OTHER	FIREPLACE	FIREPLACE		FIREPLACE		FIREPLACE	
OTHER	NONE	IN GRND POOL	-20,000	IN GRND POOL	-20,000	IN GRND POOL	
PROP. CONSTR.	N/A	VIEW/NOISE	-125,000	VIEW/NOISE	-108,500	VIEW/NOISE	-97,500
Net Adjustment (Total)		☐ + ☒ - $	528,000	☐ + ☒ - $	271,500	☐ + ☒ - $	155,500
Adjusted Sale Price of Comparables		Net Adj. -42.0% Gross Adj. 42.0% $	729,500	Net Adj. -25.0% Gross Adj. 25.0% $	813,500	Net Adj. -15.9% Gross Adj. 17.4% $	819,500

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach See Attached Addendum

COST APPROACH TO VALUE

Site Value Comments COST APPROACH WAS NOT APPLICABLE AND NOT REQUIRED IN ORDER TO PRODUCE CREDIBLE RESULTS FOR THIS ASSIGNMENT

COST APPROACH

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW

Source of cost data

Quality rating from cost service Effective date of cost data

Comments on Cost Approach (gross living area calculations, depreciation, etc.)

IN DETERMINING THE SCOPE OF WORK FOR THIS REPORT, I DID NOT CONCLUDE THERE TO BE A NEED FOR THE COST APPROACH TO ACHIEVE A CREDIBLE VALUE ESTIMATE.

OPINION OF SITE VALUE	= $	
Dwelling 3,296 Sq. Ft. @ $	= $	0
Bsmt: 1856 Sq.Ft. Sq. Ft. @ $	= $	0
Garage/Carport 0 Sq. Ft. @ $	= $	0
Total Estimate of Cost-New	= $	0
Less Physical / Functional / External Depreciation	= $ (	0)
Depreciated Cost of Improvements	= $	0
"As-is" Value of Site Improvements	= $	
INDICATED VALUE BY COST APPROACH	= $	0

INCOME

INCOME APPROACH TO VALUE

Estimated Monthly Market Rent $ X Gross Rent Multiplier = $ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 795,000 **Cost Approach (if developed) $** 0 **Income Approach (if developed) $**

A WEIGHTED AVERAGE WAS APPLIED TO COMPS #1, #2, AND #3 WITH 50% WEIGHT GIVEN TO COMP#3, AS THIS IS CONSIDERED TO BE THE MOST RELIABLE COMP, AND 25% EACH TO COMPS #1 AND #2, WHICH WERE ALSO CONSIDERED.

This appraisal is made ☐ "as is," ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed ☒ subject to the following:

THIS APPRAISAL IS SUBJECT TO THE PROPOSED CONSTRUCTION DESRIBED IN THE ADDENDUM TO THE ADJACENT PROPERTY AS APPROVED AND COMPLETED.

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report is $ 795,000 **as of** 08/13/2018 **, which is the effective date of this appraisal.**

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GPAR1004_05 11122014

Summary

Residential Appraisal Report

File No. 2180850A

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Address	19 GREEN KNOLL CT NORTHPORT	110 MAKAMAH RD NORTHPORT		4 MYSTIC LANE NORTHPORT			
Proximity to Subject		0.49 miles NW		0.78 miles NW			
Sale Price	$		$ 960,000		$ 815,000		$
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 300.00 sq. ft.		$ 339.58 sq. ft.		$ sq. ft.	
Data Source(s)		MLS#2923388		MLS#2961124			
Verification Source(s)		GEO DATA		GEO DATA			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ARMLTH UNKNOWN;0		ARMLTH CONV;0			
Date of Sale/Time		9/17 CLOSED		11/17 CLOSED			
Location	SUBURBAN	TRAFFIC	30,000	SUBURBAN			
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE			
Site	1.0 ACRE	1.27	-25,000	1.0 ACRE			
View	AVG/RES.	SMOKE STACKS/INFER	150,000	AVG/RES.			
Design (Style)	COLONIAL	COLONIAL		RANCH	0		
Quality of Construction	GOOD	GOOD		GOOD			
Actual Age	42+/- YEARS	23 YEARS	0	47 YEARS	0		
Condition	AVG/GOOD	SUPERIOR	-15,000	AVERAGE	50,000		
Above Grade Room Count	Total 10 / Bdrms 5 / Baths 2.5	Total 9 / Bdrms 4 / Baths 2.5		Total 8 / Bdrms 4 / Baths 2	-5,000	Total / Bdrms / Baths	
Gross Living Area	75.00 3,296 sq. ft.	3,200 sq. ft.	7,000	2,400 sq. ft.	67,000	sq. ft.	
Basement & Finished Rooms Below Grade	PT BSMENT UNFINISHED	FULL BSMENT UNFINISHED	-10,000	FULL BSMENT UNFINISHED	-10,000		
Functional Utility	1- FAM/AVG	1- FAM/AVG		1- FAM/AVG			
Heating/Cooling	AVERAGE/CAC	AVERAGE/CAC		AVERAGE/CAC			
Energy Efficient Items	THERMOPANES	THERMOPANES		THERMOPANES			
Garage/Carport	2 CAR GARAGE	3 CAR GARAGE	-10,000	3 CAR GARAGE	-10,000		
Porch/Patio/Deck	DECK	PORCH,PATIO	0	PATIO	0		
OTHER	FIREPLACE	2 FIREPLACES	-5,000	FIREPLACE			
OTHER	NONE	IN GRND POOL		NONE			
PROP. CONSTR.	N/A	VIEW/NOISE	-96,000	VIEW/NOISE	-81,500		
Net Adjustment (Total)		[X] + [ ] -	$ 26,000	[X] + [ ] -	$ 10,500	[ ] + [ ] -	$
Adjusted Sale Price of Comparables		Net Adj. 2.7% Gross Adj. 36.3%	$ 986,000	Net Adj. 1.3% Gross Adj. 27.4%	$ 825,500	Net Adj. % Gross Adj. %	$

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach SEE ADDENDUM OR PREVIOUS PAGE.

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(gPAR™) General Purpose Appraisal Report 12/2005
GPAR100V_05 11122014

ADDENDUM

Client: JAMES SPAMPINATO		File No.: 2180850A
Property Address: 19 GREEN KNOLL CT		Case No.:
City: NORTHPORT	State: NY	Zip: 11768

Neighborhood Description
THE SUBJECT IS LOCATED IN A SOUND AND VIABLE RESIDENTIAL NEIGHBORHOOD COMPRISED PRIMARILY OF ONE FAMILY HOMES OF VARIOUS, COMPATABLE STYLES. THE NEIGHBORHOOD IS WELL SUPPORTED BY SCHOOLS, PARKS, HOUSES OF WORSHIP, LOCAL SHOPPING AND RESTAURANTS. THERE ARE AMPLE EMPLOYMENT CENTERS IN AND AROUND THE AREA AS WELL AS ACCESS TO MAJOR METROPOLITAN AREAS THROUGHOUT NEW YORK CITY VIA RAILROAD, BUSSES AND MAJOR HIGHWAYS. THE MISCELANEOUS LAND USE OF 5% CONSISTS PRIMARILY OF PUBLIC LAND AND HOUSES OF WORSHIP

Neighborhood Market Conditions
FOLLOWING SEVERAL YEARS OF INCREASES IN VALUES, AND A SHORTAGE OF AVAILABLE LISTINGS (1 TO 3 MONTHS), DATA SHOWS AN INCREASE IN AVAILABLE LISTINGS TO A MORE TYPICAL MARKET BETWEEN 3 AND 6 MONTHS INVENTORY. THE GENERAL MARKET CONDITIONS HAVE STABILIZED OVER THE LAST YEAR. THERE ARE GENERALLY NO LOAN DISCOUNTS, INTEREST BUYDOWNS, OR OTHER SALES OR FINANCING CONCESSIONS IN THIS IMMEDIATE MARKET AREA. THERE IS SUFFICIENT AND COMPETITIVE FINANCING AVAILABLE IN THE SUBJECT'S MARKET AREA. PROPERTY VALUES ARE CONSIDERED STABLE, WITH AMPLE AVAILABILITY OF HOMES ON THE OPEN MARKET.

Highest and Best Use
THE APPRAISER APPLIED THE FOUR TESTS IN HIS ANALYSIS FOR THE HIGHEST AND BEST USE OF THE SUBJECT PROPERTY: 1) LEGALLY PERMISSIBLE, 2) FINANCIALLY FEASIBLE, 3) PHYSICALLY POSSIBLE, 4) MAXIMUM PROFITABILITY.

THE APPRAISER FOUND THAT THE SUBJECT IS CURRENTLY BEING USED AT THE HIGHEST AND BEST LEGAL USE AS A TWO STORY, ONE FAMILY DWELLING , AND THEREFORE IT HAS MAXIMUM LEGAL VALUE.

Comments on Sales Comparison

ALTHOUGH THE SUBJECT'S ESTIMATED VALUE EXCEEDS THE PREDOMINANT VALUE FOR THE NEIGHBORHOOD, IT IS WITHIN THE VALUE RANGE, AND CONSIDERED TO BE AN ACCURATE VALUE ESTIMATE.

THE SUBJECT AND ALL COMPARABLES USED HAVE CESSPOOLS. CESSPOOLS ARE COMMON TO THE AREA AND ARE NOT CONSIDERED TO ADVERSELY AFFECT THE SUBJECT'S VALUE OR MARKETABILITY. THERE IS NO CURRENT AVAILABILITY FOR HOOKUP TO PUBLIC SEWARS, AND NONE IS PLANNED IN IN THE NEAR FUTURE. THERE WAS NO EVIDENCE OF ODOR OR SEEPAGE.

THE SUBJECT'S OIL TANK IS LOCATED IN THE BASEMENT. THIS IS COMMON TO THE SUBJECT MARKET AND NOT BELIEVED TO AFFECT VALUE OR MARKETABILITY. THERE WERE NO LEAKS OR DAMAGE EVIDENT TO THE APPRAISER.

BASED ON MARKET RESEARCH, THE DIFFERENCE IN LIVING AREA IS ADJUSTED AT $75 PER SQFT. DIFFERENCES OF LESS THAN 50 SQFT ARE NOT RECOGNIZED IN THIS MARKET AND ARE THEREFORE, NOT ADJUSTED FOR.

THE DIFFERENCE IN LOT SIZE IS ADJUSTED AT $100,000 PER ACRE.

THE DIFFERENCE IN BATHROOM COUNT BETWEEN SUBJECT AND SALES IS ADJUSTED AT $10,000 PER FULL BATHROOM.

THE BASEMENT ADJUSTMENT IS GIVEN AT $20,000 PER FULL BASEMENT AND $20,000 PER FULL FINISHED BASEMENT.

ALTHOUGH COMP #4 IS OVER SIX MONTHS, IT IS CONSIDERED TO BE RELEVANT AND COMMON, AS IT IS LOCATED IN CLOSE PROXIMITY AND IS SIMILAR IN MOST RESPECTS TO THE SUBJECT.

ALTHOUGH COMP#2 IS LOCATED OVER ONE HALF MILE FROM THE SUBJECT, IT IS CONSIDERED TO BE RELEVANT AS IT IS IN THE SUBJECT SCHOOL DISTRICT, AND IN A SIMILAR NEIGHBORHOOD.

ALTHOUGH COMP#4 IS LOCATED OVER ONE HALF MILE FROM THE SUBJECT, IT IS CONSIDERED TO BE RELEVANT AS IT IS IN THE SUBJECT SCHOOL DISTRICT, AND IN A SIMILAR NEIGHBORHOOD.

CONDITION ADJUSTMENTS WERE GIVEN TO COMPS BASED ON EXTERIOR INSPECTION, MLS LISTINGS, ON-LINE WEBSITES AND PHOTOS, AND/OR CONVERSATIONS WITH LOCAL BROKERS.

ELECTRONIC SIGNATURES ARE UTILIZED IN THIS REPORT. THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE AND THE APPRAISAL STANDARDS BOARD STATE THAT ELECTRONICALLY AFFIXING A SIGNATURE TO A REPORT CARRIES THE SAME LEVEL OF AUTHENTICITY, AND RESPONSIBILITY AS AN INK SIGNATURE ON A PAPER COPY REPORT. ALL ELECTRONIC SIGNATURES IN THIS REPORT HAVE A SECURITY FEATURE MAINTAINED BY AN INDIVIDUAL PASSWORD. NO PERSON CAN ALTER THE APPRAISAL ONCE SIGNED EXCEPT THE ORIGINAL SIGNING APPRAISER.

THE SUBJECT IS LOCATED IN A RELATIVELY SECLUDED NEIGHBORHOOD IN THE INDIAN HILLS SECTION OF NORTHPORT, NY. THIS AREA IS COMPRISED PRIMARILY OF HOMES ON ONE ACRE LOTS SEPARATED MOSTLY BY WOODED AREAS, CREATING A VERY PRIVATE SETTING. CONVERSATIONS WITH LOCAL HOMEOWNERS AND REALTORS SUGGEST THAT THIS IS A DRIVING FACTOR IN TERMS OF THE DESIRABILITY OF THIS NEIGHBORHOOD.

pg 5

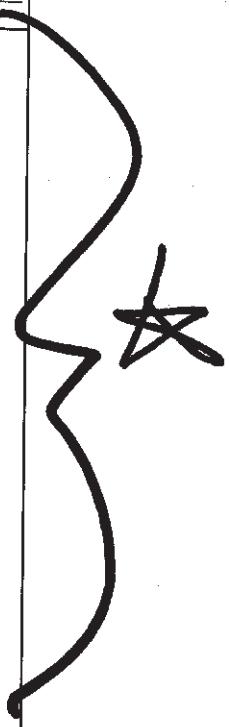
ADDENDUM

Client: JAMES SPAMPINATO | File No.: 2180850A
Property Address: 19 GREEN KNOLL CT | Case No.:
City: NORTHPORT | State: NY | Zip: 11768

THE SUBJECT SITE ITSELF IS CURRENTLY PRIVATE IN NATURE AND BACKS TO A WOODED AREA.

THERE IS A PROPOSAL FOR A NEW DEVELOPMENT OF TOWNHOMES TO BE BUILT APPROXIMATELY 75' BEHIND THE SUBJECT REAR PROPERTY LINE BY THE OWNERS OF THE NEARBY INDIAN HILLS GOLF COURSE. THESE HOMES WILL NOT BE ADHERING TO THE ONE ACRE ZONING CURRENTLY REQUIRED. THIS DEVELOPMENT IS GOING TO CREATE DISRUPTION IN TERMS OF QUALITY OF LIFE DUE TO CONSTRUCTION NOISE ESTIMATED TO GO ON FOR CLOSE TO TWO YEARS, INCREASED TRAFFIC AND LIGHT POLLUTION IN THE NEIGHBORHOOD AS WELL AS INCRESED TRAFFIC FROM ALMOST DOUBLING THE AMOUNT OF HOMES IN THE AREA. IN ADDITION, THE SUBJECT REAR YARD WILL HAVE A CLOSE UP VIEW OF THE BACKS OF THESE HOME CLUSTERS WHICH REDUCES GREATLY THE DESIRABILITY OF THE SUBJECT. IT WILL ALSO ADD AN INCREASED NOISE LEVEL AND LIGHT POLLUTION AS THESE NEW HOMES WILL BE IN CLOSE PROXIMITY TO THE SUBJECT PROPERTY LINE

RESEARCH OF THE AREA AND CONVERSATIONS WITH LOCAL REALTORS SHOW THAT THESE FACTORS WILL AFFECT THE VALUE OF THE SUBJECT PROPERTY BY APPROXIMATELY 10%. AN APPROPRIATE ADJUSTMENT SEPARATE FROM THE VIEW AND LOCATION IS GIVEN TO COMPS IN ORDER TO REFLECT THE VALUE LOSS INCURRED FROM THE PROPOSED CONSTRUCTION.



pg. 6

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.

4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.

5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.

7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.

8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.

11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

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Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Definition of Value: [X] **Market Value** [ ] **Other Value:**

Source of Definition: USPAP

THE MOST PROBABLE PRICE WHICH A PROPERTY SHOULD BRING IN A COMPETITIVE AND OPEN MARKET UNDER ALL CONDITIONS REQUISITE TO A FAIR SALE, THE BUYER AND SELLER, EACH ACTING PRUDENTLY, KNOWLEDGEABLY AND ASSUMING THE PRICE IS NOT AFFECTED BY UNDUE STIMULUS. IMPLICIT IN THIS DEFINITION IS THE CONSUMMATION OF A SALE AS OF A SPECIFIED DATE AND THE PASSING OF TITLE FROM SELLER TO BUYER UNDER CONDITIONS WHEREBY: (1) BUYER AND SELLER ARE TYPICALLY MOTIVATED; (2) BOTH PARTIES ARE WELL INFORMED OR WELL ADVISED, AND EACH ACTING IN WHAT HE OR SHE CONSIDERS HIS OR HER OWN BEST INTEREST; (3) A REASONABLE TIME IS ALLOWED FOR EXPOSURE IN THE OPEN MARKET; (4) PAYMENT IS MADE IN TERMS OF CASH IN U. S. DOLLARS OR IN TERMS OF FINANCIAL ARRANGEMENTS COMPARABLE THERETO; AND (5) THE PRICE REPRESENTS THE NORMAL CONSIDERATION FOR THE PROPERTY SOLD UNAFFECTED BY SPECIAL OR CREATIVE FINANCING OR SALES CONCESSIONS GRANTED BY ANYONE ASSOCIATED WITH THE SALE.

ADDRESS OF THE PROPERTY APPRAISED:
19 GREEN KNOLL CT
NORTHPORT, NY 11768
EFFECTIVE DATE OF THE APPRAISAL: August 13, 2018
APPRAISED VALUE OF THE SUBJECT PROPERTY $ 795,000

APPRAISER

Signature: Thomas D. Biasi
Name: THOMAS DIBIASI
Company Name: THOMAS DIBIASI INC.
Company Address: 9 MARWOOD DRIVE
HAUPPAUGE, NY 11788
Telephone Number: 631-724-5250
Email Address: TDIBIASI@OPTONLINE.NET
State Certification # 45000039422
or License #
or Other (describe): State #:
State: NY
Expiration Date of Certification or License: 08/25/2020
Date of Signature and Report: 10/04/2018
Date of Property Viewing: 08/13/2018
Degree of property viewing:
[X] Interior and Exterior [ ] Exterior Only [ ] Did not personally view

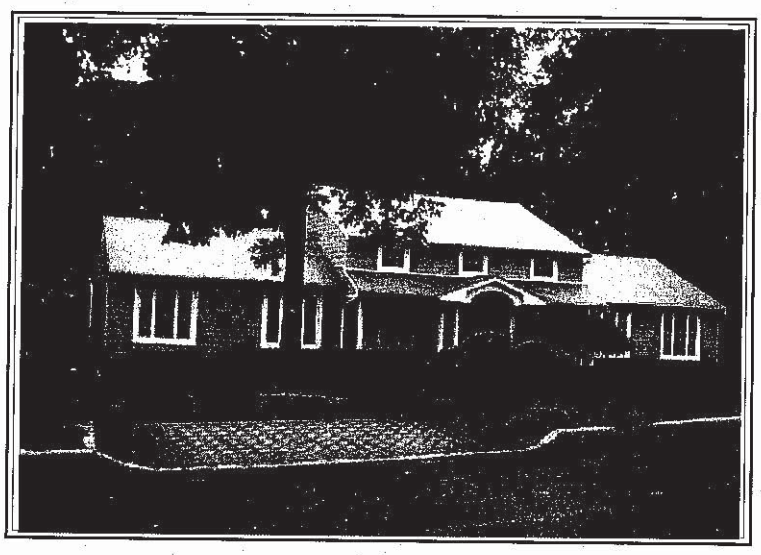
SUPERVISORY APPRAISER

Signature:
Name:
Company Name:
Company Address:
Telephone Number:
Email Address:
State Certification #
or License #
State:
Expiration Date of Certification or License:
Date of Signature:
Date of Property Viewing:
Degree of property viewing:
[ ] Interior and Exterior [ ] Exterior Only [ ] Did not personally view

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(gPAR™) General Purpose Appraisal Report 12/2005
GPARLDA_06 07212016

SUBJECT PROPERTY PHOTO ADDENDUM

Client: JAMES SPAMPINATO		File No.: 2180850A
Property Address: 19 GREEN KNOLL CT		Case No.:
City: NORTHPORT	State: NY	Zip: 11768



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: August 13, 2018
Appraised Value: $ 795,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: JAMES SPAMPINATO		File No.: 2180850A
Property Address: 19 GREEN KNOLL CT		Case No.:
City: NORTHPORT	State: NY	Zip: 11768



COMPARABLE SALE #1

1 HAYES HILL DRIVE
NORTHPORT
Sale Date: 4/18 CLOSED
Sale Price: $ 1,257,500



COMPARABLE SALE #2

4 NORWOOD RD
NORTHPORT
Sale Date: 8/18 CLOSED
Sale Price: $ 1,085,000



COMPARABLE SALE #3

37 WAYNE CT
NORTHPORT
Sale Date: 3/18 CLOSED
Sale Price: $ 975,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: JAMES SPAMPINATO		File No.: 2180850A
Property Address: 19 GREEN KNOLL CT		Case No.:
City: NORTHPORT	State: NY	Zip: 11768



COMPARABLE SALE #4

110 MAKAMAH RD
NORTHPORT
Sale Date: 9/17 CLOSED
Sale Price: $ 960,000



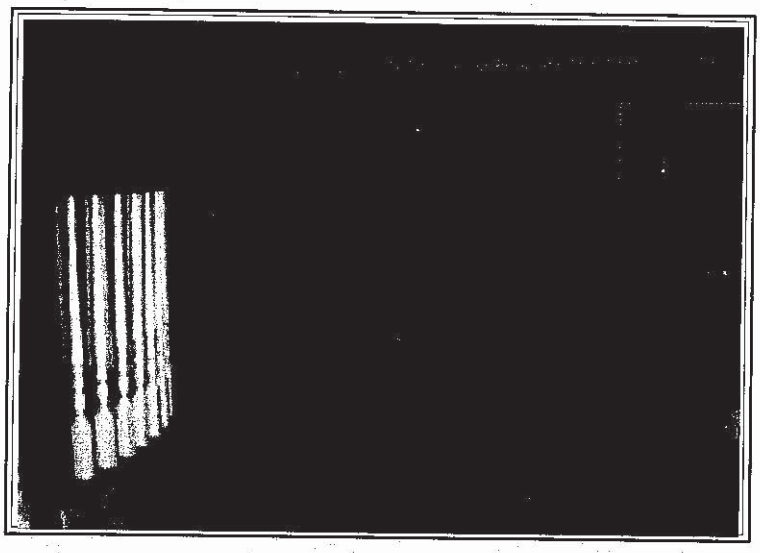
COMPARABLE SALE #5

4 MYSTIC LANE
NORTHPORT
Sale Date: 11/17 CLOSED
Sale Price: $ 815,000

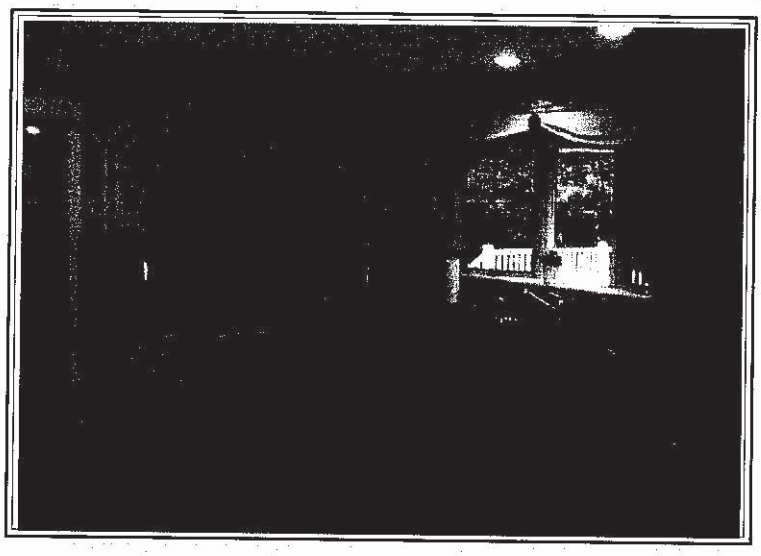
COMPARABLE SALE #6

Sale Date:
Sale Price: $

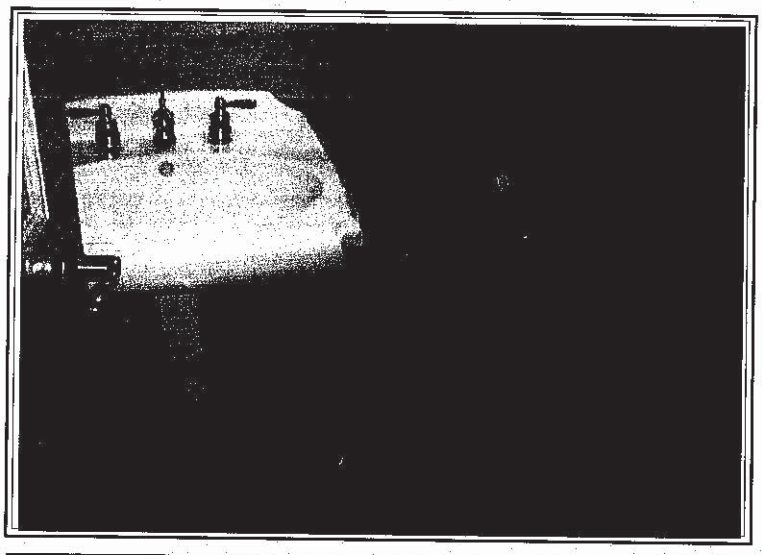
Client: JAMES SPAMPINATO		File No.: 2180850A
Property Address: 19 GREEN KNOLL CT		Case No.:
City: NORTHPORT	State: NY	Zip: 11768



LIVINGROOM

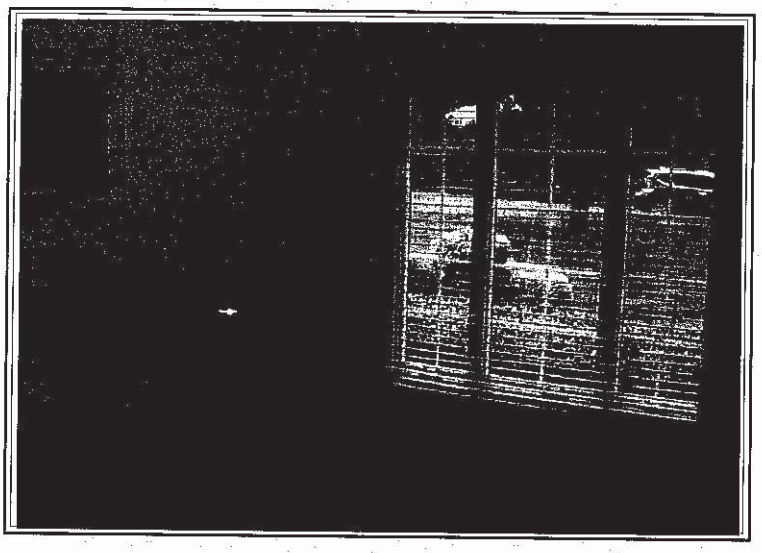


KITCHEN



HALF BATHROOM

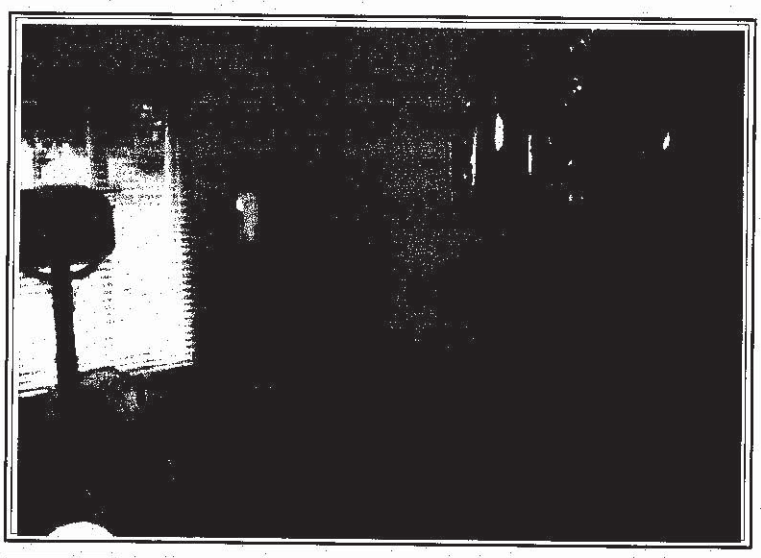
Client: JAMES SPAMPINATO		File No.: 2180850A
Property Address: 19 GREEN KNOLL CT		Case No.:
City: NORTHPORT	State: NY	Zip: 11768



BEDROOM



BEDROOM

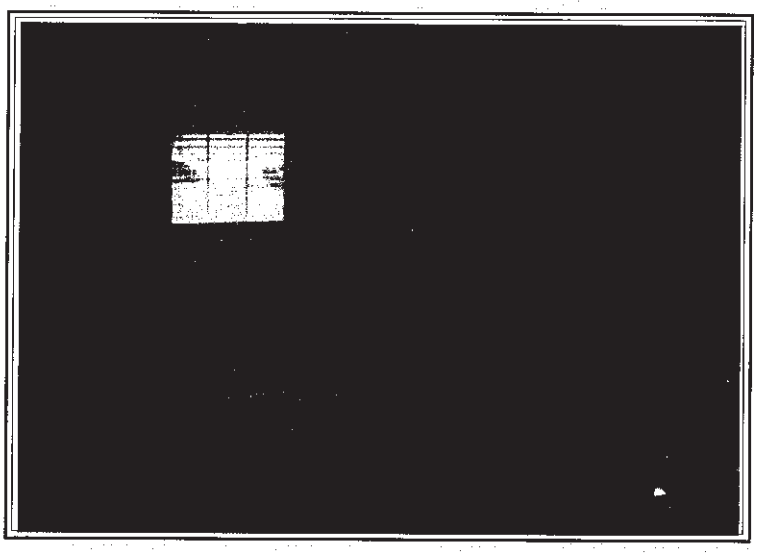


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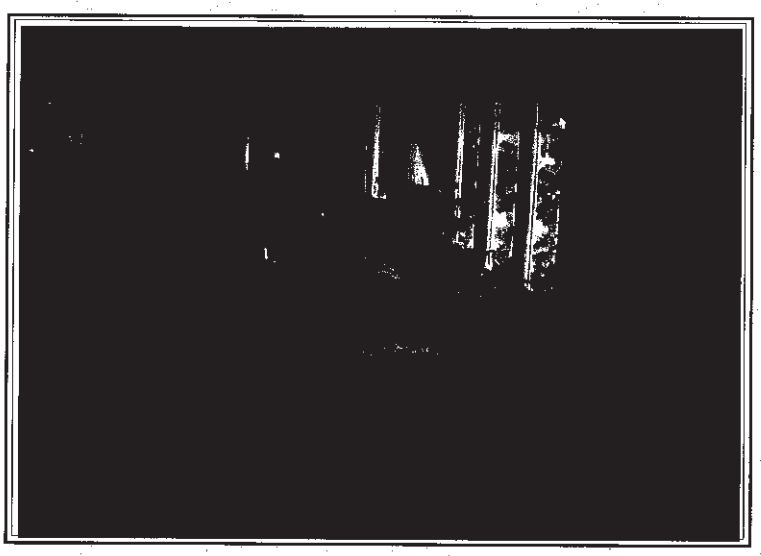
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City: NORTHPORT	State: NY		Zip: 11768



BEDROOM



BEDROOM

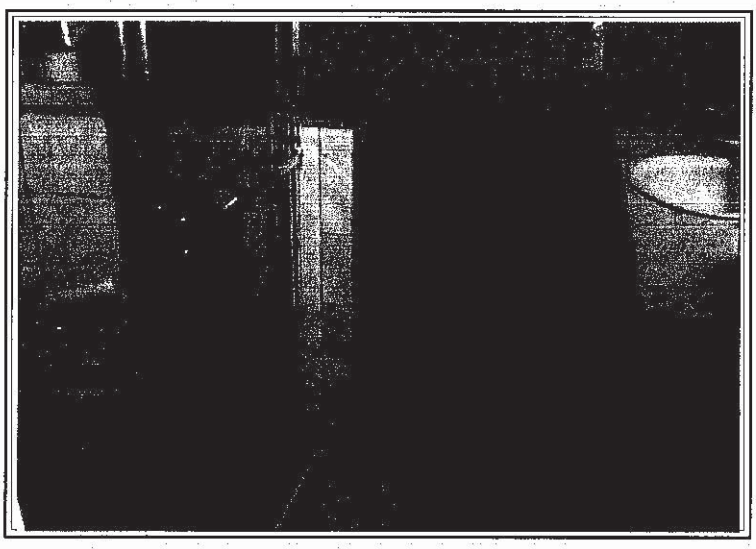


FAMILY ROOM

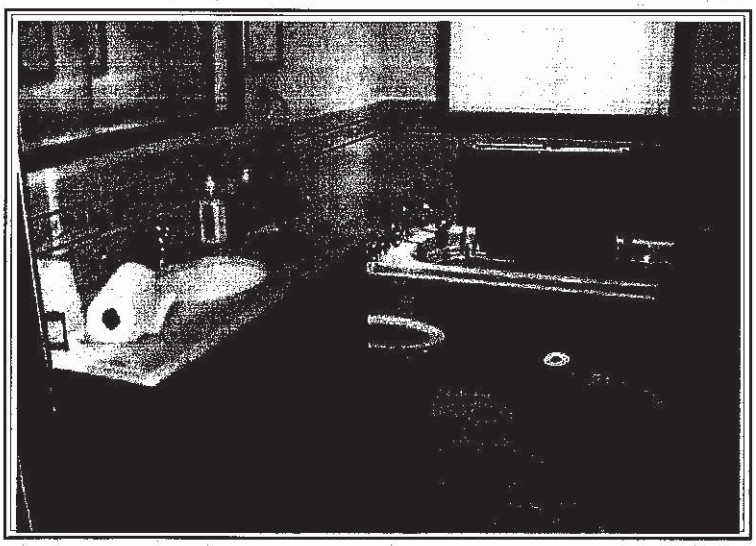
Client: JAMES SPAMPINATO		File No.: 2180850A
Property Address: 19 GREEN KNOLL CT		Case No.:
City: NORTHPORT	State: NY	Zip: 11768



DINING ROOM



BATHROOM

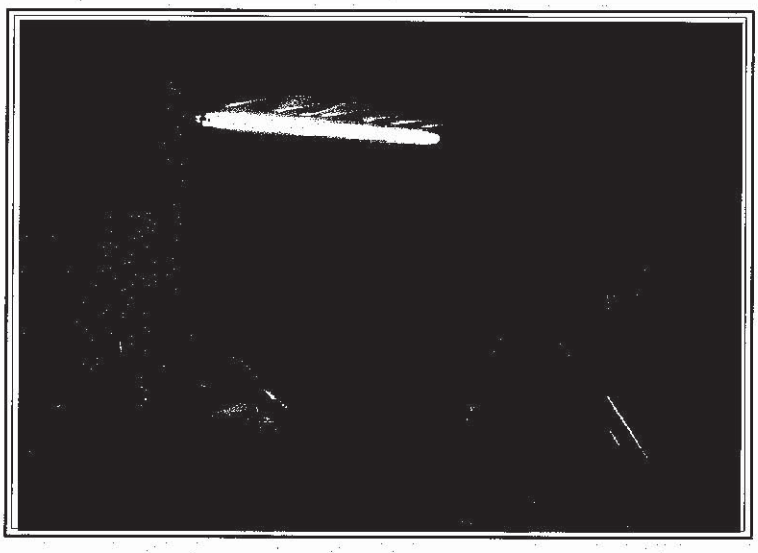


BATHROOM

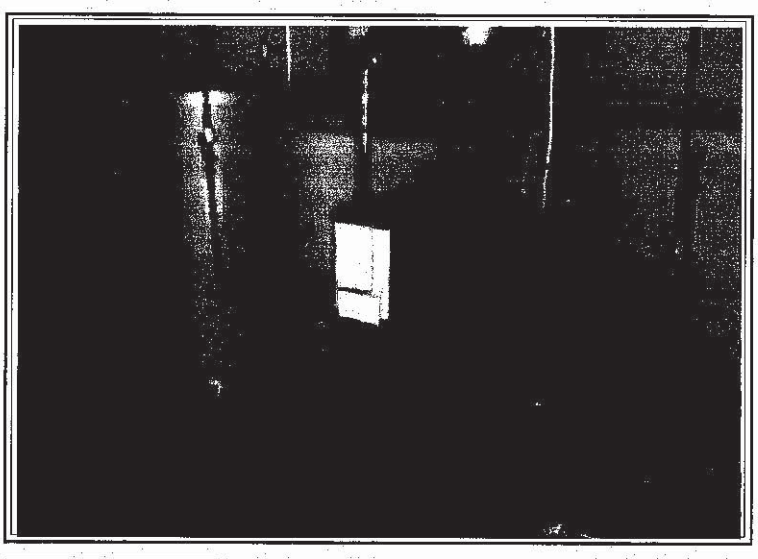
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Property Address: 19 GREEN KNOLL CT		Case No.:
City: NORTHPORT	State: NY	Zip: 11768



DEN

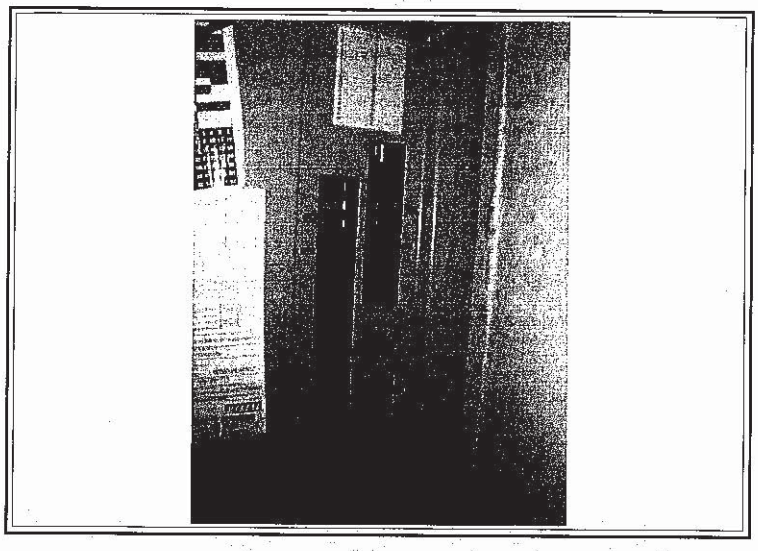


BASEMENT

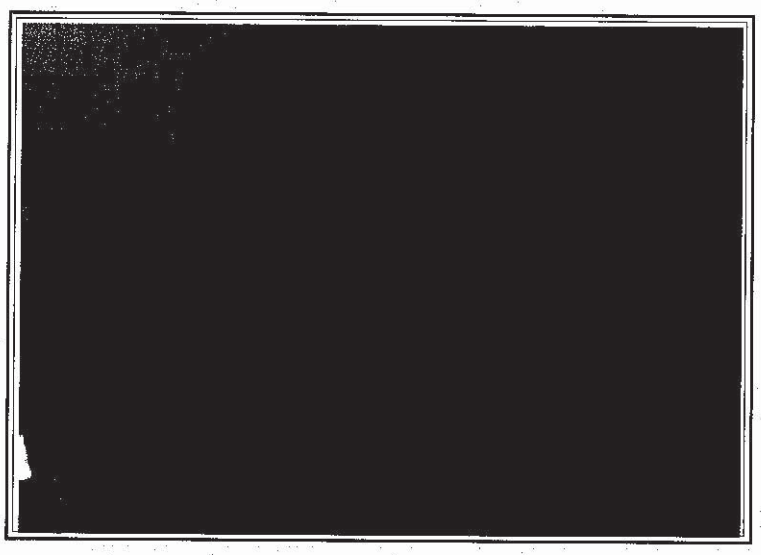


BASEMENT

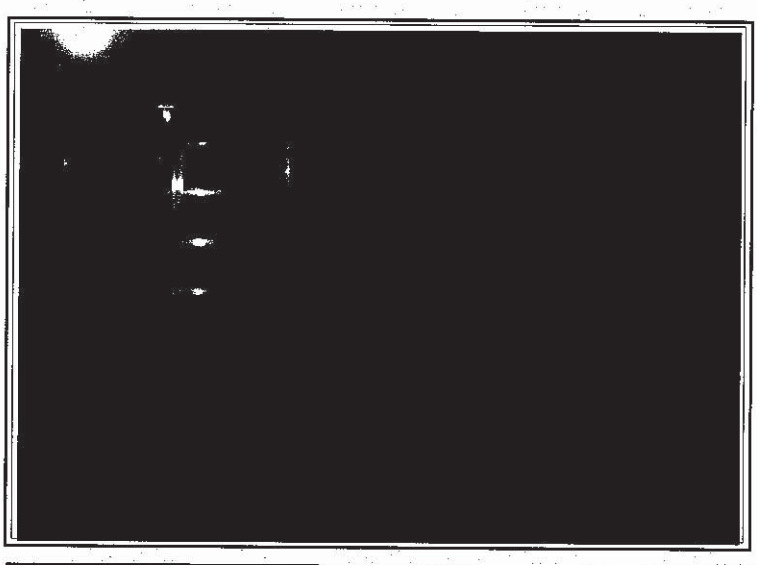
Client: JAMES SPAMPINATO		File No.: 2180850A	
Property Address: 19 GREEN KNOLL CT		Case No.:	
City: NORTHPORT	State: NY		Zip: 11768



ELECTRIC PANEL



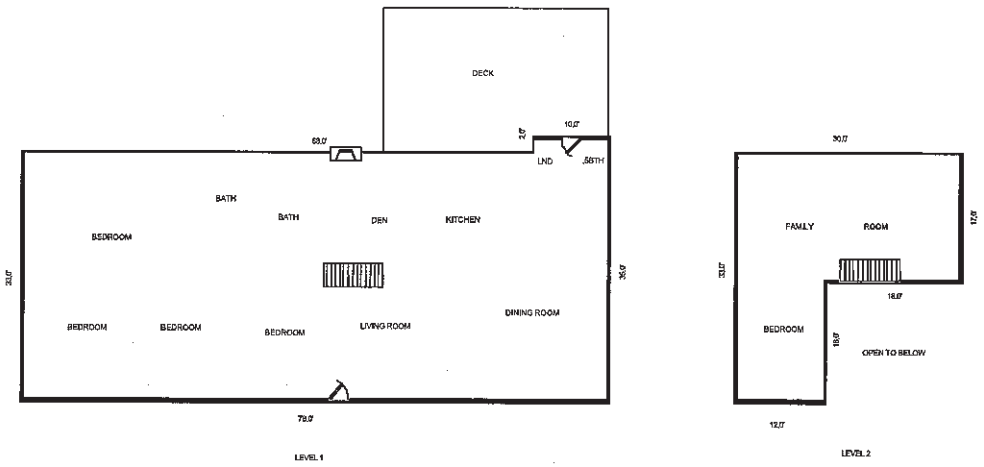
OIL TANK



GARAGE INTERIOR

FLOORPLAN SKETCH

Client: JAMES SPAMPINATO	File No.: 2180850A	
Property Address: 19 GREEN KNOLL CT	Case No.:	
City: NORTHPORT	State: NY	Zip: 11768



SketchyApex™

Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Size	Net Totals
GLA1	First Floor	2594.00	2594.00
GLA2	Second Floor	702.00	702.00
	TOTAL LIVABLE (rounded)		3296

LIVING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
33.0	x	78.0	2574.00
2.0	x	10.0	20.00
Second Floor			
17.0	x	30.0	510.00
12.0	x	16.0	192.00
4 Calculations Total (rounded)			3296

FLOORPLAN SKETCH

Client: JAMES SPAMPINATO	File No.: 2180850A	
Property Address: 19 GREEN KNOLL CT	Case No.:	
City: NORTHPORT	State: NY	Zip: 11768

SketchbyApex™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals

AREA BREAKDOWN	
Breakdown	Subtotals

DIMENSION LIST ADDENDUM

Client: JAMES SPAMPINATO	File No.: 2180850A	
Property Address: 19 GREEN KNOLL CT	Case No.:	
City: NORTHPORT	State: NY	Zip: 11768

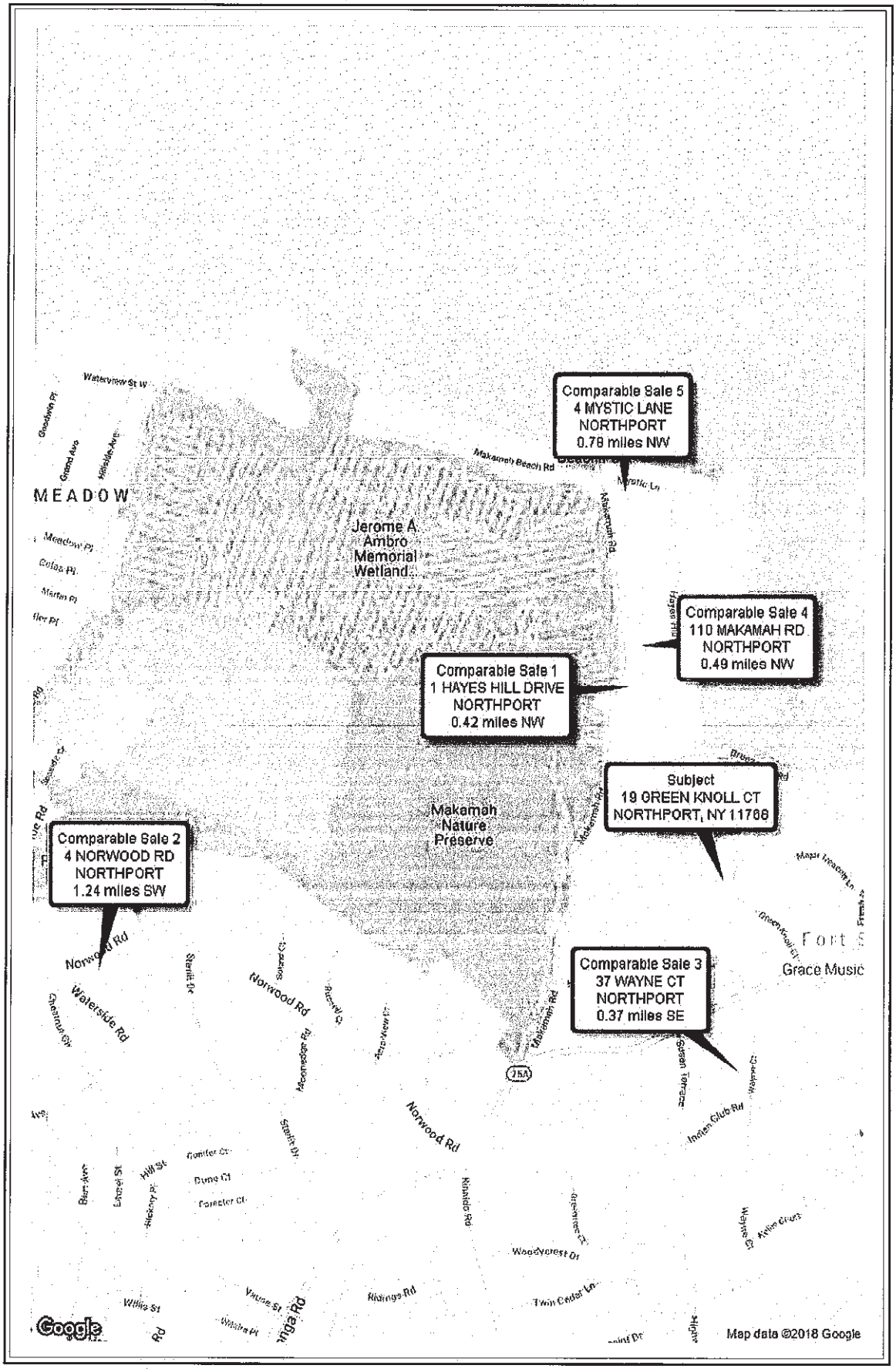
GROSS BUILDING AREA (GBA)	3,296
GROSS LIVING AREA (GLA)	3,296

Area(s)		Area	% of GLA	% of GBA
Living		3,296		100.00
Level 1		2,594	78.70	78.70
Level 2		702	21.30	21.30
Level 3		0	0.00	0.00
Other		0	0.00	0.00
	GBA			
Basement	☐	0		
Garage	☐	0		
	☐			

Area Measurements						Area Type					
Measurements			Factor		Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage
78.00	x 33.00	x	1.00	=	2,574.00	X					
10.00	x 2.00	x	1.00	=	20.00	X					
30.00	x 17.00	x	1.00	=	510.00		X				
16.00	x 12.00	x	1.00	=	192.00		X				

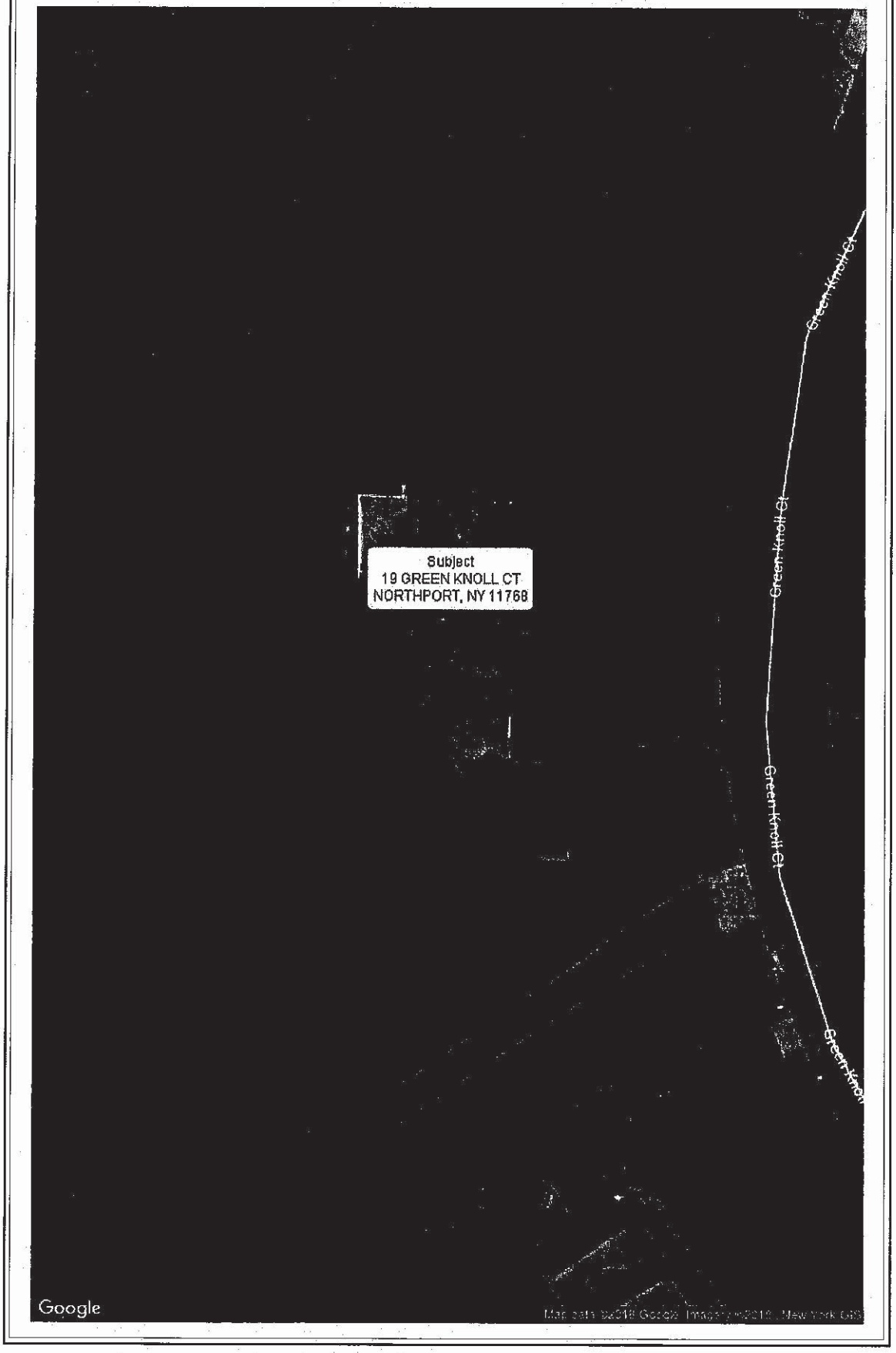
LOCATION MAP

Client: JAMES SPAMPINATO		File No.: 2180850A
Property Address: 19 GREEN KNOLL CT		Case No.:
City: NORTHPORT	State: NY	Zip: 11768



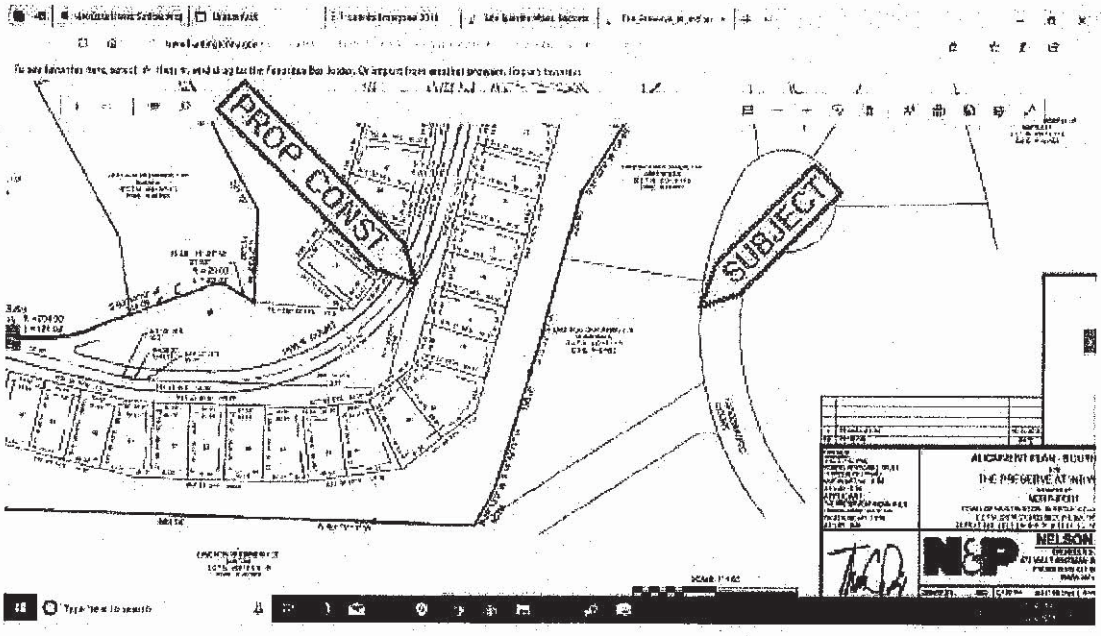
AERIAL MAP

Client: JAMES SPAMPINATO		File No.: 2180850A
Property Address: 19 GREEN KNOLL CT		Case No.:
City: NORTHPORT	State: NY	Zip: 11768



PLAT MAP

Client: JAMES SPAMPINATO		File No.: 2180850A
Property Address: 19 GREEN KNOLL CT		Case No.:
City: NORTHPORT	State: NY	Zip: 11768



********* INVOICE *********

File Number: 2180850A

JAMES SPAMPINATO

Invoice # : 2180850INV
Order Date :
Reference/Case # :
PO Number :

19 GREEN KNOLL CT
NORTHPORT, NY 11768

APPRAISAL FEE	$	250.00
	$	
Invoice Total	$	250.00
State Sales Tax @	$	0.00
Deposit	($	)
Deposit	($	)
Amount Due	$	250.00

Terms: PAID IN FULL

Please Make Check Payable To:

THOMAS DIBIASI
9 MARWOOD DRIVE
HAUPPAUGE, NY 11788

Fed. I.D. #:

Client: JAMES SPAMPINATO		File No.: 2180850A
Property Address: 19 GREEN KNOLL CT		Case No.:
City: NORTHPORT	State: NY	Zip: 11768

UNIQUE ID NUMBER
45000039422

State of New York
Department of State
DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY
Control No. 108322

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS,

EFFECTIVE DATE
MO. 08 | DAY 22 | YR. 18

EXPIRATION DATE
MO. 08 | DAY 21 | YR. 20

DIBIASI THOMAS
C/O THOMAS DIBIASI APPRAISALS
9 MARWOOD DR
HAUPPAUGE, NY 11788

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R. E. RESIDENTIAL APPRAISER

In Witness Whereof, The Department of State has caused its official seal to be hereunto affixed.
ROSSANA ROSADO
SECRETARY OF STATE

DOS-1098 (Rev. 3/01)

38

Barbara Viola 56 Breeze Hill Rd, Fort Salonga, NY 11768 9/18/19

Dear Planning Board,

I live across the street from the golf course. This is an abundance of wildlife in the area-much of it is living on the golf course & behind the club in wooded areas where townhomes are to be built. It is estimated that 16.68 acres of Forest would be deforested and cleared and the building project would physically disturb 52.26 acres. There are so many deer on the golf course that every year fencing must be replaced since they freely jump over it wandering the wetlands in the area,

People come to this neighborhood to fish in Geisler's Beach & Fresh Pond- They hike Makamah Preserve, take walks, bike rides or kayak. We have so few areas left where this is possible; shouldn't this be preserved? Indian Hills is planning on expanding their clubhouse so that they can hold large catered events. Increasing the number of residences by 100% and increasing the clubhouse by 30% will definitely increase traffic, pollution and the safety and health of residents in this secluded, wildlife area. The character of our neighborhood would forever be changed if this plan gets approved.

C-93 Sec. 2.6

C-94 Sec. 2.14

It is a historic area and during the revolutionary war, bricks were created from the clay in the beach cliffs. Booker T. Washington summered here and his house still exists on the Sound. Walking our narrow, quaint roads show's evidence of the terrible erosion that is occurring in our area. Geological maps show that it is the most vulnerable area on the North Shore and the most prominent landslide region. According to the 2008 Town of Huntington Beach Erosion Study Report, the bluff on the golf course has a history of substantial slope failures most likely related to a weak underlying clay layer. We are within the Crab meadow Watershed, and the Fresh Pond Greenbelt, a Suffolk County Designated Critical Environmental Area. It is ill-advised to propose a major development near this most sensitive of areas, and also to NOT wait for the published Crab Meadow Watershed Report, and its environmental recommendations.

C-95 Sec. 2.7

C-96 Sec. 2.13

We are one acre zoning in this area and I bought my house with the understanding that this zoning would be maintained by Town of Huntington. I am concerned that this development will have a significant environmental effect on the neighborhood as well as the wildlife that lives here, as well as have a significant adverse impact on my and my neighbor's health, quality of life and also property values.

C-97 Sec. 2.12

The Tunis organization bought this property at reduced pricing since it was unbuildable land. With this proposal, they are effectively making a windfall at resident's expense. Why is our neighborhood being adversely impacted to aid a private membership commercial golf course in their quest to build townhomes?

C-98 Sec. 2.11

The specific purpose of clustering is to "preserve the natural and scenic qualities of open lands." NOT to preserve private, commercial membership golf courses.

C-99 Sec. 2.11

Do the right thing for the residents of Town of Huntington!

Thank you!

39

Michael Viola

56 Breeze Hill Rd.

Fort Salonga, NY. 11768

9/18/19

1. My wife and I have been living in Fort Salonga (Indian Hills for 23 years). We moved here for many reasons, Quality of life, Peace and Quiet, and the safety of our children and others.

2. If this project goes through, we will lose those reasons. We will have an additional 200 cars on our roads that are already overcrowded, and on any given day we could have an additional 200 cars when there is a catering event at the club house. Also many of the people attending the events will leave DWI creating unsafe drivers in a residential neighborhood.

C-100
Sec. 2.1.6

3. I ask all the board members; would you want this in your neighbor? Do you want to turn Suffolk county into another Queens? Fort Salonga zoning is one acer zoning for a reason not have cluster building, so why are we here?

C-101
Sec. 2.12

4. Because Mr Tunis and company have the power and money to make change for the sole purpose to fatten their wallets. They don't care about anything except to seek and destroy a neighborhood and make millions of dollars.

5. I ask the board for the benefit of Fort Salonga, Town of Huntington, and Suffolk county to see the light and shut it down. Thank You!

My name is Angela McCusker, I live at 28 Juliet Lane, Northport which is around the corner from the northeast end of the golf course.

I would like to submit a copy of my comments into the official record.

I have been a resident for 27 years and am currently a golf course member. I enjoy the golf course but oppose the current development plan. As a member and a resident, I believe these changes would have a significant adverse impact on my enjoyment of the golf course, the value of my home and the quality of life I now enjoy.

The plans as they exist now are not in conformance with the character and aesthetics of our neighborhood. With the current plan, I will be forced to drive past an enormous elevated structure looming over Fresh Pond Road. I never imagined such a structure would be allowed in our neighborhood in an area that always required one-acre single family residences. Fresh Pond Road is already a narrow lane with no shoulder and very limited sight lines due to a sharp curve in the road. To have an entrance to a 14-unit community from this road is irresponsible. The many walkers, families with strollers and dogs and bicyclists already have very little room to avoid oncoming traffic. This is a recipe for disaster. It is dangerous now; additional traffic will only make it worse.

C-102 Sec. 2.14

C-103 Sec. 2.17

I'm concerned about environmental impacts. I believe that changes already made to the course such as tree removal and changes to topology have increased water runoff and erosion. The water floods the streets in front of our houses and is already manually pumped by the town after each major rainstorm. The water that is not trapped at our house continues into Fresh Pond. This may be a contributing factor to the high level of nitrogen found in Fresh Pond. Additional development will only make these conditions worse. I believe that any decisions concerning modifications to the golf course should be made after the Crab Meadow Watershed Study is made public.

C-104 Sec. 2.13

Lastly, it appears that the developer is seeking to retain and expand a commercial operation and simultaneously use the acreage dedicated to the commercial operation for residential housing. I don't believe under the current zoning they can have both. If I wanted to put a putting green in my yard and charge people to use it as a commercial enterprise, I believe the town and my neighbors would have something to say about that.

C-105 Sec. 2.12

To be clear, I'm not opposed to the golf course. I enjoy it very much. I look forward to using it in the future. I'm also not opposed to limited and thoughtful development in areas outside of peoples' sightlines and not adjacent to other residences.

Thank you for your time.

41

Sept. 18th, 2019

My name is Adam Jacobs and I live on Hayes Hill Drive in Northport. My backyard is adjacent to Indian Hills Golf Course . 5 years ago my wife and I searched all over the Island and found our house in a beautifully quite neighborhood within a praised school district. We could have moved anywhere but we chose this location specifically for the close knit community and the beautiful quiet location. The scenic view of the sound is comparable to no other. We do not want this ~~project~~ current proposal to move forward. It will ruin the community and does not fit the character of what this community embodies at all.

C-106 Sec. 2.14

We are very concerned about our property value among other things. We had an appraisal of our property before and after this proposed project and we will see at least a 10% decrease in our property value, and that is unacceptable. This is not what we were expecting when we bought a home in the Town of Huntington and will be heartbroken if this project moves forward. We have 3 small children that have learned to grow in this neighborhood and it's serene surrounding environment.

C-107 Sec. 2.1

We are extremely concerned about the environmental impact specific to the erosion, water system impact, light and noise pollution. We will be living with construction for years which is NOT what we signed up for when we chose this beautiful location and area.

Thank you

Before

File No. 2180819

APPRAISAL OF



LOCATED AT:

26 HAYES HILL DRIVE
NORTHPORT, NY 11768

CLIENT:

ADAM JACOBS
26 HAYES HILL DRIVE
NORTHPORT, NY, 11768

AS OF:

July 21, 2018

BY:

THOMAS DIBIASI

Pg 1

After on Pg 13

Residential Appraisal Report

File No. 2180819

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
26 HAYES HILL DRIVE		37 WAYNE CT					
Address NORTHPORT		NORTHPORT					
Proximity to Subject		0.98 miles SE					
Sale Price	$		$ 975,000		$		$
Sale Price/Gross Liv. Area	$ 0.00 sq.ft.	$ 348.21 sq.ft.		$ 0.00 sq.ft.		$ sq.ft.	
Data Source(s)		MLS#2987607					
Verification Source(s)		GEO DATA					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		CONV. MORTG. UNKNOWN;0					
Date of Sale/Time		3/18 CLOSED					
Location	RESIDENTIAL	RESIDENTIAL					
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE					
Site	1.0 ACRE	.92 ACRE	0				
View	AVG/RES	AVG/RES					
Design (Style)	COLONIAL	COLONIAL					
Quality of Construction	FRAME/AVG	FRAME/AVG					
Actual Age	45+/- YEARS	46 YEARS					
Condition	AVG/GOOD	GOOD	-60,000				
Above Grade Room Count	Total 8 Bdrms 3 Baths 2.5	Total 8 Bdrms 4 Baths 3	-5,000	Total Bdrms Baths		Total Bdrms Baths	
Gross Living Area 45.00	2,187 sq.ft.	2,800 sq.ft.	-27,500	sq.ft.		sq.ft.	
Basement & Finished Rooms Below Grade	PT BSMENT UNFINISHED	PT BSMENT FINISHED	-10,000				
Functional Utility	1- FAM/AVG	1- FAM/AVG					
Heating/Cooling	AVERAGE/CAC	AVERAGE/CAC					
Energy Efficient Items	THERMOPANES	THERMOPANES					
Garage/Carport	2 CAR GARAGE	2 CAR GARAGE					
Porch/Patio/Deck	DECK	PORCH,PATIO	-5,000				
OTHER	2 FIREPLACES	FIREPLACE	5,000				
OTHER	NONE	IN GRND POOL	-15,000				
Net Adjustment (Total)		☐ + ☒ -	$ 117,500	☒ + ☐ -	$ 0	☐ + ☐ -	$
Adjusted Sale Price of Comparables		Net Adj. -12.1% Gross Adj. 13.1%	$ 857,500	Net Adj. 0.0% Gross Adj. 0.0%	$ 0	Net Adj. % Gross Adj. %	$

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach

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(gPAR™) General Purpose Appraisal Report 12/2005
GPARCOMP_05 11122014

ADDENDUM

Client: ADAM JACOBS		File No.: 2180819
Property Address: 26 HAYES HILL DRIVE		Case No.:
City: NORTHPORT	State: NY	Zip: 11768

Neighborhood Description
THE SUBJECT IS LOCATED IN A SOUND AND VIABLE RESIDENTIAL NEIGHBORHOOD COMPRISED PRIMARILY OF ONE FAMILY HOMES OF VARIOUS, COMPATABLE STYLES. THE NEIGHBORHOOD IS WELL SUPPORTED BY SCHOOLS, PARKS, HOUSES OF WORSHIP, LOCAL SHOPPING AND RESTAURANTS. THERE ARE AMPLE EMPLOYMENT CENTERS IN AND AROUND THE AREA AS WELL AS ACCESS TO MAJOR METROPOLITAN AREAS THROUGHOUT NEW YORK CITY VIA RAILROAD, BUSSES AND MAJOR HIGHWAYS. THE MISCELANEOUS LAND USE OF 5% CONSISTS PRIMARILY OF PUBLIC LAND AND HOUSES OF WORSHIP

Neighborhood Market Conditions
FOLLOWING SEVERAL YEARS OF INCREASES IN VALUES, AND A SHORTAGE OF AVAILABLE LISTINGS (1 TO 3 MONTHS), DATA SHOWS AN INCREASE IN AVAILABLE LISTINGS TO A MORE TYPICAL MARKET BETWEEN 3 AND 6 MONTHS INVENTORY. THE GENERAL MARKET CONDITIONS HAVE STABILIZED OVER THE LAST YEAR. THERE ARE GENERALLY NO LOAN DISCOUNTS, INTEREST BUYDOWNS, OR OTHER SALES OR FINANCING CONCESSIONS IN THIS IMMEDIATE MARKET AREA. THERE IS SUFFICIENT AND COMPETITIVE FINANCING AVAILABLE IN THE SUBJECT'S MARKET AREA. PROPERTY VALUES ARE CONSIDERED STABLE, WITH AMPLE AVAILABILITY OF HOMES ON THE OPEN MARKET.

Highest and Best Use
THE APPRAISER APPLIED THE FOUR TESTS IN HIS ANALYSIS FOR THE HIGHEST AND BEST USE OF THE SUBJECT PROPERTY: 1) LEGALLY PERMISSIBLE, 2) FINANCIALLY FEASIBLE, 3) PHYSICALLY POSSIBLE, 4) MAXIMUM PROFITABILITY.

THE APPRAISER FOUND THAT THE SUBJECT IS CURRENTLY BEING USED AT THE HIGHEST AND BEST LEGAL USE AS A TWO STORY, ONE FAMILY DWELLING , AND THEREFORE IT HAS MAXIMUM LEGAL VALUE.

Comments on Sales Comparison

ALTHOUGH THE SUBJECT'S ESTIMATED VALUE EXCEEDS THE PREDOMINANT VALUE FOR THE NEIGHBORHOOD, IT IS WITHIN THE VALUE RANGE, AND CONSIDERED TO BE AN ACCURATE VALUE ESTIMATE.

THE SUBJECT HAS A PARTIAL "WINTER WATER" VIEW AND A PARTIAL GOLF COURSE VIEW. NO VALUE WAS GIVEN FOR THESE VIEWS AS THERE IS NO EVIDENCE TO SUGGEST THAT THESE HAVE VALUE IN THIS AREA. FULL WATER VIEWS DO GIVE VALUE, HOWEVER, NOT PARTIAL WINTER VIEWS. THE SUBJECT ENJOYS A SECLUDED, WOODED VIEW WHICH IS CONSIDERED TO BE DESIRABLE IN THIS NEIGHBORHOOD.

THE SUBJECT AND ALL COMPARABLES USED HAVE CESSPOOLS. CESSPOOLS ARE COMMON TO THE AREA AND ARE NOT CONSIDERED TO ADVERSELY AFFECT THE SUBJECT'S VALUE OR MARKETABILITY. THERE IS NO CURRENT AVAILABILITY FOR HOOKUP TO PUBLIC SEWARS, AND NONE IS PLANNED IN IN THE NEAR FUTURE. THERE WAS NO EVIDENCE OF ODOR OR SEEPAGE.

BASED ON MARKET RESEARCH, THE DIFFERENCE IN LIVING AREA IS ADJUSTED AT $45 PER SQFT. DIFFERENCES OF LESS THAN 50 SQFT ARE NOT RECOGNIZED IN THIS MARKET AND ARE THEREFORE, NOT ADJUSTED FOR.

THE DIFFERENCE IN BATHROOM COUNT BETWEEN SUBJECT AND SALES IS ADJUSTED AT $10,000 PER FULL BATHROOM.

NO AGE ADJUSTMENT WAS GIVEN AS THE SUBJECT AND ALL COMPS HAVE SIMILAR EFFECTIVE AGES. AN APPROPRIATE ADJUSTMENT WAS GIVEN ON THE BASIS OF CONDITION

CONDITION ADJUSTMENTS WERE GIVEN TO COMPS# BASED ON EXTERIOR INSPECTION, MLS LISTINGS, ON-LINE WEBSITES AND PHOTOS, AND/OR CONVERSATIONS WITH LOCAL BROKERS.

ALTHOUGH COMPS #1, #2 AND #3 ARE OVER SIX MONTHS, THEY ARE CONSIDERED TO BE RELEVANT AND COMMON.

ALTHOUGH COMPS#2 AND #4 ARE LOCATED OVER ONE HALF MILE FROM THE SUBJECT, THEY ARE CONSIDERED TO BE RELEVANT AS THEY ARE IN THE SUBJECT SCHOOL DISTRICT, ARE SIMILAR IN MOST RESPECTS TO THE SUBJECT, AND IN THE SUBJECT NEIGHBORHOOD.

ELECTRONIC SIGNATURES ARE UTILIZED IN THIS REPORT. THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE AND THE APPRAISAL STANDARDS BOARD STATE THAT ELECTRONICALLY AFFIXING A SIGNATURE TO A REPORT CARRIES THE SAME LEVEL OF AUTHENTICITY, AND RESPONSIBILITY AS AN INK SIGNATURE ON A PAPER COPY REPORT. ALL ELECTRONIC SIGNATURES IN THIS REPORT HAVE A SECURITY FEATURE MAINTAINED BY AN INDIVIDUAL PASSWORD. NO PERSON CAN ALTER THE APPRAISAL ONCE SIGNED EXCEPT THE ORIGINAL SIGNING APPRAISER.

THE APPRAISER UTILIZES THE TOWN ASSESSMENT RECORD AS A GUIDE FOR GLA, HOWEVER, SINCE THE ASSESSMENT RECORDS ARE OFTEN NOT UP TO DATE WITH ACTUAL MEASUREMENTS, THE APPRAISER PHYSICALLY MEASURES THE SUBJECT EXTERIOR TO OBTAIN ACTUAL MEASUREMENTS. COMPARABLE GLA DATA IS DERIVED USING THE ASSESSMENT RECORD AS A GUIDE, AND EXTERIOR INSPECTION IS COMBINED WITH IT, AND AN ESTIMATION IS MADE. THIS PROVES TO BE FAR MORE ACCURATE THAN RELYING ON THE RECORD ALONE.

Residential Appraisal Report

File No. 2180819

PURPOSE

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

Client Name/Intended User ADAM JACOBS | E-mail

Client Address 26 HAYES HILL DRIVE | City NORTHPORT | State NY | Zip 11768

Additional Intended User(s) NONE NOTED

Intended Use DETERMINATION OF MARKET VALUE TO DETERMINE LOSS IN VALUE FROM PROPOSED CONSCRUCTION OF TOWNHOUSES ALONG THE REAR OF THE PROPERTY

SUBJECT

Property Address 26 HAYES HILL DRIVE | City NORTHPORT | State NY | Zip 11768

Owner of Public Record ADAM JACOBS | County

Legal Description DISTRICT 400; SECTION 14.00; BLOCK 3.00; LOT 6.000

Assessor's Parcel # 0400014000300006000 | Tax Year 2018 | R.E. Taxes $ 16,101.00

Neighborhood Name INDIAN HILLS | Map Reference 6-D-9 | Census Tract 1108.03

Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)

SALES HISTORY

My research [ ] did [X] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Prior Sale/Transfer: Date NO PRIOR SALES REC. | Price | Source(s) GEO DATA / MLS

Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) AS PER AVAILABLE DATA, THE SUBJECT HAS NOT BEEN TRANSFERRED IN THE LAST THREE YEARS.

Offerings, options and contracts as of the effective date of the appraisal AS PER OWNER AND MLS, THE SUBJECT HAS NOT BEEN LISTED FOR SALE IN THE LAST 12 MONTHS.

NEIGHBORHOOD

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location	[ ] Urban [X] Suburban [ ] Rural	Property Values	[ ] Increasing [X] Stable [ ] Declining	PRICE	AGE	One-Unit	90 %
Built-Up	[X] Over 75% [ ] 25-75% [ ] Under 25%	Demand/Supply	[ ] Shortage [X] In Balance [ ] Over Supply	$(000)	(yrs)	2-4 Unit	0 %
Growth	[ ] Rapid [X] Stable [ ] Slow	Marketing Time	[ ] Under 3 mths [X] 3-6 mths [ ] Over 6 mths	300 Low	1	Multi-Family	%
Neighborhood Boundaries	THE SUBJECT IS LOCATED NORTH OF FORT SALONGA RD, SOUTH OF LONG ISLAND SOUND, EAST OF NORTHPORT HARBOR, AND WET OFFORT SALONGA			2,000 High	150	Commercial	5 %
				750 Pred.	60	Other MISC.	5 %

Neighborhood Description See Attached Addendum

Market Conditions (including support for the above conclusions) See Attached Addendum

SITE

Dimensions 1 ACRE(SUBJ. TO SURV.) | Area 1.0 | Shape IRREGULAR | View AVG/RES

Specific Zoning Classification R40 | Zoning Description GENERAL RESIDENTIAL, ONE FAMILY, 40,000SF MIN LOT

Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe See Attached Addendum

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street MACADAM	[X]	[ ]
Gas	[ ]	[X] OIL	Sanitary Sewer	[ ]	[X] CESSPOOLS	Alley NONE	[ ]	[ ]

Site Comments THERE ARE NO APPARENT EASEMENTS OR ENCROACHMENTS NOTED. THE SUBJECT REAR YARD HAS A WINTER WATER VIEW OF THE LONG ISLAND SOUND, AND A SECLUDED WOODED VIEW.

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION	materials	INTERIOR	materials
Units	[X] One [ ] One w/Acc. unit [ ]	[ ] Concrete Slab	[ ] Crawl Space	Foundation Walls	PRD CONC/GD	Floors	HRDWD/AVG/GD
# of Stories	ONE	[ ] Full Basement	[X] Partial Basement	Exterior Walls	CEDAR/AVG	Walls	SHTRK/AVG/GD
Type	[X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area	500 sq. ft.	Roof Surface	ASPHALT/AVG	Trim/Finish	WOOD/AVG/GD
	[X] Existing [ ] Proposed [ ] Under Const.	Basement Finish	0 %	Gutters & Downspouts	ALUM/AVG	Bath Floor	C-TILE/AVG/GD
Design (Style)	COLONIAL	[X] Outside Entry/Exit	[ ] Sump Pump	Window Type	DBL HNG/AVG	Bath Wainscot	C-TILE/AVG/GD
Year Built	1973			Storm Sash/Insulated	THERMS/AVG	Car Storage	[ ] None
Effective Age (Yrs)	10			Screens	YES/AVERAGE		[X] Driveway # of Cars 2
Attic	[ ] None	Heating	[ ] FWA [X] HW [ ] Radiant	Amenities	[ ] WoodStove(s) #0	Driveway Surface	BLACKTOP
	[ ] Drop Stair [ ] Stairs	[ ] Other	Fuel OIL		[X] Fireplace(s) # 2 [ ] Fence NONE		[X] Garage # of Cars 2
	[ ] Floor [X] Scuttle	Cooling	[X] Central Air Conditioning		[X] Patio/Deck TRX [ ] Porch NONE		[ ] Carport # of Cars 0
	[ ] Finished [ ] Heated	[ ] Individual	[ ] Other		[ ] Pool NONE [ ] Other NONE		[ ] Att. [ ] Det. [X] Built-In

Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [ ] Disposal [X] Microwave [X] Washer/Dryer [ ] Other (describe)

Finished area above grade contains: 8 Rooms | 3 Bedrooms | 2.5 Bath(s) | 2,187 Square Feet of Gross Living Area Above Grade

Additional Features THERMAL WINDOWS, 40 GAL. WATER HEATER, CENTRAL AIR, DECK

Comments on the Improvements THE SUBJECT IS IN OVERALL AVERAGE TO GOOD CONDITION. THE KITCHEN AND BATHROOM ARE SEMI-MODERN TO MODERN AND IN GOOD WORKING ORDER. NO NEEDED REPAIRS WERE EVIDENT TO THE APPRAISER. THE UTILITIES AND MECHANICAL SYSTEMS WERE ON AND FUNCTIONING. THE SUBJECT HAD WORKING SMOKE AND CARBON MONOXIDE DETECTORS THROUGHOUT THE DWELLING.

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(gPAR™) General Purpose Appraisal Report 12/2005
GPAR:004_05 11/12/2014

Residential Appraisal Report

File No. 2180819

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	26 HAYES HILL DRIVE NORTHPORT	11 BREEZE HILL RD NORTHPORT		11 MARIONS LN NORTHPORT		5 BREEZE HILL RD NORTHPORT	
Proximity to Subject		0.33 miles SW		0.88 miles SE		0.36 miles SW	
Sale Price	$		$ 752,500		$ 800,000		$ 761,000
Sale Price/Gross Liv. Area	$ 0.00 sq.ft.	$ 295.10 sq.ft.		$ 380.95 sq.ft.		$ 271.79 sq.ft.	
Data Source(s)		MLS#2920935		MLS#2934120		MLS#2868412	
Verification Source(s)		GEO DATA		GEO DATA		GEO DATA	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		FHA MORTG. NO CONC.		CASH NO CONC.		UNKN MORT. NO CONC.	
Date of Sale/Time		8/17 CLOSED		11/17 CLOSED		8/17 CLOSED	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	1.0 ACRE	1.0 ACRE		1.16 ACRE	0	1.0 ACRE	
View	AVG/RES	AVG/RES		AVG/RES		AVG/RES	
Design (Style)	COLONIAL	COLONIAL		COLONIAL		COLONIAL	
Quality of Construction	FRAME/AVG	FRAME/AVG		FRAME/AVG		FRAME/AVG	
Actual Age	45+/- YEARS	45+/- YEARS		42 YEARS	0	44 YEARS	0
Condition	AVG/GOOD	AVERAGE	60,000	AVG/GOOD		AVERAGE	60,000
Above Grade Room Count (Total / Bdrms / Baths)	8 / 3 / 2.5	8 / 4 / 2.5	20,000	7 / 3 / 2.5		9 / 5 / 3	15,000
Gross Living Area 45.00	2,187 sq.ft.	2,550 sq.ft.	-16,500	2,100 sq.ft.	4,000	2,800 sq.ft.	-27,500
Basement & Finished Rooms Below Grade	PT BSMENT UNFINISHED	FULL BSMENT FINISH / .5BTH	-10,000 -15,000	FULL BSMENT FINISHED/BATH	-10,000 -20,000	FULL BSMENT FINISHED/BATH	-10,000 -20,000
Functional Utility	1- FAM/AVG	1- FAM/AVG		1- FAM/AVG		1- FAM/AVG	
Heating/Cooling	AVERAGE/CAC	AVG/NO CAC	10,000	AVG/NO CAC	10,000	AVERAGE/CAC	
Energy Efficient Items	THERMOPANES	THERMOPANES		THERMOPANES		THERMOPANES	
Garage/Carport	2 CAR GARAGE	2 CAR GARAGE		4 CAR GARAGE	-10,000	2 CAR GARAGE	
Porch/Patio/Deck	DECK	DECK		PATIO		PRCH,PAT,DK	-10,000
OTHER	2 FIREPLACES	FIREPLACE	5,000	4 FIREPLACES	-10,000	2 FIREPLACES	
OTHER	NONE	IN GRND POOL	-15,000	NONE		IN GRND POOL	-15,000
Net Adjustment (Total)		[X] + [ ] - $	38,500	[ ] + [X] - $	36,000	[ ] + [X] - $	7,500
Adjusted Sale Price of Comparables		Net Adj. 5.1% Gross Adj. 20.1% $	791,000	Net Adj. -4.5% Gross Adj. 8.0% $	764,000	Net Adj. -1.0% Gross Adj. 20.7% $	753,500

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach See Attached Addendum

COST APPROACH TO VALUE

Site Value Comments COST APPROACH WAS NOT APPLICABLE AND NOT REQUIRED IN ORDER TO PRODUCE CREDIBLE RESULTS FOR THIS ASSIGNMENT

COST APPROACH

ESTIMATED [ ] REPRODUCTION OR [ ] REPLACEMENT COST NEW — OPINION OF SITE VALUE ..... = $

Source of cost data — Dwelling 2,187 Sq. Ft. @$ ..... = $ 0

Quality rating from cost service — Effective date of cost data — Bsmt: 500 Sq.Ft. Sq. Ft. @$ ..... = $ 0

Comments on Cost Approach (gross living area calculations, depreciation, etc.)

IN DETERMINING THE SCOPE OF WORK FOR THIS REPORT, I DID NOT CONCLUDE THERE TO BE A NEED FOR THE COST APPROACH TO ACHIEVE A CREDIBLE VALUE ESTIMATE.

Garage/Carport 500 Sq. Ft. @$ ..... = $ 0

Total Estimate of Cost-New ..... = $ 0

Less — Physical — Functional — External

Depreciation ..... = $(0)

Depreciated Cost of Improvements ..... = $ 0

"As-is" Value of Site Improvements ..... = $

INDICATED VALUE BY COST APPROACH ..... = $ 0

INCOME

INCOME APPROACH TO VALUE

Estimated Monthly Market Rent $ — X Gross Rent Multiplier — = $ — Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) THE INCOME APPROACH IS GENERALLY NOT UTILIZED IN THE VALUATION OF ONE FAMILY HOMES IN THIS MARKET AS THE AREA IS MOSTLY BUILT UP AND THESE DWELLINGS ARE MOSTLY OWNER OCCUPIED AND THERE IS NOT SUFFICIENT DATA TO FORM A CREDIBLE VALIE OPINION OR GRM.

RECONCILIATION

Indicated Value by: Sales Comparison Approach $770,000 — **Cost Approach (if developed) $ 0** — **Income Approach (if developed) $**

DUE TO THE AVAILABILITY OF AMPLE SALES, MOST EMPHASIS WAS PLACED ON THE MARKET APPROACH TO VALUE, WITH THE GREATEST EMPHASIS WAS PLACED ON COMPS#1 AND#3 AS THIS SALE AS THEY ARE IN CLOSE PROXIMITY TO THE SUBJEC T AND IN THE SUBJECT SUB-SECTION

This appraisal is made [X] "as is," [ ] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, [ ] subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed [ ] subject to the following:

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report is $ 770,000 as of 07/21/2018, which is the effective date of this appraisal.

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(gPAR™) General Purpose Appraisal Report 12/2005
GPAR1004_05 11/12/2014

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.

4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.

5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.

7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.

8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.

11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

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Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Definition of Value: [X] **Market Value** [ ] **Other Value:** _____

Source of Definition: USPAP

THE MOST PROBABLE PRICE WHICH A PROPERTY SHOULD BRING IN A COMPETITIVE AND OPEN MARKET UNDER ALL CONDITIONS REQUISITE TO A FAIR SALE, THE BUYER AND SELLER, EACH ACTING PRUDENTLY, KNOWLEDGEABLY AND ASSUMING THE PRICE IS NOT AFFECTED BY UNDUE STIMULUS. IMPLICIT IN THIS DEFINITION IS THE CONSUMMATION OF A SALE AS OF A SPECIFIED DATE AND THE PASSING OF TITLE FROM SELLER TO BUYER UNDER CONDITIONS WHEREBY: (1) BUYER AND SELLER ARE TYPICALLY MOTIVATED; (2) BOTH PARTIES ARE WELL INFORMED OR WELL ADVISED, AND EACH ACTING IN WHAT HE OR SHE CONSIDERS HIS OR HER OWN BEST INTEREST; (3) A REASONABLE TIME IS ALLOWED FOR EXPOSURE IN THE OPEN MARKET; (4) PAYMENT IS MADE IN TERMS OF CASH IN U. S. DOLLARS OR IN TERMS OF FINANCIAL ARRANGEMENTS COMPARABLE THERETO; AND (5) THE PRICE REPRESENTS THE NORMAL CONSIDERATION FOR THE PROPERTY SOLD UNAFFECTED BY SPECIAL OR CREATIVE FINANCING OR SALES CONCESSIONS GRANTED BY ANYONE ASSOCIATED WITH THE SALE.

ADDRESS OF THE PROPERTY APPRAISED:
26 HAYES HILL DRIVE
NORTHPORT, NY 11768
EFFECTIVE DATE OF THE APPRAISAL: July 21, 2018
APPRAISED VALUE OF THE SUBJECT PROPERTY $ 770,000

APPRAISER

Signature: Thomas D. Biasi
Name: THOMAS DIBIASI
Company Name: THOMAS DIBIASI INC.
Company Address: 9 MARWOOD DRIVE
HAUPPAUGE, NY 11788
Telephone Number: 631-724-5250
Email Address: TDIBIASI@OPTONLINE.NET
State Certification # 45000039422
or License # _____
or Other (describe): _____ State #: _____
State: NY
Expiration Date of Certification or License: 08/24/2020
Date of Signature and Report: 10/21/2018
Date of Property Viewing: 07/21/2018
Degree of property viewing:
[X] Interior and Exterior [ ] Exterior Only [ ] Did not personally view

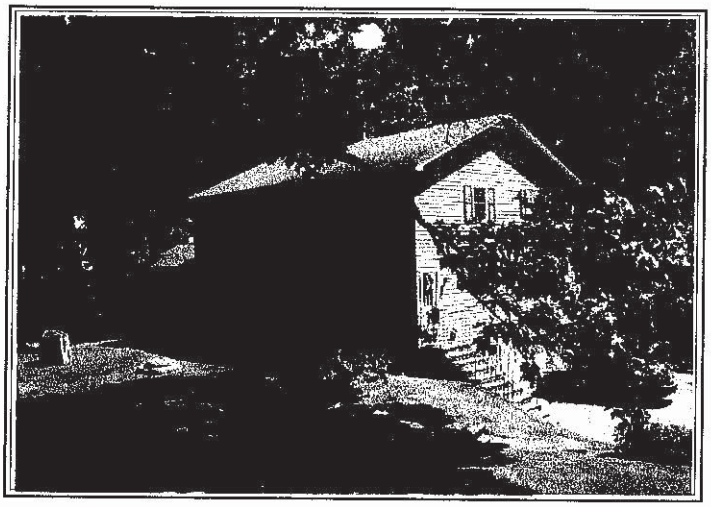
SUPERVISORY APPRAISER

Signature: _____
Name: _____
Company Name: _____
Company Address: _____
Telephone Number: _____
Email Address: _____
State Certification # _____
or License # _____
State: _____
Expiration Date of Certification or License: _____
Date of Signature: _____
Date of Property Viewing: _____
Degree of property viewing:
[ ] Interior and Exterior [ ] Exterior Only [ ] Did not personally view

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(gPAR™) General Purpose Appraisal Report 12/2005
GPARUM_05 07/21/2018

SUBJECT PROPERTY PHOTO ADDENDUM

Client: ADAM JACOBS		File No.: 2180819
Property Address: 26 HAYES HILL DRIVE		Case No.:
City: NORTHPORT	State: NY	Zip: 11768

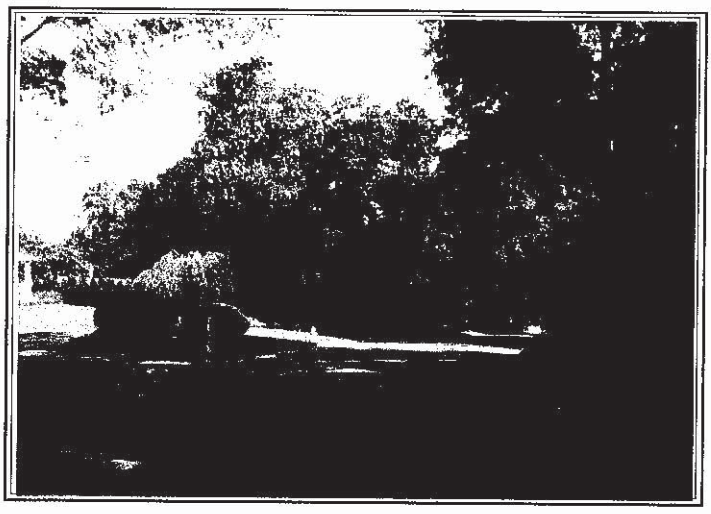


FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: July 21, 2018
Appraised Value: $770,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

DIMENSION LIST ADDENDUM

Client: ADAM JACOBS		File No.: 2180819
Property Address: 26 HAYES HILL DRIVE		Case No.:
City: NORTHPORT	State: NY	Zip: 11768

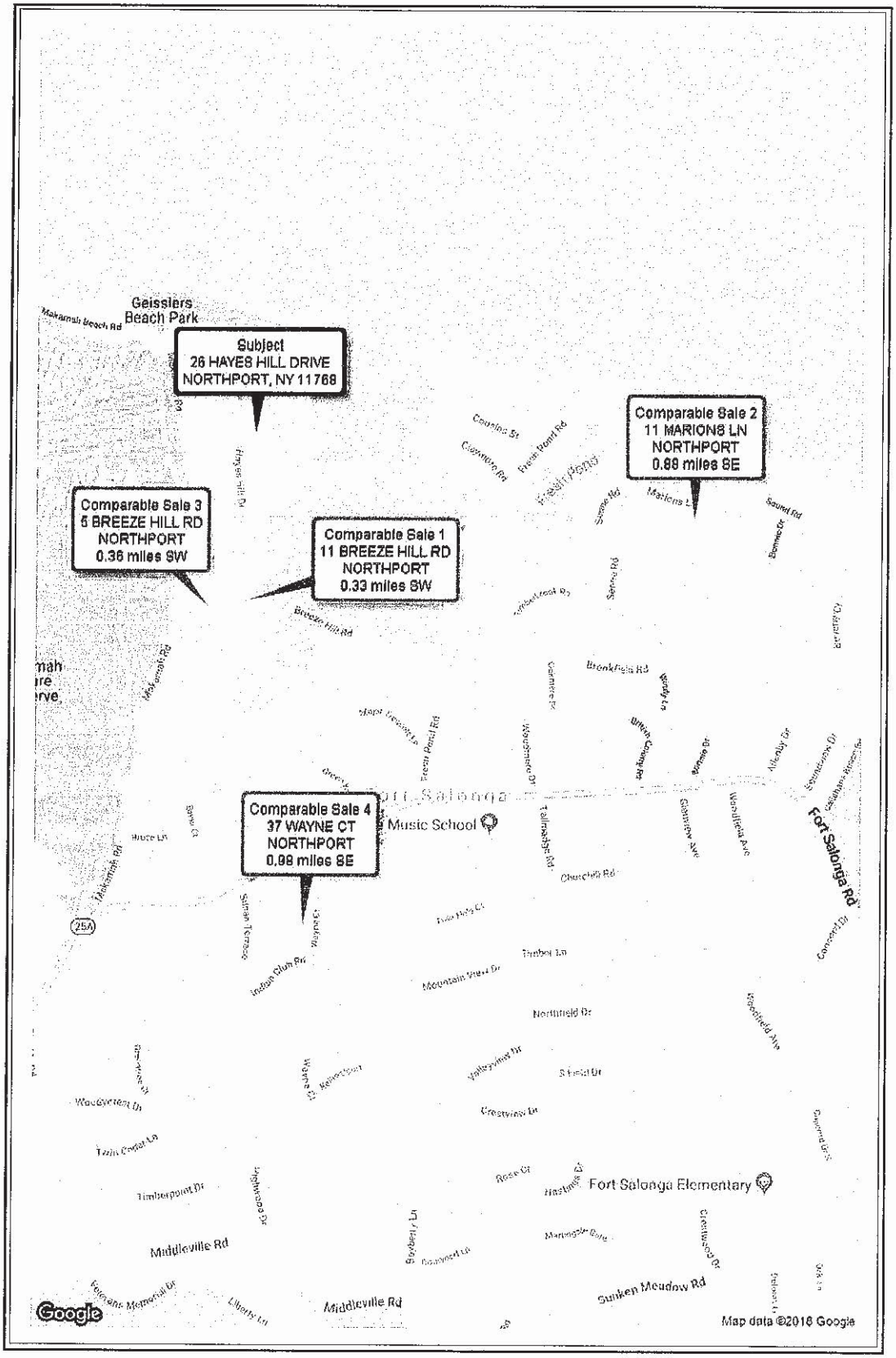
GROSS BUILDING AREA (GBA)	2,187
GROSS LIVING AREA (GLA)	2,187

Area(s)	Area	%of GLA	%of GBA
Living	2,187		100.00
Level 1	1,187	54.28	54.28
Level 2	1,000	45.72	45.72
Level 3	0	0.00	0.00
Other	0	0.00	0.00
GBA			
Basement ☐	500		
Garage ☐	500		
☐			

Area Measurements					Area Type					
Measurements			Factor	Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage
57.00	x 11.00	x 1.00	=	627.00	☒	☐	☐	☐	☐	☐
40.00	x 14.00	x 1.00	=	560.00	☒	☐	☐	☐	☐	☐
40.00	x 25.00	x 1.00	=	1,000.00	☐	☒	☐	☐	☐	☐
25.00	x 20.00	x 1.00	=	500.00	☐	☐	☐	☐	☒	☐
25.00	x 20.00	x 1.00	=	500.00	☐	☐	☐	☐	☐	☒
	x	x	=		☐	☐	☐	☐	☐	☐

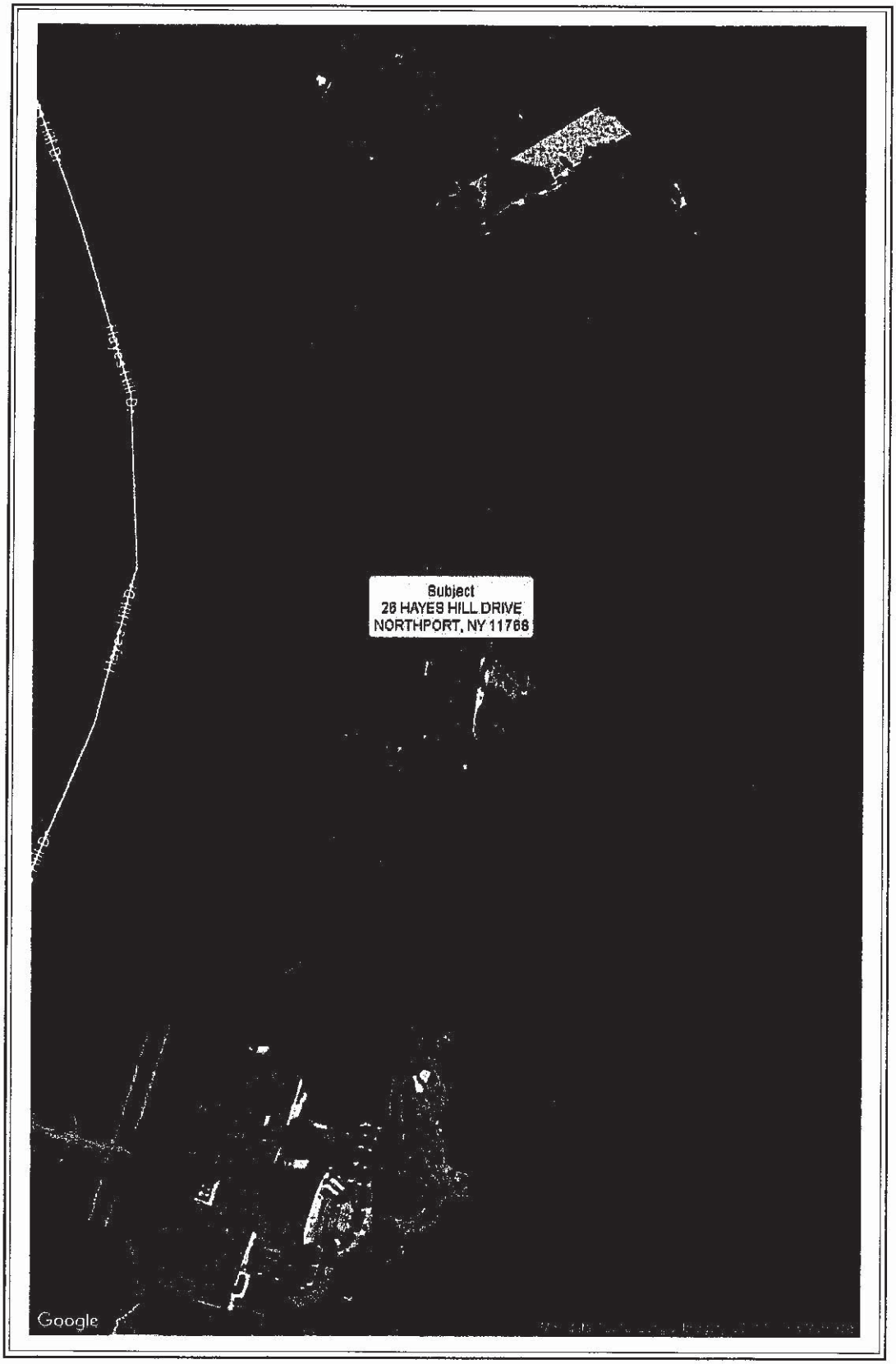
LOCATION MAP

Client: ADAM JACOBS		File No.: 2180819
Property Address: 26 HAYES HILL DRIVE		Case No.:
City: NORTHPORT	State: NY	Zip: 11768



AERIAL MAP

Client: ADAM JACOBS		File No.: 2180819
Property Address: 26 HAYES HILL DRIVE		Case No.:
City: NORTHPORT	State: NY	Zip: 11768



Client: ADAM JACOBS	File No.: 2180819
Property Address: 26 HAYES HILL DRIVE	Case No.:
City: NORTHPORT	State: NY Zip: 11768

UNIQUE ID NUMBER
45000039422

State of New York
Department of State
DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY
Control No. 108322

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.

EFFECTIVE DATE
MO. 08 | DAY 22 | YR 18

DIBIASI THOMAS
C/O THOMAS DIBIASI APPRAISALS
9 MARWOOD DR
HAUPPAUGE, NY 11788

EXPIRATION DATE
MO. 08 | DAY 21 | YR 20

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R. E. RESIDENTIAL APPRAISER

In Witness Whereof, The Department of State has caused its official seal to be hereunto affixed.

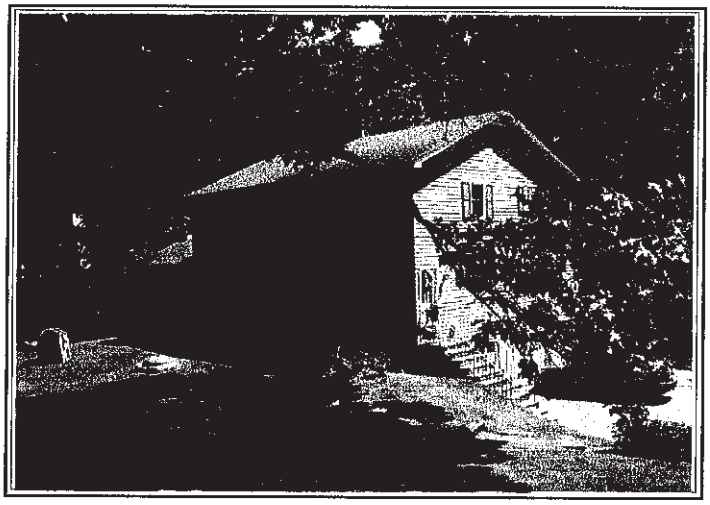
ROSSANA ROSADO
SECRETARY OF STATE

DOS-1098 (Rev. 3/01)

After

File No. 2180851

APPRAISAL OF



LOCATED AT:

26 HAYES HILL DRIVE
NORTHPORT, NY 11768

CLIENT:

ADAM JACOBS
26 HAYES HILL DRIVE
NORTHPORT, NY, 11768

AS OF:

July 21, 2018

BY:

THOMAS DIBIASI

Pg 13

Residential Appraisal Report

File No. 2180851

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 4	+(-) $ Adjustment	COMPARABLE SALE NO. 5	+(-) $ Adjustment	COMPARABLE SALE NO. 6	+(-) $ Adjustment
26 HAYES HILL DRIVE Address NORTHPORT		37 WAYNE CT NORTHPORT					
Proximity to Subject		0.98 miles SE					
Sale Price	$	$ 975,000		$		$	
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 348.21 sq. ft.		$ 0.00 sq. ft.		$ sq. ft.	
Data Source(s)		MLS#2987607					
Verification Source(s)		GEO DATA					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		DESCRIPTION		DESCRIPTION	
Sale or Financing Concessions		CONV. MORTG. UNKNOWN;0					
Date of Sale/Time		3/18 CLOSED					
Location	RESIDENTIAL	RESIDENTIAL					
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE					
Site	1.0 ACRE	.92 ACRE	0				
View	AVG/RES	AVG/RES					
Design (Style)	COLONIAL	COLONIAL					
Quality of Construction	FRAME/AVG	FRAME/AVG					
Actual Age	45+/- YEARS	46 YEARS					
Condition	AVG/GOOD	GOOD	-60,000				
Above Grade Room Count	Total 8 / Bdrms 3 / Baths 2.5	Total 8 / Bdrms 4 / Baths 3	-5,000	Total / Bdrms / Baths		Total / Bdrms / Baths	
Gross Living Area 45.00	2,187 sq. ft.	2,800 sq. ft.	-27,500	sq. ft.		sq. ft.	
Basement & Finished Rooms Below Grade	PT BSMENT UNFINISHED	PT BSMENT FINISHED	-10,000				
Functional Utility	1- FAM/AVG	1- FAM/AVG					
Heating/Cooling	AVERAGE/CAC	AVERAGE/CAC					
Energy Efficient Items	THERMOPANES	THERMOPANES					
Garage/Carport	2 CAR GARAGE	2 CAR GARAGE					
Porch/Patio/Deck	DECK	PORCH,PATIO	-5,000				
OTHER	2 FIREPLACES	FIREPLACE	5,000				
OTHER	NONE	IN GRND POOL	-15,000				
PROP. CONST.	N/A	10%	-97,000				
Net Adjustment (Total)		☐ + ☒ - $	214,500	☒ + ☐ - $	0	☐ + ☐ - $	
Adjusted Sale Price of Comparables		Net Adj. -22.0% Gross Adj. 23.0% $	760,500	Net Adj. 0.0% Gross Adj. 0.0% $	0	Net Adj. % Gross Adj. % $	

Summary of Sales Comparison Approach SEE ADDENDUM OR PREVIOUS PAGE.

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(gPAR™) General Purpose Appraisal Report 12/2005
GPARR05X_05 11/2014

Residential Appraisal Report

File No. 2180851

PURPOSE

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

Client Name/Intended User ADAM JACOBS | E-mail

Client Address 26 HAYES HILL DRIVE | City NORTHPORT | State NY | Zip 11768

Additional Intended User(s) NONE NOTED

Intended Use DETERMINATION OF MARKET VALUE TO DETERMINE LOSS IN VALUE FROM PROPOSED CONSCRUCTION OF TOWNHOUSES ALONG THE REAR OF THE PROPERTY

SUBJECT

Property Address 26 HAYES HILL DRIVE | City NORTHPORT | State NY | Zip 11768

Owner of Public Record ADAM JACOBS | County

Legal Description DISTRICT 400; SECTION 14.00; BLOCK 3.00; LOT 6.000

Assessor's Parcel # 0400014000300006000 | Tax Year 2018 | R.E. Taxes $ 16,101.00

Neighborhood Name INDIAN HILLS | Map Reference 6-D-9 | Census Tract 1108.03

Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)

SALES HISTORY

My research [ ] did [X] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Prior Sale/Transfer: Date NO PRIOR SALES REC. | Price | Source(s) GEO DATA / MLS

Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) AS PER AVAILABLE DATA, THE SUBJECT HAS NOT BEEN TRANSFERRED IN THE LAST THREE YEARS.

Offerings, options and contracts as of the effective date of the appraisal AS PER OWNER AND MLS, THE SUBJECT HAS NOT BEEN LISTED FOR SALE IN THE LAST 12 MONTHS.

NEIGHBORHOOD

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing			Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE		One-Unit	90 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[X] Shortage	[ ] In Balance	[ ] Over Supply	$(000)	(yrs)		2-4 Unit	0 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	300	Low	1	Multi-Family	%
Neighborhood Boundaries THE SUBJECT IS LOCATED NORTH OF FORT SALONGA RD, SOUTH OF LONG ISLAND SOUND, EAST OF NORTHPORT HARBOR, AND WET OFFORT SALONGA								2,000	High	150	Commercial	5 %
								750	Pred.	60	Other MISC.	5 %

Neighborhood Description See Attached Addendum

Market Conditions (including support for the above conclusions) See Attached Addendum

SITE

Dimensions 1 ACRE(SUBJ. TO SURV.) | Area 1.0 | Shape IRREGULAR | View AVG/RES

Specific Zoning Classification R40 | Zoning Description GENERAL RESIDENTIAL, ONE FAMILY, 40,000SF MIN LOT

Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe See Attached Addendum

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street MACADAM	[X]	[ ]
Gas	[ ]	[X] OIL	Sanitary Sewer	[ ]	[X] CESSPOOLS	Alley NONE	[ ]	[ ]

Site Comments THERE ARE NO APPARENT EASEMENTS OR ENCROACHMENTS NOTED. THE SUBJECT REAR YARD HAS A WINTER WATER VIEW OF THE LONG ISLAND SOUND, AND A SECLUDED WOODED VIEW.

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials		INTERIOR materials	
Units	[X] One [ ] One w/Acc. unit [ ]	[ ] Concrete Slab	[ ] Crawl Space	Foundation Walls	PRD CONC/GD	Floors	HRDWD/AVG/GD
# of Stories	ONE	[ ] Full Basement	[X] Partial Basement	Exterior Walls	CEDAR/AVG	Walls	SHTRK/AVG/GD
Type	[X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area	500 sq. ft.	Roof Surface	ASPHALT/AVG	Trim/Finish	WOOD/AVG/GD
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish	0 %	Gutters & Downspouts	ALUM/AVG	Bath Floor	C-TILE/AVG/GD
Design (Style)	COLONIAL	[X] Outside Entry/Exit	[ ] Sump Pump	Window Type	DBL HNG/AVG	Bath Wainscot	C-TILE/AVG/GD
Year Built	1973			Storm Sash/Insulated	THERMS/AVG	Car Storage	[ ] None
Effective Age (Yrs)	10			Screens	YES/AVERAGE		[X] Driveway # of Cars 2
Attic	[ ] None	Heating [ ] FWA [X] H-W [ ] Radiant		Amenities	[ ] WoodStove(s) #0	Driveway Surface	BLACKTOP
[ ] Drop Stair	[ ] Stairs	[ ] Other	Fuel OIL	[X] Fireplace(s) # 2	[ ] Fence NONE	[X] Garage	# of Cars 2
[ ] Floor	[X] Scuttle	Cooling [X] Central Air Conditioning		[X] Patio/Deck TRX	[ ] Porch NONE	[ ] Carport	# of Cars 0
[ ] Finished	[ ] Heated	[ ] Individual	[ ] Other	[ ] Pool NONE	[ ] Other NONE	[ ] Att. [ ] Det.	[X] Built-in

Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [ ] Disposal [X] Microwave [X] Washer/Dryer [ ] Other (describe)

Finished area above grade contains: 8 Rooms | 3 Bedrooms | 2.5 Bath(s) | 2,187 Square Feet of Gross Living Area Above Grade

Additional Features THERMAL WINDOWS, 40 GAL. WATER HEATER, CENTRAL AIR, DECK

Comments on the Improvements THE SUBJECT IS IN OVERALL AVERAGE TO GOOD CONDITION. THE KITCHEN AND BATHROOMS ARE SEMI-MODERN TO MODERN AND IN GOOD WORKING ORDER. NO NEEDED REPAIRS WERE EVIDENT TO THE APPRAISER. THE UTILITIES AND MECHANICAL SYSTEMS WERE ON AND FUNCTIONING. THE SUBJECT HAD WORKING SMOKE AND CARBON MONOXIDE DETECTORS THROUGHOUT THE DWELLING.

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GPAR1004_05 11122014

Residential Appraisal Report

File No. 2180851

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	26 HAYES HILL DRIVE NORTHPORT	11 BREEZE HILL RD NORTHPORT		11 MARIONS LN NORTHPORT		5 BREEZE HILL RD NORTHPORT	
Proximity to Subject		0.33 miles SW		0.88 miles SE		0.36 miles SW	
Sale Price	$		$ 752,500		$ 800,000		$ 761,000
Sale Price/Gross Liv. Area	$ 0.00 sq.ft.	$ 295.10 sq.ft.		$ 380.95 sq.ft.		$ 271.79 sq.ft.	
Data Source(s)		MLS#2920935		MLS#2934120		MLS#2868412	
Verification Source(s)		GEO DATA		GEO DATA		GEO DATA	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		FHA MORTG. NO CONC.		CASH NO CONC.		UNKN MORT. NO CONC.	
Date of Sale/Time		8/17 CLOSED		11/17 CLOSED		8/17 CLOSED	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	1.0 ACRE	1.0 ACRE		1.16 ACRE	0	1.0 ACRE	
View	AVG/RES	AVG/RES		AVG/RES		AVG/RES	
Design (Style)	COLONIAL	COLONIAL		COLONIAL		COLONIAL	
Quality of Construction	FRAME/AVG	FRAME/AVG		FRAME/AVG		FRAME/AVG	
Actual Age	45+/- YEARS	45+/- YEARS		42 YEARS	0	44 YEARS	0
Condition	AVG/GOOD	AVERAGE	60,000	AVG/GOOD		AVERAGE	60,000
Above Grade Room Count (Total / Bdrms / Baths)	8 / 3 / 2.5	8 / 4 / 2.5	20,000	7 / 3 / 2.5		9 / 5 / 3	15,000
Gross Living Area 45.00	2,187 sq.ft.	2,550 sq.ft.	-16,500	2,100 sq.ft.	4,000	2,800 sq.ft.	-27,500
Basement & Finished Rooms Below Grade	PT BSMENT UNFINISHED	FULL BSMENT FINISH / .5BTH	-10,000 -15,000	FULL BSMENT FINISHED/BATH	-10,000 -20,000	FULL BSMENT FINISHED/BATH	-10,000 -20,000
Functional Utility	1- FAM/AVG	1- FAM/AVG		1- FAM/AVG		1- FAM/AVG	
Heating/Cooling	AVERAGE/CAC	AVG/NO CAC	10,000	AVG/NO CAC	10,000	AVERAGE/CAC	
Energy Efficient Items	THERMOPANES	THERMOPANES		THERMOPANES		THERMOPANES	
Garage/Carport	2 CAR GARAGE	2 CAR GARAGE		4 CAR GARAGE	-10,000	2 CAR GARAGE	
Porch/Patio/Deck	DECK	DECK		PATIO		PRCH,PAT,DK	-10,000
OTHER	2 FIREPLACES	FIREPLACE	5,000	4 FIREPLACES	-10,000	2 FIREPLACES	
OTHER	NONE	IN GRND POOL	-15,000	NONE		IN GRND POOL	-15,000
PROP. CONST.	N/A	10%	-75,000	10%	-80,000	10%	-76,000
Net Adjustment (Total)		☐ + ☒ -	$ 36,500	☐ + ☒ -	$ 116,000	☐ + ☒ -	$ 83,500
Adjusted Sale Price of Comparables		Net Adj. -4.9% Gross Adj. 30.1%	$ 716,000	Net Adj. -14.5% Gross Adj. 18.0%	$ 684,000	Net Adj. -11.0% Gross Adj. 30.7%	$ 677,500

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach (SEE ADDENDUM)

COST APPROACH TO VALUE

Site Value Comments COST APPROACH WAS NOT APPLICABLE AND NOT REQUIRED IN ORDER TO PRODUCE CREDIBLE RESULTS FOR THIS ASSIGNMENT

COST APPROACH

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW

Source of cost data

Quality rating from cost service Effective date of cost data

Comments on Cost Approach (gross living area calculations, depreciation, etc.)

IN DETERMINING THE SCOPE OF WORK FOR THIS REPORT, I DID NOT CONCLUDE THERE TO BE A NEED FOR THE COST APPROACH TO ACHIEVE A CREDIBLE VALUE ESTIMATE.

OPINION OF SITE VALUE ..... = $

Dwelling Sq. Ft. @ $ ..... = $

Sq. Ft. @ $ ..... = $

Garage/Carport Sq. Ft. @ $ ..... = $

Total Estimate of Cost-New ..... = $

Less Physical / Functional / External Depreciation = $ ( )

Depreciated Cost of Improvements ..... = $

"As-is" Value of Site Improvements ..... = $

INDICATED VALUE BY COST APPROACH ..... = $

INCOME APPROACH TO VALUE

INCOME

Estimated Monthly Market Rent $ N/A X Gross Rent Multiplier = $ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) THE INCOME APPROACH IS GENERALLY NOT UTILIZED IN THE VALUATION OF ONE FAMILY HOMES IN THIS MARKET AS THE AREA IS MOSTLY BUILT UP AND THESE DWELLINGS ARE MOSTLY OWNER OCCUPIED AND THERE IS NOT SUFFICIENT DATA TO FORM A CREDIBLE VALIE OPINION OR GRM.

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 690,000 Cost Approach (if developed) $ Income Approach (if developed) $ 0

DUE TO THE AVAILABILITY OF AMPLE SALES, MOST EMPHASIS WAS PLACED ON THE MARKET APPROACH TO VALUE, WITH THE GREATEST EMPHASIS WAS PLACED ON COMPS#1 AND#3 AS THIS SALE AS THEY ARE IN CLOSE PROXIMITY TO THE SUBJEC T AND IN THE SUBJECT SUB-SECTION

This appraisal is made ☐ "as is," ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☒ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed ☐ subject to the following: THIS APPRAISAL IS SUBJECT TO THE PROPOSED CONSTRUCTION TO THE ADJACENT PROPERTY BEING PERFORMED AS PLANNED.

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report is $ 690,000 as of 07/21/2018, which is the effective date of this appraisal.

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GPAR1004_05111220114

ADDENDUM

Client: ADAM JACOBS		File No.: 2180851
Property Address: 26 HAYES HILL DRIVE		Case No.:
City: NORTHPORT	State: NY	Zip: 11768

Neighborhood Description
THE SUBJECT IS LOCATED IN A SOUND AND VIABLE RESIDENTIAL NEIGHBORHOOD COMPRISED PRIMARILY OF ONE FAMILY HOMES OF VARIOUS, COMPATABLE STYLES. THE NEIGHBORHOOD IS WELL SUPPORTED BY SCHOOLS, PARKS, HOUSES OF WORSHIP, LOCAL SHOPPING AND RESTAURANTS. THERE ARE AMPLE EMPLOYMENT CENTERS IN AND AROUND THE AREA AS WELL AS ACCESS TO MAJOR METROPOLITAN AREAS THROUGHOUT NEW YORK CITY VIA RAILROAD, BUSSES AND MAJOR HIGHWAYS. THE MISCELANEOUS LAND USE OF 5% CONSISTS PRIMARILY OF PUBLIC LAND AND HOUSES OF WORSHIP

Neighborhood Market Conditions
ALTHOUGH THERE IS A SHORTAGE OF AVAILABLE HOMES FOR SALE AND DEMAND IS STRONG, THE GENERAL MARKET CONDITIONS IN THE AREA ARE CURRENTLY STABLE. THERE HAS BEEN UPWARD PRESSURE ON PRICES FROM 2012 TO 2017 LARGELY DUE TO INCREASED DEMAND AND SHORT SUPPLY. PRICES HAVE STABILIZED OVER THE LAST 12 MONTHS AS AFFORDABILITY AND RISING INTEREST RATES HAVE BECOME A FACTOR.

LOAN DISCOUNTS, INTEREST BUYDOWNS, OR OTHER SALES OR FINANCING CONCESSIONS ARE NOT PREDOMINANT IN THIS IMMEDIATE MARKET AREA, BUT DO EXIST. THERE IS SUFFICIENT AND COMPETITIVE FINANCING AVAILABLE IN THE SUBJECT'S MARKET AREA. PROPERTY VALUES ARE CONSIDERED STABLE, WITH AMPLE AVAILABILITY OF HOMES ON THE OPEN MARKET.

Highest and Best Use
THE APPRAISER APPLIED THE FOUR TESTS IN HIS ANALYSIS FOR THE HIGHEST AND BEST USE OF THE SUBJECT PROPERTY: 1) LEGALLY PERMISSIBLE, 2) FINANCIALLY FEASIBLE, 3) PHYSICALLY POSSIBLE, 4) MAXIMUM PROFITABILITY.

THE APPRAISER FOUND THAT THE SUBJECT IS CURRENTLY BEING USED AT THE HIGHEST AND BEST LEGAL USE AS A TWO STORY, ONE FAMILY DWELLING , AND THEREFORE IT HAS MAXIMUM LEGAL VALUE.

Comments on Sales Comparison

ALTHOUGH THE SUBJECT'S ESTIMATED VALUE EXCEEDS THE PREDOMINANT VALUE FOR THE NEIGHBORHOOD, IT IS WITHIN THE VALUE RANGE, AND CONSIDERED TO BE AN ACCURATE VALUE ESTIMATE.

THE SUBJECT HAS A PARTIAL "WINTER WATER" VIEW AND A PARTIAL GOLF COURSE VIEW. NO VALUE WAS GIVEN FOR THESE VIEWS AS THERE IS NO EVIDENCE TO SUGGEST THAT THESE HAVE VALUE IN THIS AREA. FULL WATER VIEWS DO GIVE VALUE, HOWEVER, NOT PARTIAL WINTER VIEWS. THE SUBJECT ENJOYS A SECLUDED, WOODED VIEW WHICH IS CONSIDERED TO BE DESIRABLE IN THIS NEIGHBORHOOD.

THE SUBJECT AND ALL COMPARABLES USED HAVE CESSPOOLS. CESSPOOLS ARE COMMON TO THE AREA AND ARE NOT CONSIDERED TO ADVERSELY AFFECT THE SUBJECT'S VALUE OR MARKETABILITY. THERE IS NO CURRENT AVAILABILITY FOR HOOKUP TO PUBLIC SEWARS, AND NONE IS PLANNED IN IN THE NEAR FUTURE. THERE WAS NO EVIDENCE OF ODOR OR SEEPAGE.

BASED ON MARKET RESEARCH, THE DIFFERENCE IN LIVING AREA IS ADJUSTED AT $45 PER SQFT. DIFFERENCES OF LESS THAN 50 SQFT ARE NOT RECOGNIZED IN THIS MARKET AND ARE THEREFORE, NOT ADJUSTED FOR.

THE DIFFERENCE IN BATHROOM COUNT BETWEEN SUBJECT AND SALES IS ADJUSTED AT $10,000 PER FULL BATHROOM.

NO AGE ADJUSTMENT WAS GIVEN AS THE SUBJECT AND ALL COMPS HAVE SIMILAR EFFECTIVE AGES. AN APPROPRIATE ADJUSTMENT WAS GIVEN ON THE BASIS OF CONDITION

CONDITION ADJUSTMENTS WERE GIVEN TO COMPS# BASED ON EXTERIOR INSPECTION, MLS LISTINGS, ON-LINE WEBSITES AND PHOTOS, AND/OR CONVERSATIONS WITH LOCAL BROKERS.

ALTHOUGH COMPS #1, #2 AND #3 ARE OVER SIX MONTHS, THEY ARE CONSIDERED TO BE RELEVANT AND COMMON.

ALTHOUGH COMPS#2 AND #4 ARE LOCATED OVER ONE HALF MILE FROM THE SUBJECT, THEY ARE CONSIDERED TO BE RELEVANT AS THEY ARE IN THE SUBJECT SCHOOL DISTRICT, ARE SIMILAR IN MOST RESPECTS TO THE SUBJECT, AND IN THE SUBJECT NEIGHBORHOOD.

ELECTRONIC SIGNATURES ARE UTILIZED IN THIS REPORT. THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE AND THE APPRAISAL STANDARDS BOARD STATE THAT ELECTRONICALLY AFFIXING A SIGNATURE TO A REPORT CARRIES THE SAME LEVEL OF AUTHENTICITY, AND RESPONSIBILITY AS AN INK SIGNATURE ON A PAPER COPY REPORT. ALL ELECTRONIC SIGNATURES IN THIS REPORT HAVE A SECURITY FEATURE MAINTAINED BY AN INDIVIDUAL PASSWORD. NO PERSON CAN ALTER THE APPRAISAL ONCE SIGNED EXCEPT THE ORIGINAL SIGNING APPRAISER.

THE APPRAISER UTILIZES THE TOWN ASSESSMENT RECORD AS A GUIDE FOR GLA, HOWEVER, SINCE THE ASSESSMENT RECORDS ARE OFTEN NOT UP TO DATE WITH ACTUAL MEASUREMENTS, THE APPRAISER PHYSICALLY MEASURES THE SUBJECT EXTERIOR TO OBTAIN ACTUAL MEASUREMENTS. COMPARABLE GLA DATA IS DERIVED USING THE ASSESSMENT RECORD AS A GUIDE, AND EXTERIOR INSPECTION IS COMBINED WITH IT, AND AN ESTIMATION IS MADE. THIS PROVES TO BE FAR MORE ACCURATE THAN RELYING ON THE RECORD ALONE.

ADDENDUM

Client: ADAM JACOBS		File No.: 2180851
Property Address: 26 HAYES HILL DRIVE		Case No.:
City: NORTHPORT	State: NY	Zip: 11768

THE SUBJECT IS LOCATED IN A RELATIVELY SECLUDED NEIGHBORHOOD IN THE INDIAN HILLS SECTION OF NORTHPORT, NY. THIS AREA IS COMPRISED PRIMARILY OF HOMES ON ONE ACRE LOTS SEPARATED MOSTLY BY WOODED AREAS, CREATING A VERY PRIVATE SETTING. CONVERSATIONS WITH LOCAL HOMEOWNERS AND REALTORS SUGGEST THAT THIS IS A DRIVING FACTOR IN TERMS OF THE DESIRABILITY OF THIS NEIGHBORHOOD.

THE SUBJECT SITE ITSELF IS CURRENTLY PRIVATE IN NATURE AND BACKS TO A WOODED AREA. THE SUBJECT HAS A PARTIAL VIEW OF THE LONG ISLAND SOUND AND THE ADJACENT GOLF COURSE, WHICH IS CONSIDERED TO BE DESIRABLE.

THERE IS A PROPOSAL FOR A NEW DEVELOPMENT OF TOWNHOMES TO BE BUILT APPROXIMATELY 75' BEHIND THE SUBJECT REAR PROPERTY LINE BY THE OWNERS OF THE NEARBY INDIAN HILLS GOLF COURSE. THESE HOMES WILL NOT BE ADHERING TO THE ONE ACRE ZONING CURRENTLY REQUIRED. THIS DEVELOPMENT IS GOING TO CREATE DISRUPTION IN TERMS OF QUALITY OF LIFE DUE TO CONSTRUCTION NOISE ESTIMATED TO GO ON FOR CLOSE TO TWO YEARS, INCREASED TRAFFIC AND LIGHT POLLUTION IN THE NEIGHBORHOOD AS WELL AS INCRESED TRAFFIC FROM ALMOST DOUBLING THE AMOUNT OF HOMES IN THE AREA. IN ADDITION, THE SUBJECT REAR YARD WILL HAVE A CLOSE UP VIEW OF THE BACKS OF THESE HOME CLUSTERS. THOUGH IT WILL NOT COMPLETELY BLOCK THE SUBJECT VIEW OF THE SOUND, THIS DEVELOPMENT WILL REDUCE GREATLY THE DESIRABILITY OF THE SUBJECT. IT WILL ALSO ADD AN INCREASED NOISE LEVEL AND LIGHT POLLUTION AS THESE NEW HOMES WILL BE IN CLOSE PROXIMITY TO THE SUBJECT PROPERTY LINE

RESEARCH OF THE AREA AND CONVERSATIONS WITH LOCAL REALTORS SHOW THAT THESE FACTORS WILL AFFECT THE VALUE OF THE SUBJECT PROPERTY BY APPROXIMATELY 10%. AN APPROPRIATE ADJUSTMENT SEPARATE FROM THE VIEW AND LOCATION IS GIVEN TO COMPS IN ORDER TO REFLECT THE VALUE LOSS INCURRED FROM THE PROPOSED CONSTRUCTION.

FURTHER SUPPORTING THESE FACTS IS 5 HAYES HILL RD, A CURRENT LISTING WITHIN THE SUBJECT NEIGHBORHOOD, THAT HAS BEEN ON THE MARKET APPROXIMATELY 6 MONTHS WITH NO SALE CULMINATING. THIS IS A 3500SF HOME IN GOOD CONDITION PRICED AT $829,000 AND REDUCED TO $799,000. IT HAS NOT SOLD IN 6 MONTHS IN A MARKET WHERE DAYS ON MARKET AVERAGE APPROXIMATELY 1-3 MONTHS. THIS, IN A STRONG MARKET, IS FURTHER EVIDENCE THAT EDUCATED BUYERS ARE AVOIDING THIS MARKET DUE TO THE PROPOSED CONSTRUCTION OF CLUSTER HOMES IN THIS ONE ACRE ZONING NEIGHBORHOOD.

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.

4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.

5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.

7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.

8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.

11. **The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).**

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

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Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Definition of Value: [X] **Market Value** [ ] **Other Value:** _____

Source of Definition: USPAP

THE MOST PROBABLE PRICE WHICH A PROPERTY SHOULD BRING IN A COMPETITIVE AND OPEN MARKET UNDER ALL CONDITIONS REQUISITE TO A FAIR SALE, THE BUYER AND SELLER, EACH ACTING PRUDENTLY, KNOWLEDGEABLY AND ASSUMING THE PRICE IS NOT AFFECTED BY UNDUE STIMULUS. IMPLICIT IN THIS DEFINITION IS THE CONSUMMATION OF A SALE AS OF A SPECIFIED DATE AND THE PASSING OF TITLE FROM SELLER TO BUYER UNDER CONDITIONS WHEREBY: (1) BUYER AND SELLER ARE TYPICALLY MOTIVATED; (2) BOTH PARTIES ARE WELL INFORMED OR WELL ADVISED, AND EACH ACTING IN WHAT HE OR SHE CONSIDERS HIS OR HER OWN BEST INTEREST; (3) A REASONABLE TIME IS ALLOWED FOR EXPOSURE IN THE OPEN MARKET; (4) PAYMENT IS MADE IN TERMS OF CASH IN U. S. DOLLARS OR IN TERMS OF FINANCIAL ARRANGEMENTS COMPARABLE THERETO; AND (5) THE PRICE REPRESENTS THE NORMAL CONSIDERATION FOR THE PROPERTY SOLD UNAFFECTED BY SPECIAL OR CREATIVE FINANCING OR SALES CONCESSIONS GRANTED BY ANYONE ASSOCIATED WITH THE SALE.

ADDRESS OF THE PROPERTY APPRAISED:
26 HAYES HILL DRIVE
NORTHPORT, NY 11768

EFFECTIVE DATE OF THE APPRAISAL: July 21, 2018

APPRAISED VALUE OF THE SUBJECT PROPERTY $ 690,000

APPRAISER

Signature: Thomas D. Biasi

Name: THOMAS DIBIASI
Company Name: THOMAS DIBIASI INC.
Company Address: 9 MARWOOD DRIVE
HAUPPAUGE, NY 11788
Telephone Number: 631-724-5250
Email Address: TDIBIASI@OPTONLINE.NET
State Certification # 45000039422
or License # _____
or Other (describe): _____ State #: _____
State: NY
Expiration Date of Certification or License: 08/21/2020
Date of Signature and Report: 8/24/2018
Date of Property Viewing: 07/21/2018
Degree of property viewing:
[X] Interior and Exterior [ ] Exterior Only [ ] Did not personally view

SUPERVISORY APPRAISER

Signature: _____
Name: _____
Company Name: _____
Company Address: _____
Telephone Number: _____
Email Address: _____
State Certification # _____
or License # _____
State: _____
Expiration Date of Certification or License: _____
Date of Signature: _____
Date of Property Viewing: _____
Degree of property viewing:
[ ] Interior and Exterior [ ] Exterior Only [ ] Did not personally view

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GPARUM_05 07/2016

DIMENSION LIST ADDENDUM

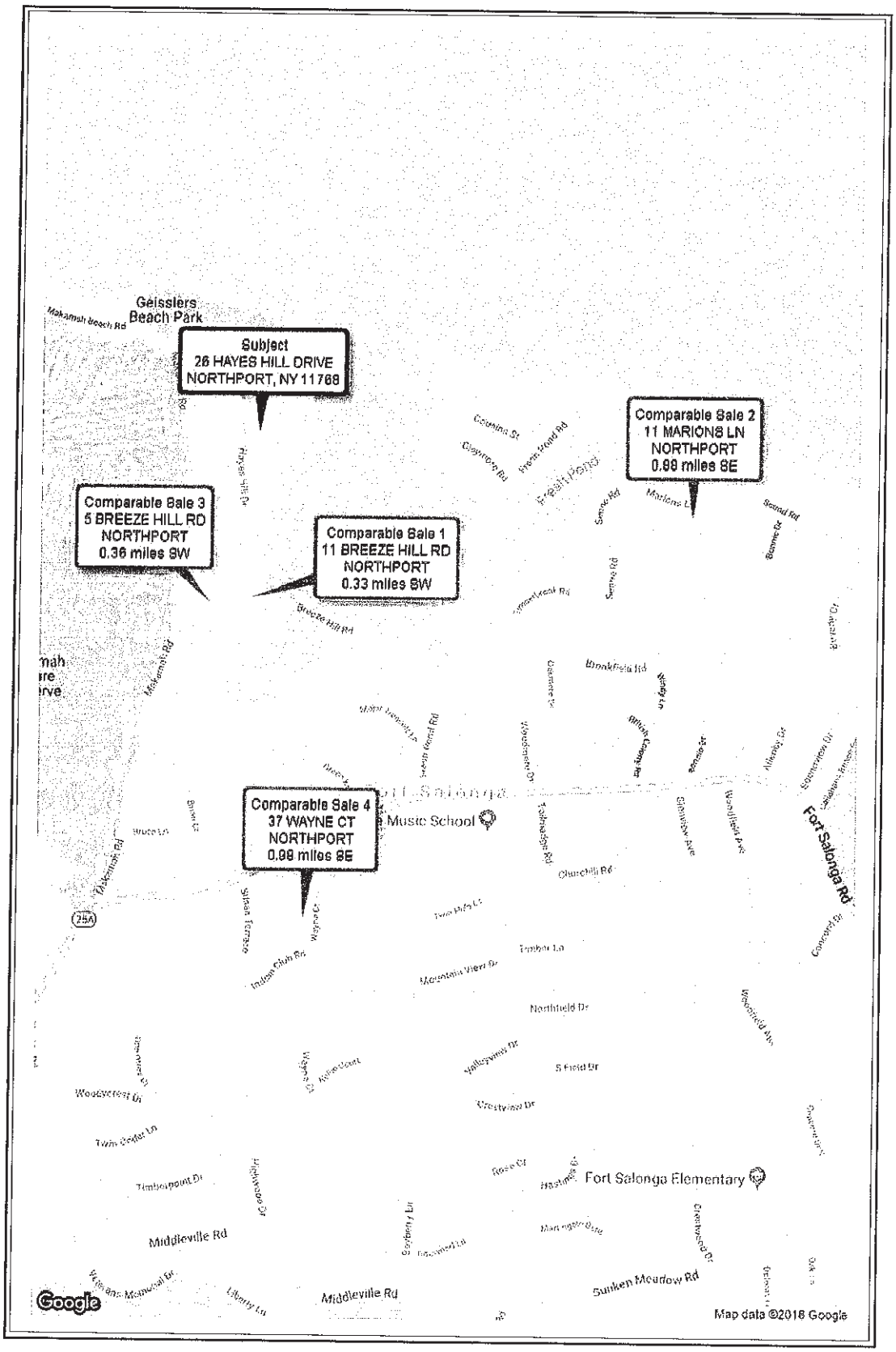
Client: ADAM JACOBS
Property Address: 26 HAYES HILL DRIVE
City: NORTHPORT State: NY Zip: 11768
File No.: 2180851
Case No.:

GROSS BUILDING AREA (GBA)		2,187	
GROSS LIVING AREA (GLA)		2,187	
Area(s)	Area	%of GLA	%of GBA
Living	2,187		100.00
Level 1	1,187	54.28	54.28
Level 2	1,000	45.72	45.72
Level 3	0	0.00	0.00
Other	0	0.00	0.00
GBA			
☐ Basement	500		
☐ Garage	500		
☐			

Area Measurements					Area Type					
Measurements			Factor	Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage
57.00	x 11.00	x 1.00	=	627.00	X					
40.00	x 14.00	x 1.00	=	560.00	X					
40.00	x 25.00	x 1.00	=	1,000.00		X				
25.00	x 20.00	x 1.00	=	500.00					X	
25.00	x 20.00	x 1.00	=	500.00						X

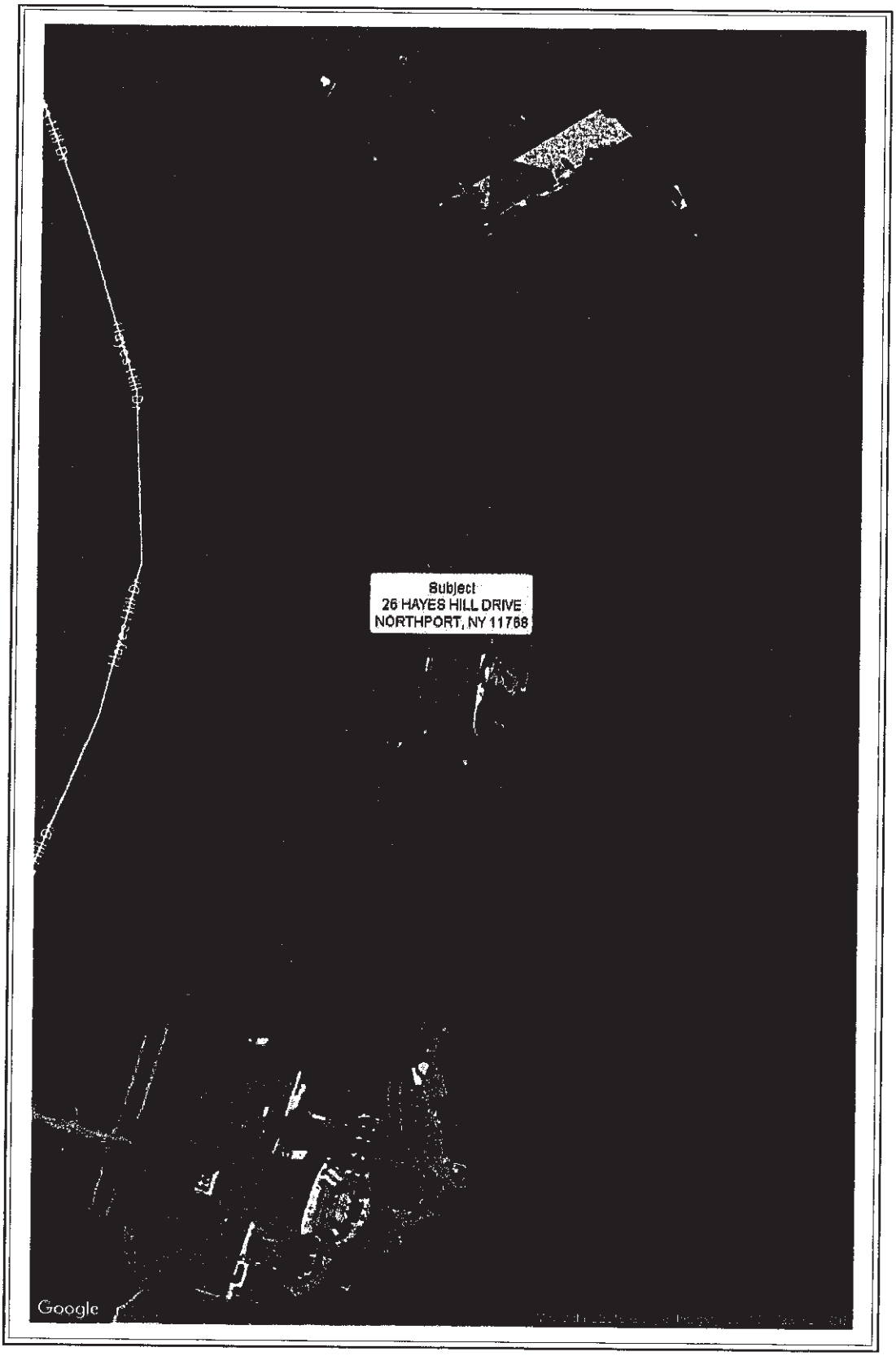
LOCATION MAP

Client: ADAM JACOBS		File No.: 2180651
Property Address: 26 HAYES HILL DRIVE		Case No.:
City: NORTHPORT	State: NY	Zip: 11768



AERIAL MAP

Client: ADAM JACOBS		File No.: 2180851
Property Address: 26 HAYES HILL DRIVE		Case No.:
City: NORTHPORT	State: NY	Zip: 11768



Client: ADAM JACOBS		File No.: 2180851
Property Address: 26 HAYES HILL DRIVE		Case No.:
City: NORTHPORT	State: NY	Zip: 11768

UNIQUE ID NUMBER
45000039422

State of New York
Department of State
DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY
Control No. 108322

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R.E. APPRAISERS.

EFFECTIVE DATE
MO 09 | DAY 22 | YR 18

DIBIASI THOMAS
C/O THOMAS DIBIASI APPRAISALS
9 MARWOOD DR
HAUPPAUGE, NY 11788

EXPIRATION DATE
MO 09 | DAY 21 | YR 20

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A
R.E. RESIDENTIAL APPRAISER

In Witness Whereof, The Department of State has caused its official seal to be hereunto affixed.

ROSSANA ROSADO
SECRETARY OF STATE

DOS-1098 (Rev. 5/11)

Joan Bubaris
4 Breeze Hill Road

42

My home is situated off Breeze Hill Road currently overlooking the end of the golf course driving range. * My house along with 3 others access our homes via a private road. I have several points regarding the private road I would like to bring to the board's attention.

First the width and length of the right of way: Throughout the DEIS, it refers to the shared driveway as "The existing 30' right-of-way", when the easement is less than half of that width. In fact, there is one section located in between 2 privately owned parcels that's only 24' wide. * This makes it impossible to widen this section. Furthermore, it's recorded in my deed dating back to 1937 ~~and reads as follows~~:
"Together with a perpetual right of way over the said private road, 22 feet wide, running through the real property ..... the 22' right-of-way is for sole use and enjoyment of the 19.393 acre tract of land and cannot be used for trade of business."
The plan proposes a 30' right of way, which is not possible.

C-108 Sec. 2.3

The plan proposes to create an entrance from Makamah Road, with the steep slopes, this path will go up and around and then down to connect to my existing 22' right of way and then continue up and around with a traffic circle just past my home and then down to access 39 townhomes. This is a land locked parcel that is 2 ½ times the town and county limit of 900 feet for a cul-de-sac. This is a public safety issue and is inconsistent with standard traffic management practices. With 154 acres there is absolutely no basis for allowing relief for standards identified by Suffolk County Planning commission or the TOH. The planning board should request the applicant to modify the design to comply with the code.

C-109 Sec. 2.3

C-110 Sec. 2.3

Needless, to say the increased burden to the right of way, where I currently have only one home past my house, I will have 39 townhomes and all the traffic that comes with that. Additionally, there is no way to enforce the new residents of this cluster to enter from the Makamah right-of-way and not the Breeze Hill right-of-way.

C-111 Sec. 2.3

Lastly, the Cushman-Wakefield report on property values couldn't possibly have taken into consideration that my home will literally be surrounded by town homes, the loss of my view, the new traffic and all the disturbances that will come from the increased population. This city that's proposed to be built has no place anywhere in Fort Salonga.

C-112 Sec. 2.1

Exhibits:

1. Picture of backyard, where seasoned trees will be replaced with 39 townhomes.
2. Map of right of way, highlighting the traffic circle and 24' strip of driveway that cannot be widened.
3. Picture of steep incline that will intersect the two right of ways.
4. Indenture to Deeds of 4 Breeze Hill Rd, 6 Breeze Hill Rd and 10 Breeze Hill Rd. All part of the original 19.393 acres.

4 Breeze Hill Rd.
6 Breeze Hill Rd
10 Breeze Hill Rd
Are all part of the original 19.393 acres

FORM 261 N. Y. DEED—Full Covenant with Lien Covenant
(Laws of 1913, Chap. 281, Statutory Form A, Chap. 317 Laws of 1933)

TUTHILL RECORD FORMS CO. INC.
Tuthill Law Print, Publishers, Buffalo, N.Y.

LIBER 2022 PAGE 358

This Indenture,

Made the 31st *day of* December, *Nineteen Hundred and* Thirty-eight.

Between EMILY P. DAVIS and HELEN M. DAVIS, of the Town of Huntington, County of Suffolk and State of New York,

parties of the first part, and

CAROL LISNER JACOBS of 180 East 89th Street, Borough of Manhattan, City, County and State of New York,

party of the second part,

Witnesseth, that the parties of the first part, in consideration of ONE - *Dollar* ($ 1.00) *lawful money of the United States,* and other valuable consideration *paid by the party of the second part, do hereby grant and release unto the party of the second part,* her heirs *and assigns forever, all* that certain piece, parcel or tract of land situate, lying and being at Fort Salonga, in the Town of Huntington, County of Suffolk and State of New York, more particularly bounded and described as follows:-

BEGINNING at a stone monument set at the intersection of the easterly line of land of the parties of the first part and the southwesterly corner of the land of the heirs of Francis Swayne, thence running along the land of the heirs of Francis Swayne south 88 deg. 54' 30" East 115.43 feet to a stake, thence still along the land of the heirs of Francis Swayne South 82 deg. 3' East 34.77 feet to a stake and land of Emily P. Davis, thence along the land of Emily P. Davis South 20 deg. 29' 30" East 201.87 feet to a stake, thence still along land of Davis South 41 deg. 0' West 75.60 feet to a stake, thence South 27 deg. 11' East 26.0 feet to a stake set in the northerly side of a private road, thence along the northerly side of said private road south 70 deg. 25' 30" West 40.0 feet to a stake and the land of Sidney Lisner, thence running along the land of Sidney Lisner North 27 deg. 11' West 304.27 feet to a

stake set in the northeasterly corner of land of Sidney Lisner and the land of the parties of the first part, thence along the land of the parties of the first part north 17 deg. 56' 10" West 20.0 feet to the point or place of beginning.

TOGETHER with a perpetual right of way over the said private road, 22 feet wide, running through the real property of the parties of the first part from the Easterly line of the above described premises on said private road to Breeze Hill Road, a public highway.

The parties of the first part reserve the right for themselves and the Electric Light Company to maintain the electric light line across said premises as at present laid out;

And the parties of the first part for themselves, their heirs, successors and assigns, covenant that the remainder of the 19.393 acre tract, now owned by them, shall, at no time in the future, be used for purposes of trade or business;

And the party of the second part, for herself, her heirs, successors and assigns, covenants that the premises above conveyed shall, at no time, be used for purposes of trade or business;

And the parties hereto agree that such covenants shall be continuing and run with the land.

This conveyance is made subject to the Zoning Ordinances of the Town of Huntington.

Together *with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,*

To have and to hold *the premises herein granted unto the party of the second part,* her heirs *and assigns forever.*

LIBER 2022 PAGE 360

And said parties of the first part

covenant as follows:

First. That said parties of the first part are

seized of said premises in fee simple, and have good right to convey the same;

Second. That the party of the second part shall quietly enjoy the said premises;

Third. That the said premises are free from incumbrances;

Fourth. That the parties of the first part will execute or procure any further necessary assurance of the title to said premises;

Fifth. That said parties of the first part

will forever Warrant the title to said premises.

Sixth. That the grantor receive the consideration for this conveyance as a trust fund to be applied first for the purpose of paying the cost of any improvement, that has been commenced upon the premises and has not been completed at least four months before the making and recording of this deed, and that the grantor will apply the same first to the payment of the cost of improvement before using any part of the total of the same for any other purposes.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals the day and year first above written.

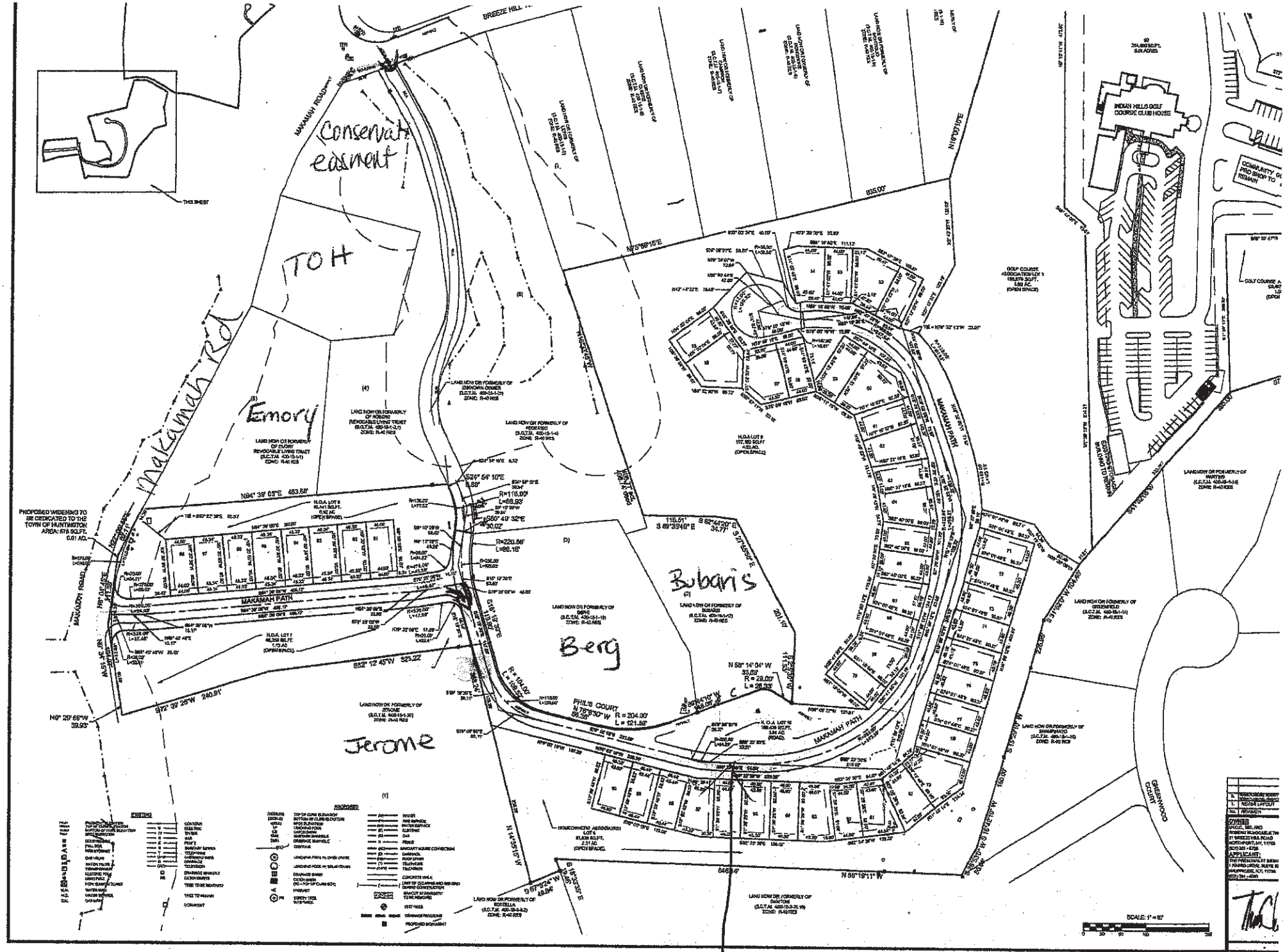
In Presence of

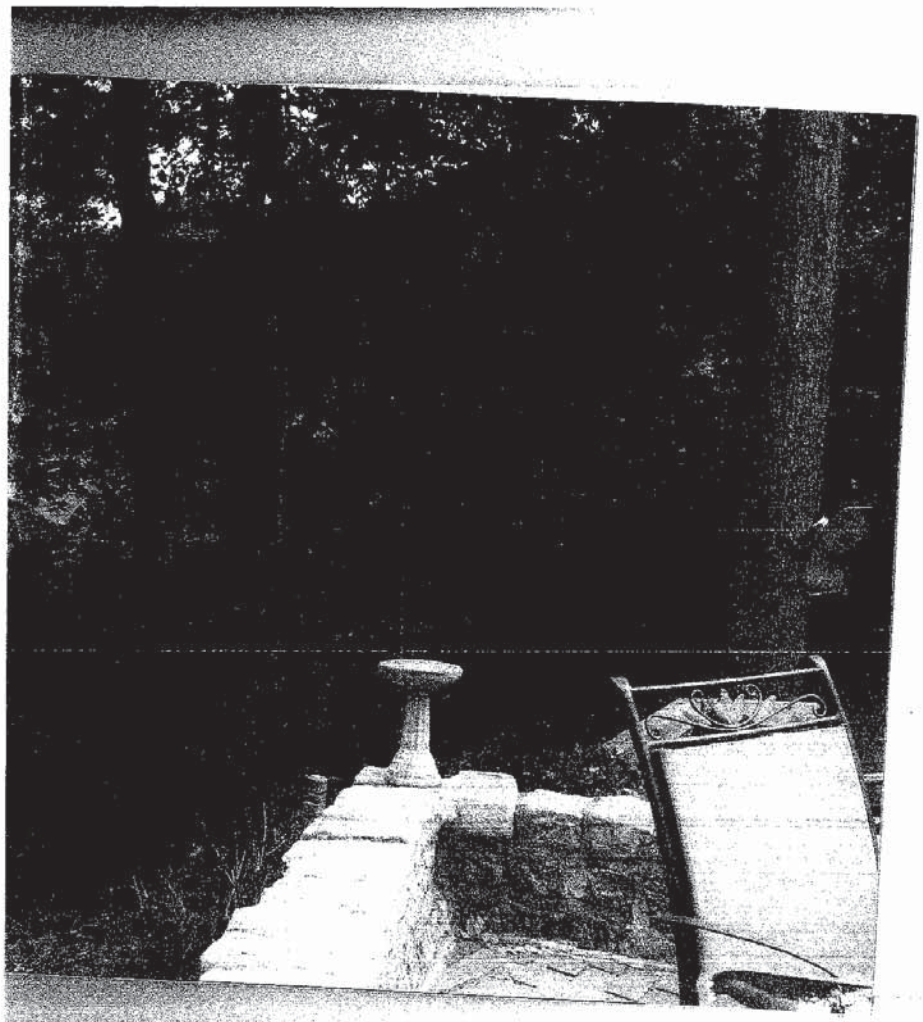
Emily P. Davis L.S.

Helen M. Davis L.S.

L.S.

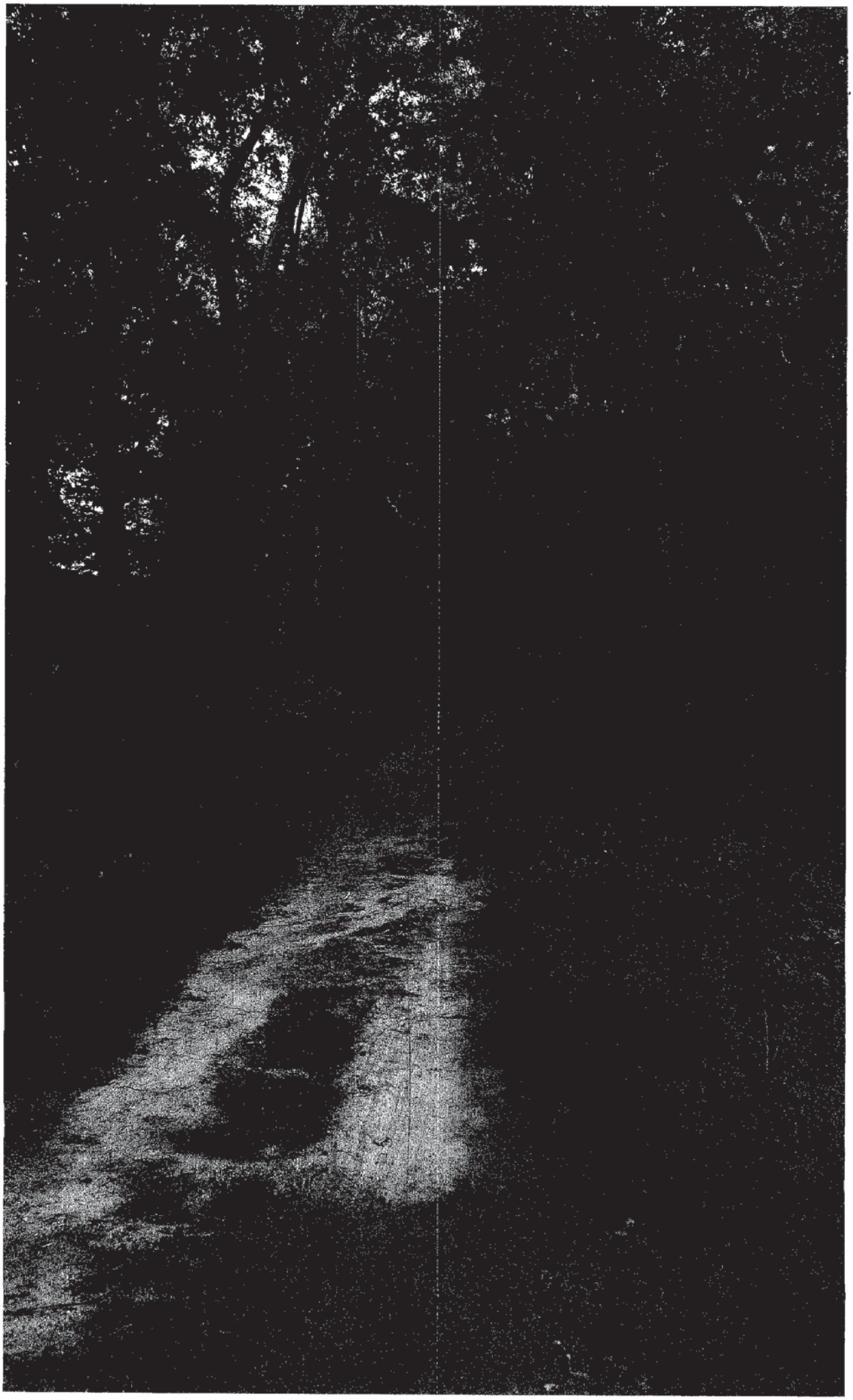
L.S.


Conservation easment
TOH
Makamah Rd
Emory
Jerome
Bubari's
Berg
MAKAMAH PATH
PHIL'S COURT
INDIAN HILLS GOLF COURSE CLUB HOUSE
GREENWOOD COURT
PROPOSED WIDENING TO BE DEDICATED TO THE TOWN OF HUNTINGTON AREA: 678 SQ.FT. 0.01 AC.
S24° 54' 10"E 6.88'
R=116.00'
L=46.93'
S60° 49' 32"E 30.02'
R=220.56'
L=66.16'
N84° 39' 03"E 483.68'
S82° 12' 45"W 325.22'
S72° 39' 25"W 240.91'
N0° 29' 55"W 39.93'
N5°59'15"E
S5°59'15"W
N 58° 14' 04" W 33.69'
R = 28.00'
L = 28.33'
N 78°39'30" W R = 204.00'
L = 121.56'
S 82°46'20" E 34.71'
N 89°19'11" W
S 89°56'24" W 49.04'
S 0°40'36" E 146.57'
N 0°40'36" W 146.57'
S 31°50'29" W 164.69'
S 31°50'29" W 201.57'
SCALE: 1" = 60'
24' width
Roundabout



Bubaris
4 Breeze Hill Rd.


Exhibit
1



Preserve at Indian Hills Subdivision

From: Fort Salonga Property Owners Assoc. <fspropertyowners@gmail.com>
Sent: Thursday, August 15, 2019 10:36 PM
To: Planning
Cc: Anthony Aloisio
Subject: INDIAN HILLS DEIS

RECEIVED
AUG 15 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Attn. Paul Ehrlich,
Chair,
Town of Huntington Planning Board
8/15/19

Dear Mr Ehrlich,

We understand that the Environmental Review Division has completed its review of the revised Indian Hills DEIS and did not find deficiencies in its completedness and acceptability for public review relative to the Final Scope. As a result the DEIS is due to be discussed at the August 21st Planning Board Meeting.

C-113 Sec. 2.13

We are in no way critical of the detailed work undertaken by the Planning Board staff but are very concerned as to how the DEIS can be deemed acceptable for public and interested party review without fully addressing the data, comments and conclusions of a finalized Crab Meadow Watershed Hydrology Study and Stewardship Plan (CMWHSSP).

The CMWHSSP, commissioned by the Town of Huntington includes topics which directly cover many aspects of the SEQR being undertaken in the Indian Hills area which is designated as Primary Watershed in the study. It is difficult to believe that any agency or interested party could be expected to conduct a full and proper review of environmental impacts without the benefit of a finalized CMWHSSP.

Interested parties, such as the Suffolk County Planning Commission, have mandated time limits in which to respond to the DEIS following its certification and we are naturally fearful that decisions will be made without the benefit of a report which is immensely relevant to the proposed Indian Hills project.

We also believe that the CMWHSSP is close to being completed and therefore respectfully request that the Planning Board postpone certifying the DEIS until the CMWHSSP is finalized, published and available to all interested parties.

Sincerely

John Hayes
FSPOA

Director	
Deputy Director	
CW	✓
CAG	✓
PB	✓
Agenda	
File	

Virus-free. www.avast.com

D-17-005-P

Preserve at Indian Hills Subdivision

From: Fort Salonga Property Owners Assoc. <fspropertyowners@gmail.com>
Sent: Friday, August 16, 2019 1:47 PM
To: Planning; Anthony Aloisio
Subject: Public Hearing Date For Indian Hills DEIS

RECEIVED
AUG 16 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Attn. Paul Ehrlich,
Chair,
Town of Huntington Planning Board

8/16/19

Dear Mr Ehrlich,

C-114 Sec. 2.13

Subsequent to our request that the Indian Hills DEIS Notice of Completion be postponed until the Crab Meadow Watershed Hydrology Study and Stewardship Plan has been finalized we are surprised to see that the resolution on the agenda for the Planning Board's 21st August meeting calls for the Public Hearing to be scheduled for September 18th which is the earliest possible date it can be held under SEQR guidelines.

The Indian Hills DEIS is an enormous document. It is not reasonable to expect the public to absorb the DEIS and respond in the little time proposed and indeed SEQR guidelines allow for extending this period. In view of the sheer size of the DEIS we request that the public be given the maximum time possible to respond at a Public Hearing irrespective of when the Notice of Completion is actually filed.

Sincerely.

John Hayes

FSPOA

Virus-free. www.avast.com

Director	
Deputy Director	
CW	✓
CAG	✓
RB	✓
Agenda	
File	

D-17-005-P

RECEIVED

AUG 2 0 2019

TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Lorrie Emberton

From: Lorrie Emberton
Sent: Monday, August 19, 2019 11:52 AM
To: Paul Ehrlich (paulehrlich1@yahoo.com); 'maraamendola18@gmail.com'; Huntingtonnyleslie@gmail.com; Jane Devine; Paulie52@yahoo.com; David Walsdorf; David Pennetta
Cc: Anthony Aloisio; Lorrie Emberton; christen1019@gmail.com
Subject: FW: The Preserve at Indian Hills - DEIS Public Hearing date

Hello Planning Board Members,

Please see e-mail/letter from resident Christen Kuhn. Thank you.

[Christen: you asked me the names of the Planning Board if you want to send them a hard copy of your concerns which I will route to each one of them]

Paul Ehrlich, Chairman
Mara Manin Amendola, Vice Chair
Leslie Cernava
Jane Devine
Paul Mandelik
David Pennetta
David Walsdorf

Director
Deputy Director
PB
Agenda
File

From: Christen Kuhn [mailto:christen1019@gmail.com]
Sent: Monday, August 19, 2019 11:23 AM
To: Lorrie Emberton
Subject: The Preserve at Indian Hills - DEIS Public Hearing date

Hi Laurie,

Can you please pass this email along to the members of the Planning Board and Tony Aloisio?

Thank you,
Christen

Dear Chairman Ehrlich and members of the Planning Board,

C-115 Sec. 2.23

According to the Planning Board agenda for Wednesday, August 21 it appears that there will be a Public Hearing scheduled on Wednesday, September 18. This is less than 30 days for the public to read and respond to a document that is hundreds of pages, in addition to hundreds of pages of appendices. I respectfully request the maximum time period for public review. I believe this is 60 days or more if the lead agency provides an extension under SEQRA.

C-116 Sec 2.13

In addition, the town has not finalized the Crab Meadow Watershed Hydrology Study and Stewardship Plan. Since Indian Hills Country Club is 154.56 acres located in the primary Crab Meadow Watershed the results of this report are critical to examining the DEIS.

Indian Hills Country Club is the largest parcel of privately owned land being considered for development in the Town of Huntington. The impacts to water quality will be far reaching. There are three already polluted bodies of water surrounding the property in addition to saltwater and freshwater wetlands.

Please do not rush this process.

Lastly, please let me know if it is possible for me to reach out to you directly for future communications.

Respectfully,
Christen Kuhn
Hayes Hill Drive, Northport, NY 11768

Sent from my iPhone

_____ CONFIDENTIALITY NOTICE _____: This e-mail transmission may contain confidential or legally privileged information that is exempt from disclosure under applicable law and is intended only for the individual or entity named in the e-mail address. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or reliance upon the contents of this e-mail is strictly prohibited. If you have received this e-mail transmission in error, please reply to the sender, so that the Town can arrange for proper delivery, and then please delete the message from your Inbox. Thank you.

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AUG 2 0 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Lorrie Emberton

From: thomas Cleere <choiceiscleere@hotmail.com>
Sent: Monday, August 19, 2019 2:43 PM
To: Lorrie Emberton
Subject: August 21 Planning Board Meeting

Director	
Deputy Director	
PB	
Agenda	
File	

Sent from my Verizon LG Smartphone

------ Original message------
From: Thomas Cleere
Date: Mon, Aug 19, 2019 2:40 PM
To: choiceiscleere@hotmail.com;
Cc:
Subject: August 21 Planning Board Meeting

Dear Chairman Erhlich and Planning Board members,

I am unable to attend the 8/21 Planning Board meeting concerning the proposed development at Indian Hills Country Club. Our community is gravely concerned about the implications of the proposed development. As such, please consider the following:

C-117 Sec. 2.13

On the agenda for the August 21 Planning Board meeting it shows that there are plans to have a Public Hearing on September 18. This is less than 30 days for the public to review a massive document of hundreds of pages. In order to respond effectively the public needs more time.

In addition, this land, which is over 150 acres, is in the primary Crab Meadow Watershed. At this time the Crab Meadow Watershed Hydrology Study and Stewardship Plan has not been finalized. How can this move forward when we do not have the results of this town commissioned study?

Indian Hills Country Club is the largest privately held piece of property being considered for development in the Town of Huntington and has far reaching environmental impacts. The surrounding freshwater and saltwater wetlands, impact to the water quality and erosion concerns will impact more than just our neighborhood in Fort Salonga.

Finally, representatives of the FSPOA have recently met with Supervisor Lupinacci and Deputy Supervisor/Town Attorney Nicholas Ciappetta concerning the application review process. Specifically, it is the position of the FSPOA that the Planning Board lacks the statutory authority to process this application as a Cluster Subdivision and that the only proper review process is a Change of Zone application to the Town Board.

Pending the resolution of these matters and the completion of the Crab Meadow Plan, we respectfully request that this matter be adjourned from the Planning Board calendar for August 21st until such time as the community has had a reasonable time to review the extensive DEIS, the Crab Meadow Plan has been completed and circulated for review and the Town Attorney has rendered a decision on the proper application venue.

Respectfully,

Thomas P. Cleere
16 Breeze Hill Rd
Ft. Salonga, N.Y. 11768

Thomas P. Cleere, Esq.
Cellino & Barnes, P.C.
Attorneys at Law
532 Broadhollow Road
Suite 107
Melville, NY 11747
516-214-1210
thomas.cleere@cellinoandbarnes.com

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The views expressed in this message are those of the individual sender, except where and to the extent the sender specifies and, with proper authority, states them to be the views of Cellino & Barnes, P.C.

RECEIVED

AUG 2 0 2019

TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

From: William C. Berg <carlyle4u@aol.com>
Sent: Monday, August 19, 2019 11:14 PM
To: Planning
Subject: August,21 Planning Board Meeting on the DEIS for the Preserve at Indian Hills Subdivision

William C. Berg
6 Breeze Hill Road
Northport, NY 11768

Paul Ehrlich
Chair, Planning Board
Town of Huntington Planning Dept.
Huntington, NY 11743

C-118 Sec. 2.23

Dear Mr. Ehrlich,

I am unable to attend the August 21, 2019 Planning Board Meeting concerning the DEIS for The Preserve at Indian Hills due to the fact that my wife and I will be out of town. However, I feel that the maximum amount of time permissible should be given between the August 21, 2019 meeting and the Public Hearing for the following reasons. First, the huge size of the DEIS will take time to go through carefully. Second, The technical interpretation of the appendices will require advice from experts in those areas. Third, the completed results of the Crab Meadow Watershed Hydrology Study and Stewardship Plan must be included in this DEIS.

C-119 Sec. 2.13

I am one of the original members of the Crab Meadow Watershed Hydrology Study and Stewardship Committee. The study began in June of 2015, and to this day has not been completed or adopted by the Town Board. Our last two meetings were June 20, 2018 and January 29, 2019. At the January 29, 2019 meeting Andrew Rapiejko, Associate Hydrologist for the Suffolk County Department of Health, told Margo Myles and Ed Carr that he had updated information concerning the water quality in and around the the Indian Hills Country Club Golf Course. We were suppose to have a follow up meeting to discuss this information before finalizing the report. This information was then suppose to be included in the final report. This follow up meeting has not taken place in the last seven months, and the the report has thus not been finalized for adoption by the Town Board.

We are dealing with a development in the Primary Watershed which is a very fragile and environmentally sensitive area. The recommendations of GEI Consultants, Inc., P.C. should be studied by the Planning Department. This project will have a huge impact upon the DEC controlled bodies of water surrounding it. Those bodies of water being the Makamah Preserve, Jerome Ambro Preserve, Long Island Sound, and Fresh Pond. I ask that you request that the Crab Meadow Watershed Hydrology Study and Stewardship Plan be completed before any Public Hearing on the DEIS for the Preserve at Indian Hills. Also, that the maximum amount of time permissible be given for interpretation of the DEIS, as well as the Crab Meadow Watershed Hydrology Study and Stewardship Plan.

Sincerely, William C. Berg

Director	
Deputy Director	
CW	✓
CAG	✓
PB	✓
Agenda	
File	

D-17-005P

RECEIVED

AUG 20 2019

TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

From: Janice Conte <jshoya@gmail.com>
Sent: Tuesday, August 20, 2019 8:56 AM
To: Planning
Subject: Preserve at Indian Hills Subdivision

Dear Members of the Planning Board,

C-120 Sec. 2.23

As someone who has been involved and kept a keen on eye on this project since its inception I am kindly writing to request that the Planning Board allow the public adequate time to review the DEIS in its entirety. A document of its size, for a project of this magnitude certainly warrants more than the bare minimum in terms of the amount time before the public hearing - which seems to be set for Sept 18th. Please consider pushing the public hearing back at least another 60 days so we can all dig in to the 1000+ pages of the DEIS and appendices.

C-121 Sec. 2.13

Not to mention, it does seem a bit premature considering the final meeting and final findings have not even taken place for the Crab Meadow Watershed and Hydrology Study - of which I sit on the committee for. At the most recent meeting of that committee Margo Miles stated there would need to be one more meeting as there was additional data and analysis that needed to be added the draft. Indian Hills Country Club is the largest track of privately held land in the primary watershed - so it makes sense that the Planning Board as well as other associated agencies would have access to this data and adequate time to review it.

Here's to hoping you do the right thing here...

Regards,

Janice Conte

D-17-005-P

Director	
Deputy Director	
CW	✓
CAG	✓
PB	✓
Agenda	
File	

RECEIVED
AUG 20 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Preserve at Indian Hills Subdivision

From: Endler Amy <theendlers@icloud.com>
Sent: Tuesday, August 20, 2019 10:38 AM
To: Planning
Subject: Planning board re: Indian Hills Development

C-122 Sec. 2.23

Im respectfully requesting more time for the public and all interested parties to read the DEIS for the planned development in Indian Hills. Please move the Public Hearing to later this fall!

Amy Endler
Concerned citizen

Sent from my iPhone

Director	
Deputy Director	
PB	✓
CW	✓
CAG	✓
Agenda	
File	

D-17-005-P

Preserve at Indian Hills Subdivision

From: RAPIEJKOS <rapiejko@optonline.net>
Sent: Tuesday, August 20, 2019 2:04 PM
To: Planning
Subject: Indian Hills Country Club Public HEaring

RECEIVED
AUG 20 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Attn: Paul Ehrlich, Chair Planning Board

Dear Mr. Ehrlich,

C-123 Sec. 2.23

It has come to my attention that the Huntington Town Planning Board is considering a resolution scheduling a Public Hearing on the Indian Hills Country Club Draft Environmental Impact Statement for Sept 18th, 2019 I was quite surprised to hear this, considering the sheer size of the document, and the complexity regarding the myriad of significant environmental issues associated with this proposed development. This timeframe is not acceptable as it does not give the public sufficient time to study and respond to the developer's document. I ask that the Planning Board set the Public Hearing for this project using the maximum timeframes permissible under the appropriate governing laws. This will allow for appropriate review and comment by the public.

Thank you.

Andrew Rapiejko

15 Thornton Dr

Northport NY

Director	
Deputy Director	
CW	✓
CAG	✓
PB	✓
Agenda	
File	

D-17-005-P

Preserve at Indian Hills Subdivision

From: Margaret E Kabacinski <makamahbeach@me.com>
Sent: Tuesday, August 20, 2019 1:21 PM
To: Planning
Subject: Indian Hills

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AUG 20 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING

C-124 Sec. 2.23

As a town of Huntington resident and a concerned resident on Makamah Beach Road, I urge you to spend more time reading the DEIS report and allow more time for the public to view it as well. There are way too many issues to be ignored!

Gerard J Kabacinski
and
Margaret E Kabacinski

D-17-005-P

Director	
Deputy Director	
CW	✓
CAG	✓
PB	✓
Agenda	
File	

Preserve at Indian Hills Subdivision

From: GLENN HENDERSON <hendglenn2000@aol.com>
Sent: Tuesday, August 20, 2019 11:34 AM
To: Planning

RECEIVED
AUG 21 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Dear Planning Board,

C-125 Sec. 2.23

the Preserve at Indian Hills recently submitted their Draft Environmental Impact Statement (DEIS) to the town and it will be accepted by the Planning Board on Wednesday. We have recently learned that the Planning Board will be scheduling a Public Hearing for September 18, ONLY 28 DAYS after the resolution to accept the plan has passed. The DEIS and appendi...ces, which total over 1,000 pages, is a TON of information to read and digest. We are urging the Planning Board to allow the public more time to review this document. We request more time to read the DEIS. Please move the Public Hearing to later this fall!

Sincerely yours,



GLENN HENDERSON
14 Thornton Drive
Northport, New York 11768
Email: hendglenn2000@aol.com
Cell: 631-988-6055
Home: 631-651-2919
Linkedin certified member

Director	
Deputy Director	
CW	✓
CAG	✓
PB	✓
Agenda	

D-17-005-P

From: Andrew Kaplan <andrewkaplannet@aol.com>
Sent: Tuesday, August 20, 2019 4:09 PM
To: Planning
Subject: Preserve at Indian Hills Subdivision

RECEIVED
AUG 21 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Honorable Members of the Planning Board

C-126 Sec. 2.23

I understand that you are about to accept the DEIS for the Preserve at Indian Hills project and make said document available for public review.

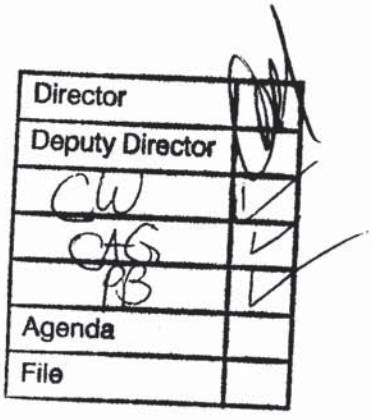
However, you are only allowing a mere 28 days of public review prior to the Hearing.

A project of this scale, with a positive declaration, and history of debate should be given more time in the public eye prior to a Hearing.

I urge you to allow ample time for public review in fairness to the community.

Thank you
Andrew Kaplan

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com



D-17-005-P

From: mary blanthorn <maryblanthorn@yahoo.com>
Sent: Tuesday, August 20, 2019 6:14 PM
To: Planning
Subject: The Preserve at Indian Hills Subdivision

RECEIVED
AUG 21 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Dear Chairman Erhlich and Planning Board Members,

As a 38 year resident of The Town of Huntington, I am deeply concerned about the the proposed townhouse development on the property of the environmentally sensitive Indian Hills Golf Course.

Since January 2016 when The Northwind Group first notified the community of their development plans, numerous iterations of the plan have been presented, with Northwind finally making application under a section of law they obviously believe most likely to be approved, though questionably the proper one.

C-127 Sec. 2.13 For three and half years The Northwind Group has worked to prepare their final plan which is now scheduled to be heard at the Planning Board Meeting August 21, 2019. The plan has been put on the Agenda despite the fact that the Town of Huntington commissioned Crab Meadow Watershed Hydrology Study and Stewardship Plan has not been completed, publicly promulgated or approved. The findings of this study should be considered crucial to any consideration of further development in the Crab Meadow Watershed.

C-128 Sec. 2.23 Optimally, I ask that the this matter be removed from the Planning Board Agenda scheduled for August 21, 2019 while the issues of the proper application venue, as well as the environmental impact on the watershed, are the subject of active debate.

C-129 Sec. 2.23 If you choose not to remove this matter from the August 21, 2019 Planning Board Agenda, you must reconsider the time period that has been allotted for public review of this massive document. According to the Town of Huntington News detail, dated August 9, 2019 "Once the Planning Board deems the Draft Environmental Impact Statement (DEIS) for The Preserve at Indian Hills acceptable for public review, it will enter a public review period of **no less than 30 days**." Yet the Planning Board Agenda states the Public Review schedule is set for September 18, 2019. This is a public review period of only 28 days. I request that you extend the public review period to conform with the time period stated on the Town of Huntington website.

This is the largest privately held piece of property being considered for development in the Town of Huntington and the largest development of its kind to be proposed in Fort Salonga. The outcome will be precedent setting. Short cutting any part of the process serves no one.

D-17-005P

Director | Deputy Director | 3/6 | 3/20 | 3/28 | Agenda

It is the job of Town of Huntington and its Department of Planning and the Environment is to protect the interests of the public, not expedite the approval process for the benefit of a private sector developer. I ask you to that job.

Respectfully,
Mary Blanthorn
8 Mount Misery Road
Huntington NY 11743

Preserve at Indian Hills Subdivision

From: Mark Henry <markhenrymd@gmail.com>
Sent: Thursday, August 22, 2019 12:56 PM
To: Planning
Subject: Indian Hills DEIS Report - Attn Paul Ehrlich

Follow Up Flag: Follow up
Flag Status: Flagged

RECEIVED
AUG 2 2 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Dear Mr. Ehrlich,

I was unable to attend in person the hearing Yesterday regarding the Indian Hills DEIS but wanted to let you know about our concern regarding the proposed project.

Because of the complexities and the sensitive environmental issues, I would ask that the Indian Hills DEIS not be approved until after the Crab Meadow Watershed Report is completed. Also scheduling a Public Hearing for Sept 18th does not give the public enough time to absorb and comment on the DEIS which is a massive document containing a number of appendices that require expert analysis.

C-130 Sec. 2.13

C-131 Sec. 2.23

As a resident of 16 Mystic Lane in Northport since 2003, we are well aware of the sensitivity of the environment. We ask that there be due time for thoughtful consideration of what's at stake.

Thank you for you time and consideration.

Respectfully,

Mark Henry

--
Mark C. Henry, M.D.
P.O. Box 1510
Stony Brook, NY 11790

(516) 768-4314
markhenrymd@gmail.com

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Director	
Deputy Director	
PB	✓
CW	✓
CAG	✓
Agenda	

D-17-005-P

From: Peter E. Brill, Esq. <pbrill@brill-legal.com>
Sent: Wednesday, August 21, 2019 10:17 PM
To: Planning
Subject: Preserve at Indian Hills Subdivision

RECEIVED
AUG 22 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

C-132 Sec. 2.23

Hi folks:

I write to join the chorus of TOH residents who believe that more time is required for the public to review the Preserve at Indian Hills DEIS. A September date is clearly insufficient time to allow the public to absorb the massive report and consider its impact on the fragile watershed environment for which it is proposed.

Given the amount of time this project has already been pending and the significant environmental impact of the proposed development, there is no reason to rush things now. Please remove it from the September agenda.

Thank you for your consideration.



Brill Legal Group, P.C.
Peter E. Brill, Esq.
(888) 315-9841
www.brill-legal.com

Sent from my phone. Please excuse the typos.

Director	
Deputy Director	
CW	✓
CAG	1 ✓
PB	2 ✓
Agenda	
File	

D-17-005-P

Preserve at Indian Hills Subdivision

From: Debbie Spinelli <laundry911@optonline.net>
Sent: Monday, August 26, 2019 11:23 AM
To: Planning
Subject: Indian hills Preserve, the DEIS Public Hearing Date

RECEIVED
AUG 26 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Dear Chairman Ehrlich and members of the Planning Board,

C-133 Sec. 2.23

According to the Planning Board agenda for Wednesday, August 21 it appears that there will be a Public Hearing scheduled on Wednesday, September 18. This is less than 30 days for the public to read and respond to a document that is hundreds of pages, in addition to hundreds of pages of appendices. I respectfully request the maximum time period for public review. I believe this is 60 days or more if the lead agency provides an extension under SEQRA.

C-134 Sec. 2.13

In addition, the town has not finalized the Crab Meadow Watershed Hydrology Study and Stewardship Plan. Since Indian Hills Country Club is over 150 acres located in the primary Crab Meadow Watershed the results of this report are critical to examining the DEIS.

Indian Hills Country Club is the largest parcel of privately owned land being considered for development in the Town of Huntington. The impacts to water quality will be far reaching. There are three already polluted bodies of water surrounding the property in addition to saltwater and freshwater wetlands.

Please do not rush this process.

Respectfully,
Debbie Spinelli
Mystic Lane, Northport, NY 11768

Director	
Deputy Director	
CW	✓
CAG	✓
PB	1
Agenda	
File	

D-17-005-P

Preserve at Indian Hills Subdivision

RECEIVED

SEP 10 2019

TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

From: Lynn Spivak <Lgspivak@optonline.net>
Sent: Tuesday, September 10, 2019 1:58 PM
To: Planning
Cc: Jo-Ann Raia
Subject: Proposed development near Crab Meadow watershed

TO: Paul Ehrlich – Chair, Paul Mandelik, Jane Devine, Dave Pennetta, David Walsdorf, Leslie Cernava, Mara Manin Amendola esq.

I wish to express my opposition to the proposed development "Preserve at Indian Hills" which will negatively impact the Crab Meadow watershed and the Long Island Sound environment. My family and I have been residents of Huntington for 40 years and have watched the gradual eroding of quality of life caused by overdevelopment of our town and surrounding areas. This proposed project will be one more contributor to overcrowding, traffic jams, lack of parking as well as endangering the quality of the water and wildlife in our area. I urge you to reject this plan. Thank you for your consideration of the matter.

C-135 Sec. 2.22

Lynn Spivak, Ph.D.

115 East Neck Road

Huntington, NY 11743

Director	
Deputy Director	
CW	
PB	✓
Agenda	
File	

D-17-005-P

RECEIVED

SEP 10 2019

TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

From: Linda Houde <linda.j.houde@gmail.com>
Sent: Tuesday, September 10, 2019 1:39 PM
To: Planning; Jo-Ann Raia
Subject: Fwd: URGENT! - Public Hearing on "The Preserve at Indian Hills" Proposal Scheduled for Wed. Sept 18th at 6pm!

Subdivision

Dear Planning Board members,

Please do not vote in favor of the proposed development "The Preserve at Indian Hills.

C-136 Sec. 2.22

It is critical for you to weigh the true value of Crab Meadow watershed land not just for today's generation but future generations. Once land is developed it is lost forever. Suffolk County needs green spaces and its natural watersheds to sustain our environment for future generations.

C-137 Sec. 2.11

Yes, affordable Senior Housing is needed and is vital, but developers should instead look for derelict properties (I.e malls and stores that are no longer sustainable) and transform them into affordable housing with social green spaces and embedded with affordable markets, senior daycare, and clinics. As Seniors age they need to be closer to resources, not farther away.

The proposed development is not in the interest of the citizens of Suffolk County. Please vote no.

Respectfully,
Captain Linda J Houde, U.S. Navy (Retired)

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

D-17-005-P

From: Ralph Williams <rawjoy2@icloud.com>
Sent: Tuesday, September 10, 2019 1:15 PM
To: Planning
Cc: Jo-Ann Raia
Subject: Preserve at Indian Hills Subdivision

RECEIVED
SEP 10 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Attention:

Paul Ehrlich - Chair

Paul Mandelik

Jane Devine

Dave Pennetta

David Walsdorf

Leslie Cernava

Mara Manin Amendola esq.

We would like to voice our opposition to the proposed project. The alleged benefits do not out way the near and long term detrimental effects of the projection the environment. We must act to protect our water resources.

C-138 Sec. 2.22

Ralph and Joyce Williams
26 High Oaks Ct
Huntington NY 11743

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

D-17-005-P

Preserve at Indian Hills Subdivision

From: Judy Edelkind <coreyb@worldpath.net>
Sent: Tuesday, September 10, 2019 9:48 AM
To: Planning
Subject: Indian Hills development hearing 9/18/2019

RECEIVED
SEP 10 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

C-139 Sec. 2.22

I was born in Huntington Hospital in 1947. I grew up in Northport. I was married at the Indian Hills Golf Course in 1969. PLEASE do NOT allow ANY intense development there. It would destroy a beautiful, natural area that should be protected forever. Have you ever been on the small creek on the other side of Makamah Rd. and picked watercress? Your kids and grandkids deserve to have this saved for their future – as do mine. Thank you for considering my thoughts. Judy Cannon Edelkind 300 Page Road Dublin, NH 03444

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

D-17-005-P

From: Jdavis4727 <jdavis4727@aol.com>
Sent: Tuesday, September 10, 2019 6:14 PM
To: Planning
Cc: Jo-Ann Raia
Subject: The Preserve at Indian Hills

Follow Up Flag: Follow up
Flag Status: Flagged

Director	
Deputy Director	✓
CW	✓
PB	✓
Agenda	
File	

RECEIVED
SEP 11 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

D-17-005-P

To:

Paul Ehrlich - Chair, Paul Mandelik, Jane Devine, Dave Pennetta, David Walsdorf, Leslie Cernava, Mara Manin Amendola esq.

We understand the need for affordable senior housing but right now a greater priority is to save our environment and the character of our Town. The developer can find a more acceptable site for his proposed development.

There are any number of arguments against this development.

1] In the DEIS, the Developer claims that the onsite sewage treatment facilities will filter the total daily load of nitrogen to "**less than 19 milligrams per liter.**" For reference, the groundwater of a low-density **R-40 residential parcel as the site is currently zoned produces a nitrogen level of 2-4 mg/liter in the aquifer**. Data shows that **the existing golf course has produced 5.3 mg/liter in the aquifer**, about twice that of a low density residential development. The targeted level for groundwater management in Suffolk County is not to exceed 6 mg/liter in the aquifer. C-140 Sec. 2.8

This development proposes to keep the golf course, add 98 townhouses and discharge the additional nitrogen into the aquifer below the site. The amount of nitrogen from these new townhouses will add to the current 5.3 mg/l and undoubtedly result in nitrogen concentrations in the aquifer that exceed the 6 mg/l targeted ground water level for Suffolk County!

2] The Draft Crab Meadow Watershed Hydrology Study and Stewardship Plan says, " The Crab Meadow Watershed is an interconnected land system of glacially-formed features that as a unit drain to the Long Island Sound. The Sound impacts the land resource and the land resource affects the Sound. As the easternmost and largest coastal wetland expanse in the Town of Huntington, the Crab Meadow Watershed serves as a sentinel landmark. Crab Meadow is a designated Long Island Sound Study Stewardship Area." C-141 Sec. 2.13

Don't you people care about these studies? Don't you care about commitments made to citizens to protect our environment?

3] Once again, Huntington residents, who live here in part for the beaches and waterways, have been unable to enjoy them due to toxic algae and high levels of bacteria from runoff. On August 29th, just before Labor Day Weekend, the Suffolk County Department of Health advised that 25 local beaches be closed for swimming, including Crab Meadow Beach, due to heightened levels of bacteria in the water from runoff and discharge from the surrounding watersheds... C-142 Sec. 2.9

4] Your responsibility is to obey laws on behalf of citizens, not for the enrichment of developers. This is unlawful use of zoning. "**The CMW area is essentially built out to its zoned density...Each new development and land use change, whether simple infill development of vacant parcels, expansion of existing built sites, or small development, has potential to take an incremental toll on the system, unless sufficiently mitigated. Any prospective plans that could intensify land use among the major stakeholder tracts – the 201-acre National Grid site and 140-acre Indian Hills Golf Club in the primary watershed area and the 433-acre Veterans Administration Medical Center in the secondary area pose potential for more direct impact."**

Huntington residents are disgusted with the ceaseless efforts of developers to enrich themselves at our expense by destroying the character of our town and its priceless environment. Look at the monstrous, ugly apartment building squeezed into a site overlooking the StopnShop parking lot on Wall St. This is exactly what we do not want! Likewise the apartments on Creek Road that create runoff to drain more pollutants into our Harbor.

Enough!

Dr. Judith Davis

Dr. Mort Kissen

27 Old Hickory Lane, Huntington 11743

From: Robin Faiguenbaum <rfaiguenbaum@gmail.com>
Sent: Tuesday, September 10, 2019 3:50 PM
To: Planning
Cc: Jo-Ann Raia; admin@savehuntingtonvillage.com
Subject: The Preserve at Indian Hills

Follow Up Flag: Follow up
Flag Status: Flagged

RECEIVED
SEP 1 1 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

To Paul Ehrlich, Paul Mandelik,Jane Devine,Dave Pennetta, David Walsdorf ,Leslie Cerenava,Mara Manin Amendola esq ,

I am vehemently opposed to the building proposal for this property.
This area is sitting atop an aquifer that feeds our beaches and water supply. The nitrogen that would be produced has great potential to destroy the delicate ecosystem of this area and further pollute our waters. C-143 Sec. 2.22
I walk the beach below this sight.
You can often find refuse from the golf course. I can only imagine what negative effect construction will have on this area. C-144 Sec. 2.19
I'm a senior and resident of this town . I could not afford a home here.
I did not use our beaches this summer as they were closed for pollution an inordinate amount of time.
Do not consider another project that will have a negative effect on our environment. Please do everything you can to help preserve and protect our beautiful town.
Thank you.
Robin Faiguenbaum
68 Chichester Rd.

Sent from my iPhone

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

D-17-005-P

From: Robert Dressler <redressler@gmail.com>
Sent: Tuesday, September 10, 2019 4:10 PM
To: Planning
Cc: Jo-Ann Raia
Subject: The Preserve at Indian Hills

Follow Up Flag: Follow up
Flag Status: Flagged

RECEIVED
SEP 11 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Members of the Planning Board:
Paul Ehrlich
Paul Mandelik
Jane Devine
Dave Pennetta
David Walsdorf
Leslie Cernava
Mara Manin Amendola, Edward.

I and my wife, Leona, are writing to express our strong disapproval of the proposed Preserve at Indian Hills. It clearly violates zoning regulations as it would increase nitrogen levels in The Crab Meadow Watershed far beyond tolerable levels. I have been swimming in local waters for almost seventy years and I have seen the quality of our bays deteriorate year after year. Enough is enough! The people of Huntington are watching your actions and we hope you will vote to preserve what remains of the quality of our water. We hope you realize that water quality affects all of us since it directly influences the livability of our area as well our property values.

C-145 Sec. 2.13

Sincerely,
Robert and Leona Dressler
13 Lovers Lane, Huntington 11743

Sent from my iPhone

Director
Deputy Director
CCJ
PB
Agenda
File

 D-17-005-P

From: nick.llerena@nm.com
Sent: Wednesday, September 11, 2019 3:11 PM
To: Planning; Jo-Ann Raia
Cc: Save Huntington Village
Subject: The preserve at Indian Hills Proposal

RECEIVED
SEP 11 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

To all members of the board,

C-146 Sec. 2.22

Paul Ehrlich – Chair, Paul Mandelik, Jane Devine, Dave Pennetta, David Walsdorf, Leslie Cernava and Mara Manin Amendola esq, I vehemently oppose this development and hope that you will reject the proposal and any future proposals that involve a development on that golf course property.

Nicholas LLerena

279A Nassau Road

Huntington, NY 11743

Thank you,

Nicholas A. LLerena, CLU, ChFC, CASL, CFP, AEP | Wealth Management Advisor

400 Broadhollow Road, Suite 200, Melville, N.Y 11747
P: 631.592.2039 | F: 516.277.0098
W: Strategic Planning Associates

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Director	
Deputy Director	
CW	✓
PB	✓
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File	

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D-17-005-P

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Northwestern Mutual
720 East Wisconsin Avenue
Milwaukee, Wisconsin 53202-4797.

Preserve at Indian Hills Subdivision...

From: lmb61 <lmb61@optonline.net>
Sent: Friday, September 13, 2019 10:17 AM
To: Planning
Subject: Indian Hills

RECEIVED
SEP 13 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

I've commented once before on over development in this beautiful area as I have recently moved here from congested Nassau.

It is so disappointing to see yet another development in the works. I am opposed to building this 55 and over community. Didn't they just destroy a farm on Elwood Road for a 55 + community? Now, let's ruin the natural and pristine wetlands, Fresh Pond and the Sound.

C-147 Sec. 2.22

I just read their "plans" ....what a bunch of hooey!!! No more developments. We say no to this development.

It's bad enough I moved here only to find out there will be another community built behind me. Disturbing the deer and birds and the natural order. Geez, when is enough enough. As the song states, they paved paradise and put up a parking lot.

Linda and David Babolcsay

Sent from my Verizon, Samsung Galaxy smartphone

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

D-17-005-P

Preserve at Indian Hills Subdivision

RECEIVED

SEP 16 2019

TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

From: DONNA <villadonna@aol.com>
Sent: Friday, September 13, 2019 6:23 PM
To: Planning
Subject: Indian Hills

We fully support the project planned for the land surrounding Indian Hills Country Club. The proposal for a 55 and over community will benefit our tax roles, not be a burden to the rest of the community, is small in scale and has a very good environmental plan. If this plan isn't approved, one can only assume the entire golf course will be divided into single family homes, resulting in a far greater impact on the community, including schools, traffic, environment and infrastructure. This a smart use of the land and the Town should approve the plan.

C-148 Sec. 2.21

Donna and Tom Villanova

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

D-17-005-P

Preserve at Indian Hills Subdivision

From: Rogers, Denise <Denise.Rogers@elliman.com>
Sent: Sunday, September 15, 2019 9:47 AM
To: Planning; fpropertyowners@gmail.com
Subject: Indian Hills

RECEIVED
SEP 16 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

to: Planning Board Members
Paul Ehrlich, Chairman
Mara Manin Amendola, Vice Chairman
Paul Mandelik
Jane Devine
Dve Penetta
David Walsdorf
Lessie Cernava

Hello:
My name is Denise Rogers and I am an accomplished real estate professional for over twenty five years. I have lived in Fort Salonga for almost 40 years. I am unable jto attend the Public Hearing for Indian Hills Country Club jon September 18, 2019 and wanted to share my thoughts on the DEIS.

Specially I wanted to address Appendix O, the consultation Report for real estate property values by Cushman and Wakefield.

First a special condition on the report was the analysis contained herein relies upon the assumption that the proposed development is built to the plan prepared by Nelson and Pope dated December 1027. It is also assumed that the proposed improvements will be constructed in a workmanlike manner. The December 2017 plan was changed in June 2018. For a report completed in January 2019 why would they not use the most up-to-date plan? C-149 Sec. 2.3

I believe adding three bedroom townhomes would be competitive with the existing housing stock. Some of my clients look for a home or townhome so it would potenitally affect the sale of a three bedroom (or something else comparable) home. It is also my understanding that some 55+ communities can have school aged children. This is all dependent on the HOA rules which an change with a simple vote. C-150 Sec. 2.3

In conclusion I find the assessment conclusion misleading. Cusan and Wakefield stater the "proposed cluster development would have a minimal impce on prperty values int he area affecting only two homes. With the cluster homes being directly in residents backyard more than two homes will be impact views, disruption from the construction period and additional noise and light pollution. C-151 Sec. 2.1

please add my statement to the record.

Thank you,
Denise R. Rogers

DENISE ROGERS
LICENSED REAL ESTATE SALESPERSON

D-17-005-P

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

DOUGLAS ELLIMAN REAL ESTATE
DIRECT: 631.266.6101
OFFICE: 631.261.6800
MOBILE: 631.766.2210
FAX: 631.261.6826
Denise.Rogers@elliman.com
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Preserve at Indian Hills Subdivision

From: Kenneth Smith <ksmith1115@aol.com>
Sent: Monday, September 16, 2019 2:59 PM
To: Planning
Cc: Fspropertyowners@gmail.com
Subject: Development in Fort Salonga

RECEIVED
SEP 16 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Huntington Planning Board

I am writing this so as you need to take into consideration some issues you may not be aware of concerning the Fort Salonga development plans. From 1952 to 1968 I lived in the very top house at the top of Cousins Lane where it turns into Thornton. As a child and young teen I remember when the golf course first came into being and the very pitched battles that occurred at town hall meetings that I attended with my family. Biggest case in point was a well defined Indian burial site right at the very top of that hill over looking the LI sound and Fresh Pond, which is exactly where Indians would place their dead culturally. Not only were there many many artifacts found in that area but I am aware of at least 2 sets of bones unearthed which stopped the developer from digging. They did have to change the plans and left the site undisturbed and built the greens around that area. Weather or not any of this is noted in any minutes anywhere I do not know. As I am nearing 70 myself I am sure no one is still alive who fought that battle 60 years ago. I have reached out to some friends I went to school with to verify I was remembering correctly and at least 3/4 remember the exact same story. The ones from Fort Salonga ALL remembered. At that time we all went to Northport schools. Many also remember Indian burial sites over by Makamah but I did not visually see those, this area I did. You will find as the cliffs are collapsing the skeletons will show in the sand cliffs up high directly at the top of Cousins Lane. That's what I remember. Ironically I still have some arrowheads from that hill I got as a child.

C-152 Sec. 2.18

Sandra Kerness Smith (For recorded info it would have been Nicholas Gaudiosi who owned the property)
3 Larchmont Road
Owego NY 13827
607-687-2421 H
607-760-6704 C

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

D-17-005P

Preserve at Indian Hills Subdivision

From: ED DILEO <skinemtn@yahoo.com>
Sent: Saturday, September 14, 2019 1:45 PM
To: Planning
Subject: Indian hills

RECEIVED
SEP 16 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

C-153 Sec. 2.22

Please do not approve high density housing at Indian hills or anywhere else in the town of Huntington The population of Huntington has gotten of control The traffic is worse and worse every day By allowing high density housing you are doing a disservice to almost everyone in the town Unfortunately in am away the day of the town hall meeting or I would speak in person Please please do not let this happen it does not belong here This would set a very bad precedent

Thank you Ed dileo

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	

D-17-005-P

From: ED DILEO <skinemtn@yahoo.com>
Sent: Saturday, September 14, 2019 1:56 PM
To: Planning
Subject: Indian hills

RECEIVED
SEP 16 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Dear Planning Board of Huntington,

Sadly unable to attend meeting this week re Indian hills development meet.
Zoning must always be respected. People make life decisions on expectation of zoning.
High density housing has no role on LI. If that is a personal desire it is easily had in queens and now Nassau co. The push for high density housing on LI is our road to destroying the special place Long Island was.
We don't need more population, more traffic or any more strip malls. Plans for new towns like Pilgrim or king park. We need more land preservation, and more respect for zoning that was put in place years ago for specifically these reasons.

C-154 Sec. 2.12

Sincerely,
Sonya Reid
Fort Salonga

Sent from my iPad

Preserve at Indian Hills Subdivision

From: Christopher LeBron <cpl143cpl@gmail.com>
Sent: Monday, September 16, 2019 10:03 AM
To: Planning
Subject: Comments for Public Hearing September 18th

RECEIVED
SEP 16 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Town Of Huntington Planning Department

September 15, 2019

100 Main Street

Huntington, New York

Dear Planning Director and Members on the planning board. My name is Christopher LeBron and I reside at 7 Hayes Hill Drive, Fort Salonga, New York. I would ask that my comments here made be part of the official record as it pertains to the DEIS submitted by the Northwind Group.

Makamah Road is one of the roadways involved in the proposed project. Although there is mention of traffic flow and a traffic study, the DEIS mentions nothing about road improvements. In fact on page ES-9 it states there wouldn't be any necessary road improvements. Makamah Road currently and has been for quite some time a roadway in disarray. Traveling from the intersection of Breeze Hill Drive all the way down to Mystic Lane the roadway is littered with potholes, bumps, cracks and uneven pavement. The roadway sits on a very low water table and is always in need of some repair. With the additional truck and construction vehicles planned to use this roadway in the future, the planning department should require the applicant to address this matter in such a way that they provide a comprehensive plan to assist the highway department in fixing this roadway.

C-155 Sec. 2.16

Thank you

Christopher LeBron

Director	✓
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

D-17-005-P

Preserve at Indian Hills Subdivision

From: GLENN TREACHER <splurt@aol.com>
Sent: Friday, September 13, 2019 5:46 PM
To: Planning
Subject: Northwind project

RECEIVED
SEP 16 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

C-156 Sec. 2.22

To whom it may concern,
I am a resident of Cousins St. in Northport. I bought my single family residence in 2004 and enjoy the small town feel of Northport Neighbors support neighbors. Our streets don't even have curbs, our roads are thin and rustic in my area. When I first heard that apartments were being built in clusters in this neighborhood, my first thought was "how?, it's a single family home zoned area, and the only available land is wetlands and fragile coastal land"
Apparently, knowing the right people can get you everything, because now we are in the final hearings of this developer getting his way, Completely against the wishes of the community residents. It seems unfair that my house's value will go down, precious natural resources will be sullied and the roads will be clogged with twice as many people. There will also be additional pollution and noise and the quiet roads will become a dangerous place for people to walk, jog and bike. It is irresponsible and unfair of the town to grant this. There is commercial land where these units can be built. It's not fair to put it in our backyard.
Please think of your residents and not about keeping one developer happy.
Sincerely
Owen Treacher

Sent from my iPhone

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

D-17-005-P

Preserve at Indian Hills Subdivision

From: 4Towns Civic <4townscivicassociation@gmail.com>
Sent: Tuesday, September 17, 2019 11:30 PM
To: Planning
Cc: Fspropertyowners@gmail.com
Subject: Concerns with Indian Hills (DEIS)

SEP 19 2019

(6 emails)

Dear Chairman Ehrlich and members of the Planning Board,

I am unable to attend the Public Hearing for Indian Hills Country Club on Wednesday, September 18 but wanted to put my comments on the record.

As President of 4 Towns Civic Association and a resident of Town of Huntington I do not support this development.

4 Towns Civic Association stands for sensible development that is comparable with the surrounding communities, doesn't greatly impact the environment or create overdevelopment.

I ask you to take the time and review all documents and listen the communities concerns and not just the developers. I don't understand how the Draft Environmental Impact Studies (DEIS) can be reviewed in detail by all members in such a short time, especially considering the document is over 1,000 pages including appendices. C-157 Sec. 2.23

This is sensitive land in the primary Crab Meadow Watershed surrounded by three bodies of water and wetlands. Take a pause and listen to the experts and people of our community about the impact this development will have on our water, preservation of open space and the quality of life to both humans and wildlife. C-158 Sec. 2.13

Delaying a decision is the best approach at this time. Although public comments are being accepted until October 18, 2019 the public should have another opportunity to speak in a Public Hearing forum to address concerns in the DEIS.

Thank you for your careful consideration.

Sincerely,
Christine Schultz
President of 4 Towns Civic Association

Director
Deputy Director ✓
CW ✓
PB
Agenda
File

D-17-005-P

From: Phy Burke <phylcosas@icloud.com>
Sent: Wednesday, September 18, 2019 1:23 PM
To: Planning; fspropertyowners@gmail.com
Subject: TOH mtg, 9/18/19 Pls Read

Please read this at tonight's Town of Huntington meeting regarding over-development plans at the Indian Hills Golf Course:

Fellow neighbors,
Our town is under assault. Our beautiful town of Northport, one of the very few and remaining picturesque, New England style, villages on Long Island, is bound to be destroyed by over development.
Have you seen the mini-city that has been constructed on Elwood Road? That is what is could take place In the quiet, underdeveloped, hamlet of Fort Salonga, LIPA, after taking over hundreds of acres of waterfront in our community, is about to leave behind permanently poisoned land, and double our property taxes.
A so-called farm on Norwood Road, has become a massive catering-bar enterprise, clogging quiet neighborhood streets, illegally utilizing our elementary school parking lot for valet parking, and sending drunk people driving in front of an elementary school Thurs through Sunday...
where is this going to end? Developers want to take over every bit of remaining land, regardless of its disastrous impact on communities, families who live here, and it's negative impact on our environment and property values, that we will have worked so hard to maintain.
This Must Stop.
Leave our community alone. WE DON'T WANT ANY MORE DEVELOPMENT IN NORTHPORT!!
Our elected officials must represent what the people want!
The people want this over-development plan at Indian Hills Golf Course to cease and desist.
Enough is enough! Take back our town!!

C-159 Sec. 2.22

Thank you,
Phyllis Clements
26 Carlisle Dr
Northport, NY 11768

From: Chloe t <chloealana463@gmail.com>
Sent: Wednesday, September 18, 2019 2:51 PM
To: Planning
Subject: Indian Hills DEIS
Attachments: Town Letter.docx

Hello,

I'm sending this for the meeting today. Thank you for giving us a voice, I hope it's considered with thought.

RE: Having Their Say

I'm writing this letter on behalf of myself, my family, my neighbors, and ALL of those who inhabit this community without a voice to say "consider my life too."

When my mom told me that 98 new homes might be built in our neighborhood, I immediately thought, "How selfish can they be?" I wondered how anyone who genuinely "cared about the community" and its success as a whole could even contemplate passing a proposal that doesn't even take the entire community into account. I couldn't understand how anyone could be so consumed by greed that they became blind to the harmful impact they were proposing. How could anyone with intentions to alleviate burdens be so willing to carry the weight of selfishness around? How can someone be a voice for the community, without even knowing how to share or value one? How can someone build new homes, while destroying so many more?

These are questions I continue to ask myself every single day. What I don't ask myself is why. I already know that answer. I know that someone who actually cares for the community cares for more than just themselves. I know that someone who actually values the entire community doesn't exploit it for their monetary benefit. I know that if you actually want to promote success and the future of the community, you would promote life instead of disturbing it. I know that if you respect other lives and habitats within your community, you show them respect. Sadly, if we continue on this path of greed and consumption there won't be anything or anyone left to value. No amount of money can alleviate the burden that comes from greed. I know this because when you value your community's long-term success over your short-term monetary success, you don't value a project like this. Instead, you value the state of the environment and enforce efforts to preserve it. You don't wait until it's too late to value the place that made your community possible.

I know these things because I'm a member of this community who values this community. I value the animals that frequently roam my yard, the streets, and the golf course. With 98 new units, these animals will be forced to relocate. They will be forced out of their homes so that we can make new ones. How can someone feel so entitled and be so self-absorbed to have no regard for the disturbance of so many? Especially when they were here before we were. How can we be okay with further polluting our land, our air, and our lives? I'm not okay with it, and I hope the Town of Huntington isn't either. I hope the Town of Huntington actually cares about

C-160
Sec.
2.22

keeping the town alive. I hope the Town of Huntington cares enough about its people to realize that money isn't going to fix any problems, it's just going to create them. Choose your people, your community, not their money.



From: Eric Johnson <erjohnson95@gmail.com>
Sent: Wednesday, September 18, 2019 3:40 PM
To: Planning
Subject: Indian Hills Country Club - proposed developement
Attachments: IHCC_Developement_09182019.pdf

Dear Huntington Planning,

Please take into consideration the attached letter when deciding on the proposed development for the Indian Hills Country Club.

King Regards,

Eric Johnson
1-567-703-6269

Eric Johnson
5677036269
erjohnson95@gmail.com

To whom it may concern,

I, Eric Johnson, work as a sanitary engineer specializing in Innovative Alternative Onsite Wastewater Treatment Systems(abbreviated I/A OWTS herein). These are advanced treatment sanitary systems mainly for the purpose of Nitrogen reduction on a smaller scale than a full size wastewater treatment plant. I write to you, having lived in Fort Salonga for my entire life, and as a concerned member of the community.

C-161
Sec.
2.8

The proposed development at Indian Hills Country Club to build 98 clustered housing units would impose a horrific environmental impact. The developers propose the use of I/A OWTS to help abate the nitrogen levels. These systems use a biological process with no addition of chemicals. The proposed housing units are to be for a 55 and over community. These systems work best with a family composed of a young couple and children. More solid flow provides the system with a healthy amount of solids and positive bacteria. It has been found that elderly homes have mostly liquid flow which dilutes the system, this washes out any biomass so there are no solids left to treat any nitrogen in the system.

Next, the elderly have a higher rate of sickness. Many medications(specifically cancer medications/chemotherapy) are extremely toxic to aquatic life with long lasting affects - per the Safety Data Sheet(AKA SDS). The biomass that is utilized in these I/A OWTS is a form of aquatic life and CAN NOT survive in a system where an individual taking such a medication excretes into the system.

Nitrogen is an extremely harmful element when it comes to our surface and subsurface waters here on Long Island. Nitrogen is the main cause of the algae blooms, rust tides, fish kills, etc. Of the nitrogen entering these waters, 70% comes from cesspools and standard septic tanks. In comparison, agriculture(lawn and golf course fertilizer) is roughly 5%. Although the NSF(National Sanitation Foundation) national average for nitrogen levels coming from a homes wasteline is ~40mg/l, It has been found to be closer to ~80mg/l on Long Island, with levels at the residences of the elderly reaching >100mg/l. This is an astounding number in comparison to the 4-5mg/l the Indian Hills Country Club has.

In conclusion, even with a well function I/A OWTS, with 80 mg/l of influent Nitrogen and say 80% reduction, this is still roughly 20 mg/l . If you take into account that each of the 98 cluster homes would contribute in a similar manner, allowing the development of the Indian Hills Country Club would be extremely reckless to the environment, and well being of the community. As of the time of this study, there were 360,000 unsewered homes in SC alone. The nitrogen problem is not one to take lightly.

Yours Truly,
Eric Johnson



From: TAGARIELLO <kktags@optonline.net>
Sent: Wednesday, September 18, 2019 4:25 PM
To: Planning
Subject: Comment for Indian Hills Plan
Attachments: _Letter to Town.docx

Hello,

Attached is my letter.

Thanks!

When my husband and I moved here 20 years ago, it was because home felt more like a weekend retreat. It was quiet, not much noise or traffic, animals free to roam, and the air felt clean and crisp. Over the years, people began to build and things started to change a bit. That's life. We still felt lucky to be able to get away from it all as we turned onto our street. We felt lucky that it was still quiet and that we were surrounded by nature, not noise. That's why we moved here. That's why our neighbors moved here, and why most of the block did too. This area is preserved for peace because it is a preserve. It's a place of refuge, not just for me and my family, but for everything and one who inhabits it.

It's also a place that is in jeopardy due to human greed. The bottom line is that this is about money. It's about taxes, and it's about easing fund balances. Those things seem to be more important than keeping people and animals safe and alive. Money seems to top everything else that makes this such a horrible plan. What good is money, if there's no environment? Or no people? What good is money, when you have destroyed everything else? That's where we are headed. We are headed down a path of destroying our lives, our ecosystem, and our planet just so you can earn revenue.

C-162 Sec. 2.22

With 98 new homes, that will be 98 times the amount of waste in this neighborhood. 98 times the amount of noise, water, soil, light and air pollution in this neighborhood. 98 times the amount of materials used for this neighborhood. 98 times the amount of electricity used by this neighborhood. 98 times the amount of destruction to this peaceful neighborhood. How can anyone be behind the destruction of nature, just for monetary gains? Especially when these homes are for those who are 55 and up. It's ironic to build homes for an age group that our great-grandkids won't even make it to because we were too busy destroying the planet to think about the future.

We have to take others into consideration. It's one of the first lessons we learn in life, but sadly it seems that some of us have forgotten how to share with and care for others. We share this land with other organisms. We are choosing to let them suffer, to let them relocate, to let them die, just so we can selfishly fill our lives with money. How much longer do we have to watch greed destroy the planet we all share? How much longer are we going to sit here and act like this isn't about the money? How much more are we going to take from others until we finally realize that money doesn't buy you happiness? When you don't consider other things or lives on your way to "happiness," you won't ever find what you're looking for. You won't ever find anything, because you were too busy destroying it in the making. That's something you will have to live with forever, and that's a burden much greater than any tax you can alleviate.

Everyone and thing in this neighborhood have put their blood, sweat, and tears into making this their place of peace. Let's not throw that all away for the chance to make a quick buck. Let's not destroy land that is so sacred, because we weren't thinking of the long-term harm. This project will destroy land, homes, and lives short and long-term. The nature preserve will no longer be a safe or clean place for animals. The value of everyone's homes will go down. If this project gets passed this land will be so damaged in the near future that no one or thing will even want to consider calling it home. Where's the profit there? Where's the community in that? Where's the

future success of this district in that? Has anyone put any thought into this project at all? How can people be so absorbed at the moment to not think about anyone else that they are impacting? This isn't a decision that will help people. It's one that will destroy everything around them. This is a decision that has only been thought out short-term. Don't give in to the pressure of short-term thinking. Don't undervalue future rewards. If we care about our children's future, our community's future, or the future of our planet, we won't give this project a second thought.

I hope that as a community, we consider every aspect that makes a community whole. We consider the environment that made it possible to build a community in the first place. We need to spend more time considering other people and organisms, rather than one group. We need to worry less about making money and worry more about making our planet last. This is our home, so why are we destroying it? We aren't here for that long, but the impact we make can last forever. Make your impact a positive one. One that will last and make our planet last. Don't choose greed over greatness. There are millions of species on this planet. Don't be so closeminded that you can only think of one.

Preserve at Indian Hills Subdivision

From: Albert Sanfilippo <albert.c.sanfilippo@gmail.com>
Sent: Wednesday, September 18, 2019 11:30 PM
To: Planning
Subject: The Preserve at Indian Hills - Public Hearing

SEP 19 2019

Good evening Town of Huntington Planning Board Members,

My apologies for sending this via email, my intent was to be present for this evenings meeting and share my thoughts in person. As a Town of Huntington resident I fully support The Preserve at Indian Hills. The development teams proposal is considerate of zoning, emphasizes sustainability, and offers great financial insensitive for the school district without adding any burden to its current enrollment. The planned development blends beautifully into the fabric of its surroundings all while leaving the natural bluffs in their current beauty. Long Island, more specifically the Town of Huntington, is in great need of thoughtful developments for the 55 and over residents and incentives to keep them here. It's with these thoughts and many more advantages that this community will bring to the TOH, that your vote to approve The Preserve at Indian Hills is warranted and just.

C-163 Sec. 2.21

Best regards,
Albert Sanfilippo
516-455-3944

Sent from my iPhone

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

D-170054

Preserve at Indian Hills Subdivision

From: Jeffrey Lindley <JeffreyLindley@lindleybros.com>
Sent: Thursday, September 19, 2019 6:50 AM
To: Planning
Subject: Indian Hills Project

(7 emails)

Huntington Planning Board
Town Hall (Room 212)
100 Main St.
Huntington, NY 11743

RE: The Preserve at Island Hills,

Dear Planning Board members,

My name is Jeff Lindley, I am a resident of the Town Huntington.
I would like to support the proposed subdivision at the Indian Hills Country Club,
The Preserve at Indian Hills. I urge the planning board t o accept the Enviromental Impact Statement.
The proposed development is consistent with town Huntington land use plans and open space goals for the site.

C-164
Sec. 2.21

Please, Move forward with this project.

As a Member of the Golf Coarse Supt. Assoc. I can say that Golf Coarse are falling due to the amount of coarses on Long Island. By offering the houseing and a Golf coarse is a win.
The neighbors should understand that with a golf coarse you still have alot of open space a nature area. The other option is it becomes one large Development.
Do they not see this. I think they need to start to think about the word Compromise.

Thank You,
Jeff Lindley

Email- Planning@HuntingtonNY.gov

Thank You,
Jeff Lindley
Lindley Bros. Asphalt Paving Inc.
Office- 631-754-2616
Fax- 631-544-9434
Email- jeffreylindley@lindleybros.com
Cell- 516-807-3009
www.lindleybros.com

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

D-17-005-P

From: Charles Quaglino <cquaglino@lglrecyclingcom.onmicrosoft.com>
Sent: Thursday, September 19, 2019 8:14 AM
To: Planning
Cc: libicommunityoutreach@libi.org; Stanley Lomangino
Subject: Northwind Group Huntington Hearing

09/19/2019

Huntington Planning Board
Town Hall (Room 212)
100 Main Street
Huntington, NY 11743

RE: The Preserve at Indian Hills

Dear Planning board members,

Hello, my name is Stanley Lomangino , I am a resident of the Town of Huntington and would like to express my support for the proposed subdivision at the Indian Hills Country Club, The Preserve at Indian Hills. I urge the planning board to accept the Draft Environmental Impact Statement. The proposed development is consistent with Town of Huntington land use plans and open space goals for the site and area.

C-165 Sec. 2.21

I believe the proposed development would be a benefit to the town. Again I urge the board to accept the DEIS and move this project forward.

Thank you for the consideration of my views.

Very truly yours,

Stanley Lomangino
42 Golf Ln
Huntington, NY 11743

Charlie Quaglino
Sales Administrator
cquaglino@mesliny.com
Maggio Environmental Services

From: William C. Berg <carlyle4u@aol.com>
Sent: Thursday, September 19, 2019 9:13 AM
To: Planning
Subject: Note to Mr. Paul Ehrlich - Chairman of The Planning Board.

Dear Mr. Ehrlich,

I was in attendance last night at the Planning Board Meeting concerning the Preserve at Indian Hills and have some comments. I have presented over the years many times in front of the Town Board, as well as the Planning Board and have always been given three minutes to speak. I made a presentation to the Town Board the day before on 09/17/2019 and was given three minutes. While I was at town hall I decided to walk up to the Planning Department to make sure of the speaking time limit and two different people in the department both told me at the same time that we would have three minutes to present. When people prepare to give their thoughts on a matter they structure their speech around the given time limit. Three minutes is the standard amount of time normally given to people for presentations and cutting them short without prior knowledge causes them to have to jettison information that is important in making their point to the board. If it were not for the eruption from Mr. Karpen and his side bar note to you, the presenters would not of even had two and a half minutes to give a three minute speech. I was the second person to speak last night and had to delete some important information to fit into the time period that you decided upon. I noticed that when the lawyers for Northwind spoke they ran well over the given time allotted. Situations like the clash that you had with Mr. Tom Cleere could have been avoided by giving us all the same respect for our time. It seemed to me that you were clearly biased toward the builder and many of the people attending the meeting had the same feeling. Also, I noticed that the time clock was was very erratic, some people getting two and half minutes and others going much longer. I feel that it is your job and that of the board to listen to all concerned citizens no matter how long the process takes and that's not what occurred last night, unfortunately for us. I hope that this feedback will be helpful to you for future meetings. C-166 Sec. 2.23

As I stated last night, I feel that the Planning Board should do a site visit to the property of this proposed project. Several years ago under the direction of Pat Del Col I led a tour of the wetland areas adjacent to the southern portion of the project, as well as along the coastal erosion area on the northern aspect of the project. In attendance were members of the Engineering Department and Planning Department. I have also have had support from the DEC in mapping these areas for inclusion into the wetlands of the Makamah Preserve. I am willing to go on this tour again with the Planning Board if you want to get an on the ground look at what is actually going on in these areas. C-167 Sec. 2.2

Sincerely, William C. Berg D.D.S.

From: Nick Orlando <norlando89@gmail.com>
Sent: Thursday, September 19, 2019 9:33 AM
To: Planning
Subject: Indian hills country club

To whom it may concern,

My name is Nick Orlando, I'm 30 years old and have been a member at Indian Hills Country Club for 2 years living in Northport. Since becoming becoming a member, I've noticed the current ownership make several changes to the course that I have been extremely pleased with. As a new member and also being part of the younger demographic at the club, the enhancements ownership has helped influence my decision to return for my second year of membership and also notice younger members join as well. C-168 Sec. 2.21

I believe the project of building new homes on the course will not only positively impact the community with an increase tax payment to the town, but continue to help grow the course and draw new memberships to the club.

Along with my membership at Indian hills, I am also a local business owner in east Northport. I understand the importance of projects like these that are enhancements to continue to grow and build a business. I've also just got married this month and will be starting my family in the upcoming years. Looking towards the future of involving my children in the school system I understand how the town thinks this project will negatively affect overcrowding in the schools, but building a 55 and over community won't have any impact, but will positively impact the town by contributing over 1 million in tax revenue a year. Shutting down the course during the project mentioned above would only hurt the efforts made by ownership by upsetting current members and negatively effecting new membership enrollments, as well as future tax benefit to the town.

Please use this email as influence towards your decision from a happy member and local resident to keep the course open and be a helping hand in ownership completing their project.

Thank you.

From: Amy Wagner <amygoodfellowwagner@gmail.com>
Sent: Thursday, September 19, 2019 12:01 PM
To: Planning

Paul Ehrlich - Chair

Paul Mandelik

Jane Devine

Dave Pennetta

David Walsdorf

Leslie Cernava

Mara Manin Amendola esq.

To the Planning Committee Members:

I am writing because I was unable to attend the meeting last night regarding the extremely misguided Preserve at Indian Hills proposal.

As a Huntington resident and taxpayer, i am adamantly against
this environmentally unsound and entirely unnecessary plan. It is, to be blunt, a prime example of the greed that so characterizes the times we live in.

C-169
Sec.
2.22

I sincerely hope that you will turn down this awful plan.

Amy Goodfellow Wagner

From: Rachel Saunders <rasaunds@gmail.com>
Sent: Thursday, September 19, 2019 12:26 PM
To: Planning
Subject: New developments on Breeze Hill Road

Dear Supervisor Lupinacci,

I am a Centerport resident, have been my whole life, along with my family of 5 who have lived here since 1980, and I only just learned about the plan to build on the watershed next to the Makamah Nature Preserve.

My family and I take walks in that area all the time. I point out the different trees and ducks and birds to my nieces when we go. I took my late dog for walks in Makamah and Crab Meadow.

You must know this will damage a fragile ecosystem, right?

C-170 Sec. 2.10

What are the pros to building on this land? You must have good reasons to take such a damaging step...? But I cannot find a pro to this.

I also assume (please correct me if I'm wrong) that these will not lead to affordable housing, which Huntington desperately needs. Everyone I went to high school with (Harborfields) has moved to the city because they can't afford the area, or the live with their parents. There's nothing a young professional can do to live here -- I make about 70k a year, well over the national average and above the LI average, and cannot afford this area. If the goal is to attract people, you must think beyond rich young families. Young singles bring vibrancy and culture to the area, which in turns brings families. And right now, we are experiencing major brain drain.

C-171 Sec. 2.3

I really would love to the know the reasoning behind this development. I am not fully against it until I hear both arguments.

Please let me know your thoughts. Why build these units?

All the best,
Rachel

From: Kelli McAllister <edkelli@optonline.net>
Sent: Thursday, September 19, 2019 1:04 PM
To: Planning
Subject: Indian Hills Golf Club Cluster Home Concerns
Attachments: IMG_0115.jpg; IMG_0116.jpg

Thank you in advance for your consideration. I attended last night's meeting with my husband. I feel I am a unique voice in this concern as I not only live in the affected community, I live at the current dead-end of Mystic Lane (#9) and our family is members of the IH Golf Club. I think there are obvious emotional reasons why I do not wish to have cluster housing built diagonal to me, but there are several real reasons I feel it would be a detriment.

The impact to the environment and the large amount of wildlife thriving in this area including birds of prey, deer and turtles are large concerns for me. There will be large amounts of land cleared. Land that is full of plant life and trees, when so many trees and plants have already been cleared on the golf course and there are several areas that are bare and could be utilized within the already clear course. These woodlands provide shelter and food for the wildlife, they provide a natural barrier to the homes that have been in existence for 40+ years. The land also keeps the very fragile soils of this community from eroding. C-172 Sec. 2.10

Ongoing construction- I agree that construction could be complete in 2-3 years IF it was non-stop, townhomes continuously sold and there were no concerns of capital. The truth of such construction is that it could go on for several years, maybe 10. It is uncertain. The construction does not increase surrounding home values, especially those homes that have been built according to the true zone we are in following all of the town rules. Why shouldn't this builder be subject to the same zoning laws that every other property owner in Huntington is. Why should their zoning be changed? C-173 Sec. 2.4

I have children (ages 14 and 17). They bike, they drive, they walk and run in this community. I, myself, walk every day with my dog. We moved here (2nd house bought -1st was 110 Makamah Rd.) because of the safety factor and the ability to allow my children to do these things. I literally live at a dead-end. If you allow the builder to open up Mystic Lane, there will be 36 homes built- they claim no more than 2 people living in each of them. This premise based on the fact that they will be 55 and retired. I do not think this is a realistic assumption. I am 48. My children will likely come home after college to save, find a job, maybe attend graduate school. We will likely have 4 cars going in and out of the community. For argument's sake, let's say each new home averages 2.5 cars- that is a minimum of 90 cars coming in and out of this dead-end. I do not believe each of those 90 cars will only come in and out a couple of times a week- 55 is HIGHLY UNLIKELY to not be active- whether professionally or socially! There should be more than one way in and out. However the builder does not wish to disturb his lands. The roads will not support the additional traffic for not only these new resident, but it will not support the additional influx of larger and more frequent catering events. C-174 Sec. 2.16

My last point is the erosion. Without this construction, the storm runoff and the natural wind/water movement from the Sound have created a highly erosive situation. The land is a high concentration of clay dirt and sand. This type of dirt almost melts away when rain or waves hit it. I truly had NO idea of how much land was lost EVERY year until I moved onto Mystic Lane. Our property has lost several feet in just the past 3 years. The property to the east of us is insured/kept by our community association. The land is unbuildable and deemed 'erosion' property. I invite you to come and view what this piece of land looks like. From the beach, you will see the hill of clay and how much it just runs off. There is so little of it left compared to 20 years ago when we first arrived in the community. At one point, there was a path to get down to the beach. The land erosion changed it immensely. I realize the buildings have been pushed a little more south now, but I am willing to bet, the lands to the north will still be cleared as much as they can get away with to allow better 'views'. If you look at this erosion property and at the historic property at the end of Cousins on the other side of the course, you will see how much damage is taking its toll. The rocks/wall that Indian Hills put in many years ago has not been kept up nor repaired nor maintained. It has caused so much of this land to erode away. Andrew C-175 Sec. 2.7

Rapiejko has much in the way of research and images regarding the damages over the years. Nothing is ever mentioned of the builder's responsibilities in maintaining even the land he owns with the golf course, let alone surrounding areas. There seems to be no accountability or planning. The builder simply states that it will not impact the area. That is simply not enough for me.

I urge you to come and look at both sides. You will see for yourself the frightening truth to just how fragile this area is. Indian Hills repairs the cart paths every year because of the movement of the land, I assume because of its proximity to the fault lines. I am attaching 2 pictures of the path before repair (dated Jan. 7, 2019). They speak volumes.

I appreciate your time and consideration.

Kelli McAllister
9 Mystic Lane, Northport





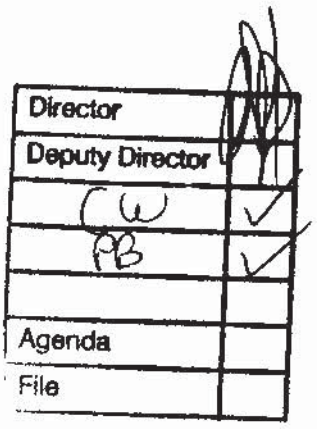
From: cc5089@aol.com
Sent: Thursday, September 19, 2019 4:39 PM
To: Planning
Subject: Preserve at Indian Hills Subdivision

As a 30 year resident of Fort Salonga, I wish to express my support for the proposed development at the Indian Hills Golf Course. As our community is aging, we need an opportunity to be able to stay in the community we love when we no longer need a large single family home. In addition, our friends and support systems developed over our adult lives will still be accessible to us when we no longer are able to maintain our individual homes.

C-176 Sec. 2.21

I believe this is the perfect compromise to preserve the golf course and build a much needed 55+ community. I am confident that the environmental issues raised can be adequately addressed with proper oversight of the project. I urge you to approve this project.

Christine Cass
64 Fort Salonga Road
Fort Salonga



D-17-005-P

From: Michael Albinski <eagleelectricalgroup@gmail.com>
Sent: Friday, September 20, 2019 10:23 AM
To: Planning
Subject: The Preserve at Indian Hills
Attachments: LIBI Support Letter_092019.pdf

SEP 20 2019

Please see attached

--
Regards,

Mike Albinski - President
Eagle Electrical Group, Inc.
eagleelectricalgroup.com
p -631-445-4756
f -631-486-5215

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

D-17-005-P

September 20, 2019

Huntington Planning Board
Town Hall (Room 212)
100 Main Street
Huntington, NY 11743

RE: The Preserve at Indian Hills

Dear Planning Board Members,

Hello, my name is Michael Albinski, I am a resident of the Town of Huntington and would like to express my support for the proposed subdivision at the Indian Hills Country Club, The Preserve at Indian Hills. I urge the planning board to accept the Draft Environmental Impact Statement. The propose development is consistent with Town of Huntington land use plans and open space goals for the site and area.

C-177 Sec. 2.21

I believe the proposed development would be a benefit to the town. Again I urge the board to accept the DEIS and move this project forward.

Thank you for the consideration of my views.

Very truly yours,

Michael Albinski
505 3rd Avenue
E. Northport, NY 11731

Preserve at Indian Hills Subdivision

SEP 2 9 2019

From: Lisa Knopp <lknopp4@gmail.com>
Sent: Friday, September 20, 2019 10:37 AM
To: Planning; Chad A. Lupinacci
Cc: Ed Smyth; Eugene Cook; Mark Cuthbertson; Joan Cergol; Jo-Ann Raia
Subject: Personal Property damage Concerns -Proposed Northwind Indian Hills high Density Cluster

To Planning Board Members Mr Mandelik, Ms. Devine , Mr. Pannetta, Mr. Walsdorf, Ms. Cernava,Mr. Ehrlich, Ms. Manin-Amendola,

My name is Lisa Knopp, 28 Hayes Hill Dr, Fort Salonga. The proposed Indian Hills cluster development will be directly behind my home as the plan stands now. I did speak at the Sept 18 planning board meeting . It was a marathon of speakers so I just wanted to reiterate my deep concerns. There are so many concerns and my neighbors covered most of them already so I will voice my personal concern for the potential for property damage, specifically damage to my 100 year old carriage house because of the proximity of these plans to my home. These plans call for massive earth movement, excavation and 25 feet of fill to raise the level of the land directly behind my home. **A multi-tiered retaining will have to be built inches from my property line and the high density construction just 50 feet there.** All of these activities require heavy earth moving machines, heavy excavators , compaction machines ,dump trucks,tracking equipment… etc. My home is situated very close to my back property line . In fact, construction because of the retaining wall will be approximately **70FT FROM MY HOME.** So this massive earth movement construction will be literally just outside my window. I am very worried about damage to the structure of my home. I provided photos on the night of Sept 18 in the materials I turned in.

C-178 Sec. 2.4

My historically aged home made from brittle inflexible materials such as , brick,mortar, concrete and slate roof built upon soft soil is in danger from Construction/Ground vibration . **Ground impact-related vibrations are particularly worrisome, in that they generally produce vibrations with energy distributed over a wide range of low frequencies near home resonance frequencies .Such broad frequency distribution vibrations are not properly accounted for in any existing ground vibration standard or limit, but are virtually certain to activate, and amplify, all the vibrational modes of the home. Worse yet, because of the nature of the way ground vibrations move through soil, properties even a few hundred yards away from the construction can be damaged by vibrations in some circumstances.**

Repeated or long-lasting vibrations (more than a "few seconds"), like those caused by construction, can add to one another to produce even larger vibrations in the house structure than those occurring in the ground (a process referred to as "amplification"). Thus, the vibration in the house grows, rather than dying away in a few seconds. Even minor components of a vibration which occur at or near the resonant frequency or frequencies are potentially dangerous to the home, if they continue longer than "a few seconds" (e.g. in construction settings). Such resonant phenomena also bring into play so-called "fatigue" (damage caused by repeated flexing) issues and as you know Brick,mortar,concrete and slate are inflexible materials.

Damage may be more than just that which is tangible. In just about all jurisdictions, a property owner is required to disclose any significant damage, even if repaired, to any potential buyer of the property. Most real estate professionals will tell you that this disclosure requirement can result in a significant permanent loss of value of the property, even after repair, in addition to the cost of repair of the damage itself.

So I ask you to **please** consider the grave impacts on the very lives of the families whose properties border these clusters . It seems like an unfair burden and possibly unlawful to subject established town of Huntington residents to bear the brunt and everlasting affects of such an incompatible high density construction project.

Sincerely,
Lisa and Richard Knopp

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

D-17-005-P

Preserve at Indian Hills Subdivision

From: Alan Spen <aspen@ratingsgroup.net>
Sent: Friday, September 20, 2019 9:55 AM
To: Planning
Subject: Copy of Comments (9-18-19)
Attachments: HPB Letter 9-18-19.pdf

SEP 20 2019

Dear Planning Board,

I didn't get a chance to include a copy of my written comments at Wednesday's meeting. I've included them as part of this email

Sincerely,

Alan Spen
Aspen@RatingsGroup.net
AlanSpen1675@verizon.net
(631)-261-5822

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

D-17-005-P

Dear Members of the Huntington Planning Board:

My name is Alan Spen and I am a long-time resident of Ft. Salonga. I reside at 24 Hayes Hill Drive; one of the primary development zones of the proposed cluster townhomes planned by The Northwind Group, LLC. My family and I are also active members of Indian Hills Golf Club.

I am nearing retirement age and we have decided to sell our home. We have contracted with Signature Realty and listed our house for sale. A brokers' open house was held on September 13th. Twenty-three independent real estate agents were in attendance. Collectively, these professionals agreed that our home, given its detail and amenities, appears very fairly priced. Current unobstructed views of Long Island Sound and Indian Hills Golf Course were mentioned repeatedly as positive selling factors. Probably the single biggest concern voiced by the brokers---was the **"Possible Negative Affect"** that the proposed townhouse development plan could have on the market value of the area homes.

I am also concerned by the conclusions reached by the Cushman & Wakefield market research report, on the area surrounding the Indian Hills Country Club. The analysis, funded for by The Northwind Group, appears particularly skewed to prove that the proposed cluster homes would not adversely impact the value of real estate surrounding Indian Hills Country Club.

C-179
Sec. 2.1

The Cushman & Wakefield report does state that possible negative impacts are **"decreased views for several homes"**. But then they say that only four homes may experience affected views on the northwest side of the property. The study ends by saying that the proposed cluster development would have a **minimal impact** on property values of only two homes. I take exception to this very simplified analytical approach.

In October 2018, as part of a personal credit review, the Bethpage Federal Credit Union performed a detailed review of our home and property. The bank's appraisal company did a 29-page detailed Uniform Residential Appraisal Report. The study included: 1) Definition of Market Value; 2) Statement of Assumptions and Limiting Conditions; 3) Appraisers Certification; 4) Comments on Sales Comparison; and 5) Final Reconciliation. We felt the appraisal was

comprehensive, fairly done and the financial assumptions and conclusions reasonable.

Excerpted from the report is the following quote, **"The subject (24 Hayes Hill Drive) has a water view of Long Island Sound and backs up to the golf course. This was taken into consideration throughout the appraisal report and pricing assumptions. There were no adverse or unfavorable easements, encroachments, or environmental conditions noted at the time of inspection."**

It would certainly appear that the bank report gave significant weight to the value of our existing water view and proximity to the golf course. The appropriateness of our listing price was further confirmed by a public analysis by Zillow, which placed it's "Zestimate" price literally on par with our listing price.

Yet, there appears to be diverging views between the Bethpage Federal report, which clearly acknowledges the financial benefit of our having a year-round water view, versus the Northwind Group's Cushman report, which basically concludes **"there will be minimal to no impact on home values from the new housing development." It doesn't add up!**

In conclusion, I strongly believe that the development of the clustered townhomes, **as currently proposed**, and the associated impact on the fragile local environment and the neighborhood's overall quality of life, is a major mistake.

I think the Northwind Group has the ability and obligation to put together a "better housing plan", that matches the needs of the Ft. Salonga homeowners, while still affording them a reasonable financial return. **Their gain should not be our loss**!

I thank the Board for their consideration in this extremely important matter. I believe each of you will do what's right and responsible for the residents of the community and **vote against the current** Northwind Cluster Housing Plan.

Sincerely,

Alan Spen

Alan Spen

(631) 261-5851

Preserve at Indian Hills Subdivision

From: dennis reale <dmreale1@verizon.net>
Sent: Thursday, September 19, 2019 11:46 PM
To: Planning
Subject: Cluster housing Indian Hills

Follow Up Flag: Follow up
Flag Status: Flagged

>
>
>
>> On Sep 19, 2019, at 9:02 AM, dennis reale <dmreale1@verizon.net> wrote:
>>
>> The plan as it is, is a circumventing of the law. This plan is an artful perversion of the cluster housing concept in order to deceive the community. The purpose for allowing Cluster housing is to provide the preservation of open land for the people in the housing and not for commercial use. This land will be used for commercial purposes . A private club, a catering house , a banquet center. Not to preserve open space. The result will not only be an increase in the resident population by 300 residence but an additional 900 transient population on a frequent bases for commerce and for profit. It will transform the character of the land. It will forever violated and destroyed it purpose. Permitting Cluster housings as it is presented and configured in this project , will do continues and on going damage to the home owners. A reduction in home values as wells the serenity of the family's living in these homes will be the result. This plan would establish a density/ concentration that was never, never contemplated by the existing one acre zoning. YOU AS OUR REPRESENTATIVES HAVE THE POWER TO EXERCISE YOUR AUTHORITY WITH IN THE PRESCRIBED LIMITS OF THE LAW , CAN PRESERVE THE SANCTITY AND SERENITY OF THE RESIDENTIAL COMMUNITY BY YOUR DISAPPROVAL OF THIS PROJECT

C-180 Sec. 2.12



D-17-005-P

Lorrie Emberton

RECEIVED

SEP 2 3 2019

TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

From: Dennis Reale <daddydreale@gmail.com>
Sent: Wednesday, September 18, 2019 11:26 AM
To: Planning
Subject: The preserve at Indian Hills

C-181 Sec. 2.9

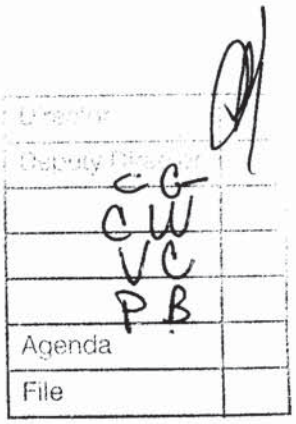
Public opinion is against it. The development has no benefit to the neighborhood. and it will adversely affect the environment.

Why would you approve it?????

It has been quite some time since a waterfront development on this scale has been proposed in the Town of Huntington. This project is even more unique because it will sit above two critical environmental preservation areas. Crab Meadow and Fresh Pond. The Crab Meadow watershed which includes wetlands, marshes, streams, ponds, and beaches. These are highly sensitive areas to environmental changes. The slightest runoff, drainage, or leaching from this development could have drastic adverse effects on this fragile ecosystem. This is known by the public. Any increase in unfavorable environment conditions such as brown tide, fish kills, high bacteria levels closing beaches will be directly related to this development.

The residents of Huntington will have only one agency to blame. The Town of Huntington planning board.

Sent from my iPhone



D-17-005-P

From: Julia Spampinato <mamajuls9@aol.com>
Sent: Saturday, September 21, 2019 9:03 AM
To: Eric Singer
Cc: Planning
Subject: Fwd: Preserve at Indian Hills

RECEIVED
SEP 23 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

Sent from my iPad

Begin forwarded message:

From: Julia Spampinato <mamajuls9@aol.com>
Date: September 20, 2019 at 3:20:17 PM EDT
To: jimspampinato@gmail.com
Subject: Preserve at Indian Hills

My name is Julia Spampinato. I reside at 19 Green Knoll Court, Northport 11768. I have lived here for 40+ years and have been paying my taxes to Huntington town for 40+ years.

I am NOT an expert on environmental issues.
I am NOT an expert on town code.

D-17-005-P

I DO have common sense.
I DO know this; the proposed cluster home development is an assault to our community.

Many of us feel this is a "backdoor" deal as years ago Huntington Town took their residents' opposition to controversial plans very seriously.

My home backs up to the Roeberg property which was never part of golf course but it seems developer can randomly buy houses and include them as part of the cluster development? Again , I'm not expert but doesn't make sense.

Can zoning requirement be changed at whim?

The new "catering hall" clubhouse is another issue. Will it serve the needs of golf club members or will its main purpose be to hold large affairs and further intrude on this community,

C-182
Sec. 2.3

Our community (all of 11768) has been unfairly taken advantage of. Although I don't live near Del Vino winery, it is an affront to all us. It is too close to the elementary school and abuts the children's playground. I have passed by on Sunday mornings and see cars going up and down looking for parking spots for the winery, All this while families are there watching a soccer game or other sports activity.

WE DON'T NEED ANOTHER MAJOR DISRUPTION TO OUR COMMUNITY.

Please come down and drive through Fort Salonga. Many, many trees have been taken down on

C-183
Sec. 2.16

the golf course. The roads cannot accommodate traffic from this cluster development and catering hall.

Thank you for your time.
I truly hope you can understand the opposition of the TAXPAYERS that are affected and what it will do to this community.

Julia Spampinato
19 Green Knoll Court
Northport, NY. 11768

Sent from my iPad

RECEIVED
SEP 23 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

From: Kathi Berson <kathi.berson@gmail.com>
Sent: Saturday, September 21, 2019 5:01 PM
To: Planning
Subject: The Preserve At Indian Hills

My name is Kathi Berson, and I own my home at 65 Fresh Pond Rd., Ft. Salonga, NY. I have lived here for over 22 years, and I am against the project as it is now proposed.

I am against the current plan put forth by Northwind to develop the golf course. Surely, there must be a better option that would include fewer homes placed away from existing residences. C-184 Sec. 2.22

The plan as now submitted would cause a reduction in property values for homes adjacent to the development. In addition, the number of proposed homes would increase traffic and pollution on narrow, winding roads. C-185 Sec. 2.1 C-186 Sec. 2.16

Instead of considering fewer homes, Northwind holds the golf course as leverage, and threatens to tear the whole course down and to build homes that conform to one-acre housing. C-187 Sec. 2.12

It is interesting to note that much, if not all, of the support for the development of the golf course came from people who do not live in the area. I daresay if these proponents were faced with the likelihood of increased traffic, pollution, and reduced property values regarding their own homes, they would be singing a different tune.

Please act responsibly, and turn down this proposal from Northwind Development.

Sincerely,
Kathi Berson



D-17-005-P

Preserve at Indian Hills Subdivision

From: Amy Wagner <amygoodfellowwagner@gmail.com>
Sent: Monday, September 23, 2019 10:26 AM
To: Planning
Subject: Indian Hills Proposal -- attention Paul Ehrlich

RECEIVED
SEP 23 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Dear Mr. Ehrlich:

I am writing because I was unable to attend the meeting last night regarding the extremely misguided Preserve at Indian Hills proposal.

C-188 Sec. 2.22

As a Huntington resident and taxpayer, i am adamantly against
this environmentally unsound and entirely unnecessary plan. It is, to be blunt, a prime example of the greed that so characterizes the times we live in.

I sincerely hope that you will help to reject this awful plan.

Amy Goodfellow Wagner

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

D-17-005-P

Preserve at Indian Hills Subdivision

From: Hugh Stringer <stringerhugh@hotmail.com>
Sent: Sunday, September 22, 2019 10:33 PM
To: Planning
Cc: Hugh Stringer
Subject: Burial grounds

RECEIVED
SEP 23 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

C-189 Sec. 2.18

My brother George found a skull not far from where the Indian Hills Golf Course is today. The skull had green (copper?) stains on both temples, jaw and teeth missing. We assumed it had been buried in the sand and gravel hill above where we found it and when rain had eroded the hill the skull rolled down to where George found it not far from the Sound.

The skull sat in our home on Fresh Pond Road for years. One day while he was living in NYC George took it to the NYU Anthropology Department and they told him to return it to where he'd found it. He'd found it years before the golf club was built and this was years after the golf course was built.

I don't know what happened to the skull after that. As kids we used to walk thru the hills area often, often finding quartz arrow heads. We had a collection of at least a dozen, some perfect, almost two inches long and a quarter inch thick. These we thought were spear heads.

Hugh Stringer
Phone: 617-696-3541

Sent from my iPhone

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

D-17-005-P

From: Hugh Stringer <stringerhugh@hotmail.com>
Sent: Monday, September 23, 2019 10:36 AM
To: Planning
Subject: Re: Burial grounds
Attachments: Fort Salonga historical map.jpg

Planning Department Staff

I am attaching a copy of an historical map that my father prepared in 1955. It was based on Oscar Darling Survey of 1890 and Edward & Prime survey of 1941.

C-190 Sec. 2.18

I send the map because it shows the historical changes of the area where my brother George found the skull I referenced in my prior e-mail. It is of note that this area has been greatly eroded over the years. My brother found the skull in the early 1950's at the bottom of one of the hills that between the McLod Docks of 1890 and what is now Makamah Beach Park, closer to the hills above and west of the rock piles that marked the dock.

Thank you for your consideration of the historical importance of this area. It should be preserved as town parkland.

Hugh Stringer

From: Planning <Planning@HuntingtonNy.gov>
Sent: Monday, September 23, 2019 9:42 AM
To: Hugh Stringer <stringerhugh@hotmail.com>
Subject: RE: Burial grounds

Your email has been logged in & forwarded to the staff.

Planning Department
Town of Huntington
Town Hall
100 Main Street (Rm. 212)
Huntington, NY 11743
(631)351-3196

From: Hugh Stringer [mailto:stringerhugh@hotmail.com]
Sent: Sunday, September 22, 2019 10:33 PM
To: Planning
Cc: Hugh Stringer
Subject: Burial grounds

My brother George found a skull not far from where the Indian Hills Golf Course is today. The skull had green (copper?) stains on both temples, jaw and teeth missing. We assumed it had been buried in the sand and gravel hill above where we found it and when rain had eroded the hill the skull rolled down to where George found it not far from the Sound.

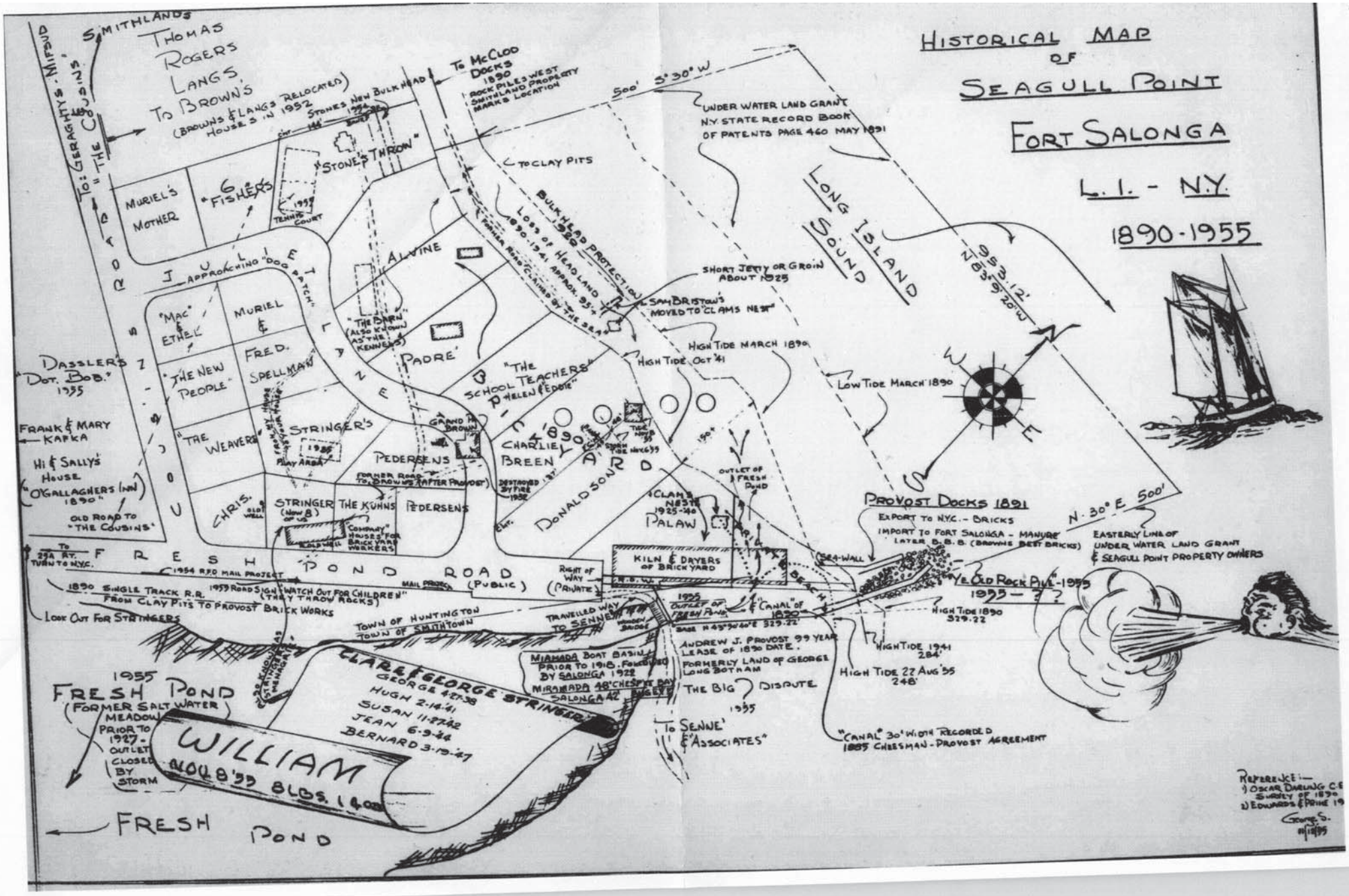
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Hugh Stringer
Phone: 617-696-3541

Sent from my iPhone

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HISTORICAL MAP
OF
SEAGULL POINT
FORT SALONGA
L. I. - N. Y.
1890-1955
SMITHLANDS
THOMAS ROGERS LANGS, TO BROWN'S
(BROWNS & LANGS RELOCATED HOUSE 3 IN 1952
STONES NEW BULK HEAD 1954
To McCLOD DOCKS 1890
ROCK PILES WEST SMITHLAND PROPERTY MARKS LOCATION
500' S 30° W
UNDER WATER LAND GRANT N.Y. STATE RECORD BOOK OF PATENTS PAGE 460 MAY 1891
"STONE'S THROW"
TO CLAY PITS
BULKHEAD PROTECTION 1955
LOSS OF HEAD LAND 1890-1941 APPROX. 95'
FORMER ROAD CLAIMED BY THE SEA
LONG ISLAND SOUND
SHORT JETTY OR GROIN ABOUT 1925
SAM BRISTOW'S MOVED TO "CLAMS NEST"
HIGH TIDE MARCH 1890
HIGH TIDE OCT '41
LOW TIDE MARCH 1890
N 83° 9' 20" W
S 83° 12' E
N 30° E 500'
MUIRIEL'S MOTHER
6 FISHERS
TENNIS COURT
ALVINE
"THE BARN" (ALSO KNOWN AS "THE KENNELS")
PADRE'
"THE SCHOOL TEACHERS" "HELEN" "EDDIE"
"MAC" & ETHEL
MUIRIEL & FRED. SPELLMAN
"THE NEW PEOPLE"
"THE WEAVERS"
STRINGER'S
PLAY AREA
GRAND PA BROWN
CHARLIE BREEN
DESTROYED BY FIRE 1952
DONALDSONVILLE
DASSLER'S "DOT. BOB." 1955
FRANK & MARY KAPKA
HI & SALLY'S HOUSE "O'GALLAGHERS INN 1890"
OLD ROAD TO "THE COUSINS"
CHRIS.
STRINGER (NOW 8 OF US)
THE KUHNS
PEDERSENS
"COMPANY" HOUSES FOR BRICK YARD WORKERS
FORMER ROAD TO BROWNS (AFTER PROVOST)
PEDERSENS
CLAMS NESTS 1925-40
PALAW
OUTLET OF FRESH POND
PROVOST DOCKS 1891
EXPORT TO N.Y.C. - BRICKS
IMPORT TO FORT SALONGA - MANURE
LATER B.B.B. (BROWNS BEST BRICKS)
EASTERLY LINE OF UNDER WATER LAND GRANT & SEAGULL POINT PROPERTY OWNERS
SEA-WALL
"YE OLD ROCK PILE" 1955
1955 - ??
To 25A RT. TURN TO N.Y.C.
1954 R.P.O. MAIL PROJECT
FRESH POND ROAD (PUBLIC)
MAIL PROJECT
1890 SINGLE TRACK R.R.
1959 ROAD SIGN "WATCH OUT FOR CHILDREN" (THEY THROW ROCKS)
FROM CLAY PITS TO PROVOST BRICK WORKS
LOOK OUT FOR STRINGERS
KILN & DRYERS OF BRICK YARD
R.O.W.
RIGHT OF WAY (PRIVATE)
1925 OUTLET OF FRESH POND
"CANAL" OF 1890
BASE N 45°30'40"E 329.22'
HIGH TIDE 1890 329.22
TOWN OF HUNTINGTON
TOWN OF SMITHTOWN
TRAVELLED WAY TO SENNE'
MIAMADA BOAT BASIN PRIOR TO 1918 FORECLOSED BY SALONGA 1922
MIAMADA 18' CHESAPEAKE BAY "SALONGA 42" "BUCKEYE"
ANDREW J. PROVOST 99 YEAR LEASE OF 1890 DATE.
FORMERLY LAND OF GEORGE LONG BOTNAM
THE BIG ? DISPUTE 1955
HIGH TIDE 1941 284'
HIGH TIDE 27 AUG '55 248'
To SENNE' & ASSOCIATES"
"CANAL" 30' WIDTH RECORDED 1885 CHEESMAN - PROVOST AGREEMENT
1955 FRESH POND (FORMER SALT WATER MEADOW PRIOR TO 1927 - OUTLET CLOSED BY STORM
CLARE & GEORGE STRINGER
GEORGE 4-27-38
HUGH 2-14-41
SUSAN 11-8-42
JEAN 6-9-44
BERNARD 3-19-47
WILLIAM
NOV 8 '55 8 LBS. 14 OZS.
FRESH POND
REFERENCE:
1) OSCAR DARLING C.E. SURVEY OF 1870
2) EDWARDS & PRINE 19
GEORGE S.
11/18/55

Thomas M. McNally
Attorney at Law
4 Keith Court
Centerport, NY 11721
516-672-0337

September 18, 2019

RECEIVED
SEP 23 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Hand Delivered and Regular Mail

Town Of Huntington
100 Main St.
Huntington NY 11743
Attn: Planning Board Committee

RE: **The Preserve at Indian Hills**

Dear Planning Board Committee Members:

I am unable to personally attend the public hearing scheduled for tonight, therefore, **I am writing to offer my support of the proposed plans for the Preserve at Indian Hills.**

C-191
Sec.
2.21

My wife, Diane, and I are longtime residents of the Town of Huntington and recently became members of the Indian Hills Country Club. We are both very active in our community and keep ourselves well informed on issues that impact our Town and our surrounding neighborhoods. In 2015, I ran for Suffolk County Legislature for the 16th District on a platform of controlling spending, protecting our environment and curtailing over development in the Town of Huntington. As such, I am very familiar with, and feel passionate about, the issues presented by the application at issue. I have reviewed the publically available building plans and environmental review documents and have considered the arguments of those opposed to the project. After this review, I feel satisfied that the applicants have submitted a responsible, lawful and compliant plan for a development that will ultimately inure to the benefit the Town and its residents.

After careful consideration, my wife and I are pleased to offer our support for the proposed plan for the development at Indian Hills and we urge the Town of Huntington to approve the application.

Thank you.

Sincerely,

Thomas M. McNally

cc: Jim Tsunis
Steve Hayes
Rich Kreider
Indian Hills Country Club, 21 Breeze Hill Road Northport, NY 11768

Director	
Deputy Director	
CW	
JC	
Agenda	
File	

D-17-005-P

Preserve at Indian Hills Subdivision

From: Janice Conte <jshoya@gmail.com>
Sent: Tuesday, September 24, 2019 9:57 PM
To: Planning
Cc: Chad A. Lupinacci
Subject: My thoughts on Indian Hills and the "Preserve"

RECEIVED
SEP 2 5 2019

Members of the Planning Board, Mr. Singer and Supervisor Lupinacci:

My name is Janice Conte. I live at 2 Hayes Hill Drive in Fort Salonga and my husband and I are active members of the Indian Hills Country Club.

In 2016 when the first iteration of this plan was rolled out- the community turned out in large numbers and immediately voiced their concerns, of which there were many. As a group of concerned residents, we were marginalized originally - called a vocal minority of hysterical neighbors who were only concerned about their backyard. In fact for the past 3 1/2 years the developers continue to repeat that mantra - as if repeating it would somehow make it true. They will tell you that the long-standing Fort Salonga Association approves of this application. I tell you to ask if even one of their 6 directors has read the DEIS - 4 of them don't even live in the Town of Huntington! They will present you with golfers who do not live in the area, are not familiar with the nuances of this geography and many of whom, just want to live in a million dollar condo on the Sound on their favorite golf course. Believe me, as a member, I know what a treasure this course is - this is not what this is about.

As we heard from 53 different speakers at the Planning Board meeting on September 18th, I think we can all see just how misguided that characterization was. Ground water and surface water are regional concerns, not just the concerns of a small neighborhood. EVERYONE has the right to a clean Long Island Sound. EVERYONE has a right to a clean Crab Meadow. EVERYONE has a right to clean drinking water. The truth of the matter is - there is WIDESPREAD opposition to this application as it stands and that cannot be ignored.

In fact, with the exception of the FSA (The Fort Salonga Association) and the Northwind Group itself, THOUSANDS of people are worried. Over 2,600 of them signed (and continue to sign each day) an online petition advocating for the protection of the Crab Meadow Watershed and voicing their concerns about this application which, without a doubt, will have significant impacts associated with it when it comes to water quality. Additionally, over 200 residents who reside in the immediate area took the time to write letters expressing their concerns. The town itself even had concerns over stewardship within the watershed yet it has not even finalized the Crab Meadow Watershed Hydrology study. In fact, I sit on that committee and have reached out multiple times to Margo Miles and Dom Spada and have received no response to my question as to when we are having our final meeting - but I digress....although that does seem quite suspect in my non-professional opinion.

As an administrative body, this Planning Board has or will receive verbal or written comments from members of the following groups:

Save the Village
The Villadom Movement
Huntington Matters
Greenlawn Civic Association
4 Towns Civic Association
North Dix Hills Civic Association
Greater Huntington Civic Group
The Shinnecock Nation

D-17-005-P

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

Prominent real estate specialists in the Fort Salonga area have provided comments and written emails.
At the public hearing, the Planning board heard from a hydrogeologist with the Suffolk County Department of Health, a former town planner with 25 years experience, a former Peconic Bay Keeper. Again, the tentacles of this application reach far and wide.

Please don't mistake our opposition as delusion. We are not opposed to any and all development of this property- we recognize that property owners have rights. I am a capitalist and and environmentalist at the same time! What I AM opposed to is a project that will have an adverse impact to environment. Surrounded protected wetlands, parklands and the Sound this is an environmental disaster waiting to happen.

Long Island's drinking water comes from a large underground aquifer, not rivers or reservoirs - and it's under attack. In 1999, the Suffolk County Water Authority concluded that 70 percent of Suffolk County community supply wells were rated as high or very high for susceptibility to nitrate. This was 20 years ago....I think we can all guess this has gotten WORSE not better. Please don't let the concerns of this vocal MAJORITY go unnoticed and ignored. The project as it stands is TOO dense, TOO intrusive on the neighbors and TOO detrimental to our water with no benefits to the community at large. Look at what happened with Del Vino - the town's hands were tied and now a neighborhood is ruined while one man makes money hand over fist. Let's not repeat this mistake.

C-192 Sec. 2.8

Thank you

Janice Conte

From: Janice Conte <jshoya@gmail.com>
Sent: Tuesday, September 24, 2019 10:26 PM
To: Planning
Cc: Chad A. Lupinacci
Subject: Indian Hills DEIS
Attachments: Pages from SCNSEWMP.pdf

Members of the Planning Board:

C-193 Sec. 2.13

In your analysis and investigation into the issues brought up at the Public hearing and within the DEIS for Indian Hills please riddle me this:

How is it that in 2007 Nelson and Pope identified the parcels of land which make up Indian Hills as candidates for acquisition as "...lands which have the highest potential for development or redevelopment and the most potential for and increase in nitrogen loading in the the LI sound and embayments" yet in 2019 they have drafted the DEIS advocating for the development of these very parcels. As a member of the communiuty and a resident of the Town of Huntington I am so confused. Could you shed light on this environmental oversight for me and the rest of the concerned parties as you delve into the DEIS.

Please see page 4-88 in the attached PDF where Nelson and Pope write the following:

"This portion of the Plan identifies both vacant and underdeveloped land, as well as special cases (such as existing recreational uses under private ownership such as private golf courses, and public land that could become available for development, such as the Kings Park State Hospital property) which may be considered for acquisition. Acquisition of property available for development provides the benefit of limiting new sources of nitrogen loading as well as providing opportunities for protecting natural resources and mitigating impacts of nonpoint source pollution through stormwater management practices.

The criteria listed in Table 4-5.1 were utilized to identify parcels which would provide the most benefit in terms of meeting the goals of this Plan. Lands which have the greatest development potential are expected to provide the greatest long term benefit in limiting increases in nitrogen loading, however, many other criteria are included which provide benefit with regard to improving water quality and reducing nitrogen loading to the LIS from existing sources."

Again, Indian Hills Country Club is one of these identified lands. Clearly we need to look at the data presented within the DEIS with a fine tooth comb if we have an engineering firm that can change its tune within 12 years. As our nitrogen issues continues to worsen each year in Suffolk County and in the Town of Huntington, how is it that on Indian Hills the potential for damage and nitrogen loading has somehow ben reversed?

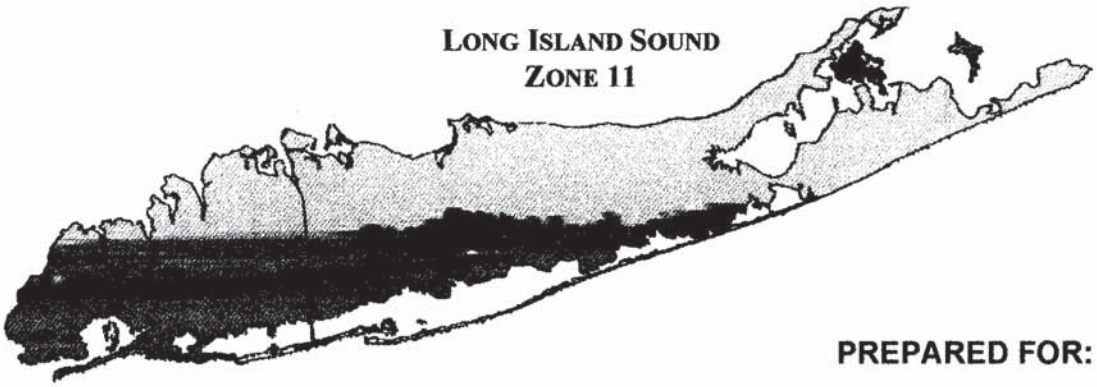
Thank you in advance for looking into this matter and addressing it. I look forward to seeing what you unearth.

Regards,

Janice Conte

SUFFOLK COUNTY
NORTH SHORE EMBAYMENTS
WATERSHED MANAGEMENT PLAN

Volume I
Main Text



PREPARED FOR:

SUFFOLK COUNTY
DEPARTMENT OF HEALTH SERVICES
DIVISION OF ENVIRONMENTAL QUALITY
VITO MINEI, PE, DIRECTOR
360 Yaphank Avenue
Yaphank, NY 11980

PREPARED BY:

NORTH SHORE EMBAYMENTS
CONSULTING TEAM

NELSON, POPE & VOORHIS
572 Walt Whitman Road
Melville, New York 11747
(631) 427-5665

EEA, INC.
55 Hilton Avenue
Garden City, New York 11530
(516) 746-4400

February 2007

NP&V

EEA *Inc.*

4.5 Land Acquisition Recommendations

Within the study area there is some vacant land available for development, as well as a significant potential for an increase in development density (due to parcels that have potential for redevelopment or increased density through further subdivision). The SCPD prepared a report which identified the potential increase in residential development based upon existing zoning for the major embayment areas. This development potential was discussed in Section 3 of this Plan.

This portion of the Plan identifies both vacant and underdeveloped land, as well as special cases (such as existing recreational uses under private ownership such as private golf courses, and public land that could become available for development, such as the Kings Park State Hospital property) which may be considered for acquisition. Acquisition of property available for development provides the benefit of limiting new sources of nitrogen loading as well as providing opportunities for protecting natural resources and mitigating impacts of nonpoint source pollution through stormwater management practices.

The criteria listed in **Table 4-5.1** were utilized to identify parcels which would provide the most benefit in terms of meeting the goals of this Plan. Lands which have the greatest development potential are expected to provide the greatest long term benefit in limiting increases in nitrogen loading, however, many other criteria are included which provide benefit with regard to improving water quality and reducing nitrogen loading to the LIS from existing sources.

TABLE 4-5.1
CRITERIA FOR IDENTIFICATION OF POTENTIAL LANDS FOR ACQUISITION

1.	Large vacant lands which have the highest potential for development or redevelopment, as these parcels have the most potential for increase in nitrogen loading to the embayments and LIS (e.g. the Morgan Estate in Asharoken, KeySpan properties in Wading River, Seminary property in Smithtown, the former Kings Park Hospital property, etc.);*
2.	Lands adjacent to existing large publicly owned properties;
3.	Vacant lands supporting rare plants or communities, endangered and/or threatened species;
4.	Vacant lands currently supporting or contiguous to wetlands and/or native woodlands and other protected open spaces, subscribing to the "large block" theory of Landscape Ecology;
5.	Vacant lands fronting certified/open shellfish waterbodies (e.g. Duck Island Harbor);
6.	Vacant lands occupying or containing bluffs, beaches or other natural shoreline protective features;
7.	Vacant lands fronting embayments, whose preservation would maximize buffers and provide potential for implementation of BMPs (i.e. Northport Bay, Wading River Creek, Mattituck Inlet, Goldsmith's Inlet)
8.	Vacant lands containing ponds or naturally occurring detention basins along the waterfront – these areas serve as prime habitat for shorebirds, wading birds and herpetiles species, plus additional stormwater control benefits (e.g. Flax Pond);
9.	Vacant lands occupying tributaries, riparian areas or major drainage ways to the North Shore Embayments (e.g., Nissequogue River, Mt. Sinai Harbor);

10.	Vacant lands strategically located that could coincide with future wastewater collection treatment and disposal facilities or major stormwater detention and recharge basins;
11.	Vacant lands straddling two embayments or containing two waterbodies, which would provide a natural land bridge or corridor for the movement of wildlife species overland from one waterbody to another (e.g. Conscience Bay to Setauket Harbor).

* It is fully acknowledged that large parcels may prove infeasible to acquire due to high land costs. If acquisition is not feasible, development of these parcels should be carefully planned to incorporate features which minimize nitrogen loading to the LIS via overland runoff and discharged through groundwater. All feasible design measures should be implemented to minimize increases and to attenuate newly generated sources to the maximum extent practicable. (For example, stormwater generated by the developments should be treated to maximize attenuation of pollutants, animal waste regulations strictly enforced; state-of-the-art wastewater treatment should be utilized, etc.).

The following provides a list of parcels that may be considered for acquisition based upon the criteria above. This list was generated utilizing a GIS, utilizing the GIS parcel data provided for this project[2] and beginning with identifying those parcels listed as priority sites for acquisition on the individual Town Community Preservation Fund lists, the Suffolk County proposed open space list, the NYS DEC Draft Open Space plan and the Nature Conservancy priority list. NP&V reviewed all of these documents to identify parcels meeting the above noted criteria within the study area. Key parcels identified by Caleb Smith Park staff for potential acquisition as wetland protection buffers along the Nissequogue River **(Appendix Exhibit D-3.1)** are also included. In addition, this list was supplemented using the build out analysis performed by SCPD in association with this plan, to include those parcels which would yield a large increase in residential density. Finally, a GIS analysis was performed to identify those vacant parcels which have the spatial characteristics as described in the criteria (e.g. all vacant parcels adjacent to shellfish closure areas)[3]. It is noted that this is not a comprehensive list of parcels whose preservation would support the goals of this Plan. This plan generally includes parcels that are 5 acres in size or larger and it is acknowledged that smaller parcels provide many of the criteria above. The criteria above should be used by the County, Towns, and Villages to identify additional parcels which support the Plan.

[2] It is noted that NP&V was not provided with ownership information and therefore, parcels identified may already be protected as open space through a private foundation such as the Nature Conservancy or other non profit organization. Other parcels, such as those which are owned by utilities or institutions may not be appropriate for acquisition. In addition, several of the parcels identified have been subdivided since the database was provided to NP&V and therefore this list has been revised by SCDHS to illustrate the new tax map numbers; it is expected these recently subdivided parcels will be less than 5 acres. It is noted that the SCDHS compared this list to the county tax parcel database to remove any parcels which have since been acquired by public entities or which are otherwise inappropriate for acquisition due to ownership.

[3] This procedure involved a GIS query which identified vacant lands based upon the various criteria for prioritizing lands for acquisition utilizing the GIS database provided by Suffolk County for this study. It should be recognized that development of vacant lands has occurred in the interim and this change in status would not have been reflected in the database used to create this list. To minimize the number of parcels identified for acquisition herein which have recently been developed; NP&V performed an analysis which consisted of a visual inspection of an overlay of the parcels and the 2004 aerial photography available through the NYS GIS Orthoimagery Program. Based on this visual assessment, the parcel list was refined to remove those individual parcels with evidence of recent development.

District	Section	Block	Lot
0200	02100	0100	001000
0200	03700	0400	037000
0200	03900	0100	001002
0200	04200	0300	005000
0200	04300	0100	003004
0200	09300	0100	001006
0200	09300	0100	006001
0200	08200	0100	001001
0200	08200	0100	005002
0200	08300	0100	001003
0200	08300	0100	003004
0200	06700	0100	007001
0200	06700	0200	013000
0200	11000	0100	033000
0200	11000	0200	021000
0201	00200	0200	002000
0203	00300	0400	001000
0206	01800	0100	031000
0400	01400	0400	001000
0400	01500	0100	001100
0400	00100	0200	004001
0400	00100	0200	004002
0400	01100	0100	031000
0400	14000	4000	001000
0400	15000	1000	011000
0400	01600	0200	013004
0400	01400	0400	002000
0400	03300	0100	001000
0400	04100	0400	001007
0400	04100	0400	001008
0400	04600	0100	011000
0400	09000	0300	001001
0400	13400	0200	007001
0401	00100	0100	001001
0401	00100	0100	001002
0403	00900	0200	007000
0600	00700	0300	041000
0600	02100	0100	001002
0600	03900	0100	004001
0600	04100	0100	015000
0600	05600	0100	001008
0800	00400	0200	008003
0800	00800	0400	001002
0800	00800	0400	001003
0800	00800	0400	002000
0800	05200	0100	016000
0800	07100	0300	016000
0800	07200	0300	023001
0800	07500	0500	043000
0800	08000	0100	001007
0800	09900	0100	023001
0800	09900	0100	023002
0800	09900	0100	067001
0800	09900	0100	067002
0800	09900	0100	067003
0800	09900	0100	067004
0800	09900	0100	067005
0800	09900	0100	067006
0800	09900	0100	067007
0800	09900	0100	067008
0800	09900	0100	067009
0800	09900	0100	067010
0800	09900	0100	067011
0800	09900	0100	067012
0800	09900	0100	067013
0800	09900	0100	067014
0800	09900	0100	067015
0800	09900	0100	067016
0800	09900	0100	067017
0800	09900	0100	067018
0800	08000	0300	001001
0800	07100	0300	010000
0800	08000	0300	009003
0800	15500	0400	016000
0800	15500	0400	041000
0800	15400	0500	016000
0801	00200	0100	017006
0801	00600	0100	008005
0801	00600	0100	014000
0801	00700	0300	001000
0801	00100	0100	002007
0801	00100	0100	002008
0801	00100	0100	002011
0801	00100	0100	002016
0801	00100	0100	002017
0801	00100	0100	002018
0801	00100	0100	002019
0801	00100	0100	002020
0801	00100	0100	002021
0801	00100	0100	002022
0801	00100	0100	002024
0801	00100	0100	002026
0801	00100	0100	002028
0802	01200	0100	018001

Indian Hills Country Club parcels recommended by Nelson & Pope for acquisition to prevent further development.

Preserve at Indian Hills Subdivision

From: R Mastrangelo Info <info@rmastrangelolandscaping.com>
Sent: Wednesday, September 25, 2019 10:59 AM
To: Planning
Cc: libicommunityoutreach@libi.org
Subject: Indian Hills project

SEP 25 2019

September 25, 2019

Huntington Planning Board
Town Hall (Room 212)
100 Main Street
Huntington, NY 11743

RE: ***The Preserve at Indian Hills***

Dear Planning board members,

Hello, my name is Richard Mastrangelo Jr. and I am a resident of the Town of Huntington. I would like to express my support for the proposed subdivision at the Indian Hills Country Club, "The Preserve at Indian Hills". I urge the planning board to accept the Draft Environmental Impact Statement. The proposed development is consistent with Town of Huntington land use plans and open space goals for the site and area.

C-194 Sec. 2.21

I believe the proposed development would be a benefit to the town. Again, I urge the board to accept the DEIS and move forward with this project.

Thank you for the consideration of my views.

Very truly yours,

Richard Mastrangelo Jr.
1161 Carlls Straight Path
Dix Hills, NY 11746

Director
Deputy Director
CW ✓
PB ✓
Agenda
File

D-17-005-P

From: Albert Risebrow <arisebrow@110-law.com>
Sent: Thursday, September 26, 2019 12:33 PM
To: Planning
Cc: fspropertyowners@gmail.com
Subject: The "Preserve" at Indian Hills

RECEIVED
SEP 26 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING

RE: The "Preserve" at Indian Hills

Gentlemen,

Please allow the following as a public comment on the above-titled development:

C-195 Sec. 2.22

Over the last 62 years I have seen and witnessed much development in my beloved Huntington, some good and some completely ill-advised. In my view, the infrastructure has not kept pace with your over-development of many areas which has compromised the charm and character of the Town. Traffic, over-used and improperly maintained roads, inefficient flow of traffic, (why does it take 30 minutes to drive in the morning from Northport to Huntington? Answer...too many cars and too many people), destruction of sensitive wetlands, increased density without a corresponding improvement in infrastructure, among others are just some of the problems associated with the repeated poor and ill-advised decisions made by this Town Board. Allowing a developer to selfishly obtain a Return on his Investment (RoI) at the expense of innocent, law-abiding, tax paying, residents is the height of irresponsibility and a total failure of the Town Planning Board, among others. Clearly, the people have spoken at numerous public forums and the message is loud and clear. They do not want the further Queensification of Huntington. Doesn't anyone listen?? Sewage treatment on the golf course...really! Increased nitrogen load and further degradation of Long Island Sound. Increased traffic, noise and polluting run-off from trucks, maintenance crews, delivery services, are just a few of the associated problems with this project called a "Preserve." Please, stop the destruction and recognize and preserve whatever charm Huntington has left.

Al Risebrow
1 Makamah Beach Rd
Northport, NY 11768

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
[illegible]	

D-17-005-P

Preserve at Indian Hills Subdivision

From: Tom Spinelli <tspinell@optonline.net>
Sent: Wednesday, September 25, 2019 2:56 PM
To: Planning
Subject: Indian hills golf course

Follow Up Flag: Follow up
Flag Status: Flagged

RECEIVED
SEP 26 2019
TOWN OF NORTHPORT
DEPARTMENT OF PLANNING

I am a resident of Northport and I live at the end of Mystic lane where the developers want to open the road up and put 36 cluster townhomes . I feel there are many things wrong with the current proposed plan that the Northwind group has submitted. Environmentally I feel it would be disastrous considering the watershed study has not been completed on top of the fact that the property has numerous fault lines and steep slopes. I am also concerned that the new club house will become a large catering facility with weddings and large parties every weekend which will result in the surrounding neighborhood having to deal with the overload of traffic and traffic and more traffic on our already very delicate and narrow roads! I also feel that the northwind group is promoting to the town that they will be bringing in $1000000 dollars in tax revenue without any additional students entering the school district, I feel this is false because I believe that there are many people who are 55 and older and still have teenagers at home (my husband is 57 and we have a 17 year old at home , who drives and is in the schools) also being that the homes will have 3 bedrooms I would think you will find that more people who have kids will live there or maybe a person who's child moves back home with children after a divorce . Thank you for hearing my points and for your time. Debbie Spinelli , 14 Mystic lane northport

C-196 Sec. 2.7

C-197 Sec. 2.3

C-198 Sec. 2.15

Sent from my iPhone

Director
Deputy Director
CW
RB
Agenda
File

D-17-005-P

Preserve at Indian Hills Subdivision

From: Carmine Pittelli <Carmine@huntingtoncloset.com>
Sent: Thursday, September 26, 2019 8:18 PM
To: Planning
Subject: Indian Hills

RECEIVED
SEP 27 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

9/26/19

Huntington Planning Board
Town Hall (Room 212)
100 Main Street
Huntington, NY 11743

RE: The Preserve at Indian Hills

Dear Planning board members,

Hello, my name is Carmine Pittelli , I am a resident of the Town of Huntington and would like to express my support for the proposed subdivision at the Indian Hills Country Club, The Preserve at Indian Hills. I urge the planning board to accept the Draft Environmental Impact Statement. The proposed development is consistent with Town of Huntington land use plans and open space goals for the site and area.

C-199 Sec. 2.21

I believe the proposed development would be a benefit to the town. Again I urge the board to accept the DEIS and move this project forward.

Thank you for the consideration of my views.

Very truly yours,

Carmine Pittelli,

Town Resident

D-17-005-P

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

2 Salem Ridge Drive

Huntington

Carmine Pittelli
Owner, The Huntington Closet & Cabinet Company
631.423.9000 Phone
631.423.9050 Fax
631.903.7700 Cell

R. Mastrangelo Landscaping Inc.
www.rmastrangelolandscaping.com
71 Pine Aire Drive Bay Shore, NY 11706
Phone: (631) 242-1683| Fax: (631) 243-2968

Licensed and insured
Nassau County L002552
Suffolk County 20867-H

RECEIVED
SEP 27 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

September 20, 2019

Huntington Planning Board
Town Hall (Room 212)
100 Main Street
Huntington, NY 11743

RE: ***The Preserve at Indian Hills***

Dear Planning board members,

Hello, my name is Richard Mastrangelo Jr. and I am a resident of the Town of Huntington. I would like to express my support for the proposed subdivision at the Indian Hills Country Club," The Preserve at Indian Hills". I urge the planning board to accept the Draft Environmental Impact Statement. The proposed development is consistent with Town of Huntington land use plans and open space goals for the site and area.

C-200 Sec. 2.21

I believe the proposed development would be a benefit to the town. Again, I urge the board to accept the DEIS and move forward with this project.

Thank you for the consideration of my views.

Very truly yours,

Richard Mastrangelo Jr.
1161 Carlls Straight Path
Dix Hills, NY 11746

Director
Deputy Director
CW
VC
PB
Agenda
File

Preserve at Indian Hill Subdivision

Director	
Deputy Director	
	LW ✓
	PB ✓
Agenda	
File	

RECEIVED

OCT 07 2019

TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

From: rosemary dillon <dillonrosemary@yahoo.com>
Sent: Saturday, October 5, 2019 4:58 PM
To: Planning
Cc: fspropertyowners@gmail.com
Subject: Indian Hills proposed development

I am writing to express my opposition to the proposed senior living housing at the Indian Hills Golf Club. I have been a resident of the Town of Huntington for over 40 years and currently reside on MakamahBeach Rd in Northport.

As you are well aware this development lies within the Crab Meadow Watershed study area. It is my understanding that this study of the very fragile ecosystem in this community has yet to be completed and reviewed. From my years here on Makamah Beach I have watched the beachfront shrink from about 30 feet to virtually no beachfront during high tides. As each subsequent hurricane and northeaster hits I have watched the former clay mountain near the gold course disappear and the once dune covered beach become harsh cliffs with clearly evident erosion including large trees washing don the cliffs year to year. I am certain that any development near the waterfront will serve to only hasten the loss of land in this area. C-201 Sec. 2.7

In addition to erosion concerns I am very troubled by the traffic patterns that will result from the development. While I love living here, I can say with certainty that exiting this community at either Makamah Rd and 25A or (the only alternative) Fresh Pond Rd and 25A involves daily serious accident potential, as we have witnessed with the death of one of our friends sons and the very serious injury of one of our neighbors. C-202 Sec. 2.16

I am very saddened to realize that this new development will have street lights, outdoor house lights etc creating light pollution and ruining the special gift we have up here of darkness to enjoy star watching..;one of the main reasons I moved to this community years ago, in addition of course to the beauty of the LI Sound and the salt marsh. C-203 Sec. 2.3

In my walks near the golf course I have seen fox, deer, great horned owls, osprey,,where will they live when their forest is destroyed ? C-204 Sec. 2.10

I would urge every member of this planning group to take a car ride over to this neighborhood before voting. Be sure to make a left from the west onto Makamah Rd (be very careful turning..there have been numerous serious accidents at this intersection) then drive down to Geisslers Beach and take a walk east towards the golf course. Look at the rocks which were once the base of the sand dunes and see the erosion. When you leave be sure to go up Fresh Pond Rd to 25A and try making a left turn to head east on 25 A.

If you are still in favor of adding close to 200 senior citizens who will need to negoatiate this neighborhood every day, and have no concerns about the environmental issues in this area I will be shocked.

D-17-005-P

Sincerely,

Rosemary Dillon
17 Makamah Beach Rd
Northport, NY 11768

Sent from Yahoo Mail for iPad

Preserve at Indian Hills Subdivision

From: Charles Lansdown <charleslansdown@gmail.com>
Sent: Monday, October 7, 2019 12:11 PM
To: Planning
Subject: DEIS for Indian Hills
Attachments: Letter to A Aloisio 7 Oct 2019 re DEIS.pdf

RECEIVED
OCT 07 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Dear Mr. Aloisio,

For your convenience, attached is a pdf copy of a letter that I sent to you by US Mail today.

Yours truly,
Charles Lansdown

1-631-974-0653

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

D-17-005-P

Charles J. Lansdown
7 Breeze Hill Road, Northport, NY 11768
1-631-974-0653

October 7, 2019

Mr. Anthony J. Aloisio, AICP
Director
Department of Planning and Environment
Town of Huntington
100 Main Street (Room 212)
Huntington, NY 11743

RE: The Preserve at Indian Hills DEIS

Dear Mr. Aloiso:

Please consider one sentence from the first page of the DEIS Executive Summary:

> "The Applicant has designed the proposed project to achieve **the highest and best use** of the property **based on the Horizons 2020 Comprehensive Plan Update**, adjacent land uses and residential market trends."

The Appraisal Institute defines **highest and best use** as follows: The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value.
[Source: The Appraisal of Real Estate, 12th Edition, by the Appraisal Institute]

This means that for a proposed real estate development, if a developer can afford to build it legally, then the developer will obtain the highest value and largest profit for himself. Highest and best use does not connote any value for the community. As you know, many Huntington residents have attested to a negative impact on the community.

As shown below, the proposed development violates or is indifferent to Goals quoted from The Town of Huntington Horizons 2020 Comprehensive Plan Update:

Community Character Goal 1: Maintain and promote Huntington's historic resources, heritage, and position as a center of the cultural arts.

C-205 Sec. 2.13

The proposed development will not maintain or promote Huntington's historic resources, heritage, and position as a center of the cultural arts.

Community Character Goal 2: Preserve and enhance Huntington's visual character and community appearance.

C-206 Sec. 2.13

The proposed project will **not** preserve the community character and appearance – instead, the proposed development will do the opposite by building clustered townhouses adjacent to the backyards of single family homes on one-acre lots.

Community Facilities Goal: Provide cost-effective community facilities and services that meet citizens' needs and contribute to Huntington's excellent quality of life.

C-207 Sec. 2.13

The proposed project will **not** include any community facilities. Instead the project would include a private fitness center, a private clubhouse / catering hall and a private golf course.

Land Use Goal: Manage development and redevelopment to protect valued land use patterns and to maintain or improve the character of areas experiencing pressures for change.

C-208 Sec. 2.13

More than half (15.7 acres) of the 30.68 acres of the existing woods will be clear cut for the proposed project. DEIS Exhibit N-4 indicates that the woods are home to at least 55 species of breeding birds. This is also the habitat of opossums, turtles and many other animals (DEIS Exhibit N-3). The proposed project will **not** protect this valued land.

Economic Development Goal: Promote a healthy, diversified, and sustainable economy that provides a strong tax base, needed goods and services, and employment opportunities for Huntington residents.

C-209 Sec. 2.13

The proposed project will provide some short-term construction jobs and some part-time temporary wait-staff jobs in the proposed 300 seat clubhouse/catering hall. Some of the workers might reside in Huntington but the nearest delicatessen, supermarket, restaurants, etc., are in the Town of Smithtown which is only a few hundred feet from the site. The proposed project will **not** sustainably and materially promote the economic development of Huntington.

Transportation Goal: Provide a safe, efficient, multi-modal transportation system that provides residents with convenient choices for accessing destinations.

C-210 Sec. 2.13

The proposed project will **not** promote multi-modal transportation. It will definitely increase motor vehicle traffic on three narrow tree-lined neighborhood roads.

Housing Goal: Provide a variety of housing choices that are suitable and affordable for Huntington's diverse households and compatible with the character of Huntington's neighborhoods.

C-211 Sec. 2.13

Building clustered townhouses adjacent to the backyards of single family homes on one-acre lots is **not** compatible with the character of the existing neighborhood. While the townhouses of the proposed project may be saleable, three-bedroom two-car garage million dollar townhouses are not typical for affordable senior housing.



Please look at the first page of the Executive Summary to see that the one sentence from the fifth paragraph is not taken out of context. The sentence is misleading by making declarations based upon omitted half-truths and falsehoods.

Unfortunately, the DEIS is rife with such misleading statements. Please use your professionally skeptical eyes in evaluating the DEIS.

Thank you.

Sincerely,
[Signed original sent by US Mail]

110

Preserve at Indian Hills

From: Fort Salonga Property Owners Assoc. <fspropertyowners@gmail.com>
Sent: Thursday, October 17, 2019 2:44 PM
To: Anthony Aloisio
Cc: Chad A. Lupinacci; Planning
Subject: INDIAN HILLS ON SCPC AGENDA?

Dear Mr Aloisio,

We understand that the The Preserve at Indian Hills application may be scheduled to be on the SCPC agenda for its November 6th meeting in Shelter Island.

C-212 Sec. 2.22

This would be of great concern to us since the SPSC would only have the applicant's DEIS to study with no input from the Town or from the period of Public Comment which does not expire until November 4th.

In addition Shelter Island is indisputably the most inconvenient location possible for both the Indian Hills community and also for Town representatives.

We would therefore respectfully ask you to request that the SCPC do not take up the Indian Hills matter until the FEIS has been completed and that the subsequent meeting be held in a western Suffolk location so as to encourage maximum participation.

Yours truly,

John Hayes
Fort Salonga Property Owners Association

Director	
Deputy Director	
CW	
PB	
Agenda	
File	

D-17-005-P

Preserve at Indian Hills

111

From: Ann Libbey <alibbey.libbey@gmail.com>
Sent: Thursday, October 17, 2019 7:01 PM
To: Planning
Subject: Preserve at Indian Hills DEIS

To whom it may concern,

I have been a Northport/East Northport resident for the last 50 years, and I am deeply opposed to the Preserve at Indian Hills senior housing development in the Crab Meadow Beach area.

C-213 Sec. 2.22

The addition of 99 lots in this sensitive ecological area could potentially negatively impact our local environment. Because much of the development will take place on previously developed land, it seems to take habitat and wildlife into account. But building 99 lots near a coastal wetland can only result in increased runoff of sewage, chemicals, pesticides, and nitrates into our waterways, which will damage wetland ecosystems and wildlife such as shore birds and fish, both of which have suffered population declines across the Northeast.

Long Island is currently under a developmental siege. Developers are taking every green space available, causing more overcrowding, traffic, air and water pollution, and an overall degradation of life in Suffolk County. It is time to cease the developmental takeover of our way of life in Suffolk County.

The Crab Meadow areas is one of the most beautiful and still somewhat pristine areas we have left on the north shore. Do not spoil it for good with the addition of the poorly conceived Preserve at Indian Hills.

Sincerely,

Ann Libbey
40 Spruce Drive
East Northport, NY 11731

Director	
Deputy Director	
CW	✓
AB	✓
Agenda	
File	

D-17-005-P

112

From: Weller, Laurence <laurence.weller@aecom.com>
Sent: Friday, October 18, 2019 7:50 AM
To: Planning
Subject: The Preserve at Indian Hills DEIS
Attachments: Comments on Indian Hills DEIS.pdf

RECEIVED
OCT 18 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Department of Planning and Environment
Huntington Township

Subject: the Preserve at Indian Hills DEIS

Attached please find a pdf copy of the comments from L Weller on the Indian Hills DEIS. I also sent a hard copy by regular mail that should have arrived by now, but am sending this electronic copy just in case.

Thank you for your attention to this matter.

yours truly,
Laurence Weller

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

D-17-005-P

113

October 11, 2019

Huntington Town Hall
Department of Planning and Environment
Room 212
Attn: The Preserve at Indian Hills DEIS
100 Main Street
Huntington, NY 11743

Subject: The Preserve at Indian Hills DEIS

To the Planning Department:

I have four comments on the subject DEIS, followed by my own summary of impressions and conclusion. I included a basic mark-up of the site plan to confirm locations I refer to in my comments. I can certainly provide photos or more detailed mark-ups if needed. My comments are as follows:

1. Regarding the existing shoreline revetment and designated coastal erosion hazard area:

The existing revetment is referred to in the DEIS as "stable" (DEIS item 3.1.3 final bullet, page 3-23). This assessment is incorrect, and the proposed plan to leave the coastal erosion zone alone to deteriorate further is misguided. The revetment is both sinking and sliding, and no longer performs adequately. Moderate high tides regularly overtop the eastern portion of the revetment, and there has been significant erosion of the bluff behind the revetment. There is a substantial gap (about 50 ft) with no shore protection remaining at all near the eastern end of the stone revetment and the western portion of the surviving concrete caissons. The western portion of the stone revetment is also overtopped by routine storm surges. Thus, ongoing erosion is taking place behind the existing shore protection along the entire length of the site. If left as is, the revetment will only become more and more irrelevant.

C-214 Sec. 2.7

On-going erosion at the shoreline removes toe support and reduces the stability of the entire land mass of the Coastal Erosion Hazard Area. The DEIS contends that the land behind the demarcated Coastal Erosion Hazard line is stable. However, tell-tale cracks were visible in the previous pavement layer at the west end of Cousins Street indicative of movement located behind (south of) the noted Coastal Erosion Hazard line. (The comparatively recent repaving of Cousins Street has temporarily covered these tell-tale cracks, but it is likely that they will manifest themselves again in the new pavement.) To ignore this hazard and make no effort to mitigate erosion and land movement will only magnify the problem. By permitting the ongoing deterioration to continue, the coastal erosion hazard will become more and more significant, and indeed quite literally hazardous.

C-215 Sec. 2.7

With no improvement in the shore protection or remedial stabilization measures taken, the erosion will proceed steadily. This would not only consume the coastal zone, but also cut into the planned buffer zone, and result in jeopardizing the proposed new development on the north side of Mystic Circle. For the developers a time frame on the order of 20 years may seem ridiculously long, as they will be long gone. But for the community members who care about this

C-216 Sec. 2.7

area and plan to stay, some of whom have ties to this area from the 1800's, 20 years is a very short time. Although the general recommendation to monitor the slope is mentioned in the DEIS, there is no actual monitoring plan for review, and no proposed monitoring criteria or indication of who would be responsible for determining when the landslide hazard may become imminent. The Slope Stability Report included with the DEIS indicates that the existing conditions only have a factor of safety of 1.0 (i.e. already borderline as is). Thus, deterioration of the existing conditions can be anticipated to result in a factor of safety less than 1.0 (i.e. unstable). The risk of future litigation associated with a "do nothing, and just stay 120 ft away" plan with respect to this situation would appear to be considerable. The future property owners would undoubtedly question how this known hazard could have been neglected.

If the proposed development is to proceed, then at the very least the revetment must be remediated and augmented sufficiently to extend the useful life of the revetment in order to maintain safe conditions. The existing height of the revetment would need to be increased for the full length of shorefront (stone and concrete portions), and the west and east ends that are now being bypassed by the Sound would need to be protected. In addition, the gap near the east end of the stone portion and the west end of the concrete portion must be secured. Regular maintenance of the strip immediately behind the revetment could also serve to improve safety and security in general along the shoreline.

C-217 Sec. 2.7

2. Proposed entrance on Fresh Pond Road:

The proposed entrance from Fresh Pond Road and any additional traffic at that location presents a definite traffic hazard. Looked at in plan on a drawing, the bend in Fresh Pond Road does not appear all that severe. This benign appearance is part of the problem, because the bend is very deceptive, and the blind curve is considerably more dangerous than it initially appears. This regrettably results in many drivers proceeding too fast and erratically around the curve. The proposed entrance would require traffic to occasionally wait before making the left turn into the new Fresh Pond circle. However, traffic travelling north on Fresh Pond road would have very little time to see and respond to any congestion at the entrance. The risk for accidents would be moderate to high.

C-218 Sec. 2.16

Also, there is substantial additional risk to pedestrians associated with the increased vehicular traffic. Fresh Pond Road is narrow as well as having limited sightlines, and the additional risk to pedestrians from any increase in traffic would be perceptible. The text notes that the existing storm water drainage trench that runs along a portion of the west side of Fresh Pond Road would no longer be required. It was not clear to me what the plan was for this trench (the drawings may show this, but I was not able to find it.) It would significantly improve the safety of the road to eliminate (backfill) this trench and create a stable shoulder. (One possibility would be to place perforated pipe in the trench just in case, and then backfill with stone. The pipe and stone would be there for supplementary drainage capacity if necessary, but the shoulder of the road would at least be safely graded.)

C-219 Sec. 2.17

If the proposed development is to proceed as shown, then possible additional mitigation for the blind curve portion could include constructing a designated pedestrian walkway on the Fresh Pond (east) side of the road. A guardrail could be placed where the existing wire fence is located, and a gravel pathway for pedestrians could be constructed on the east (pond side) of the guardrail. This would at least give the pedestrians a safe route around the curve and past the

C-220 Sec. 2.17

proposed new entrance. The clearing for this path – even though very modest – would also serve to improve the sightline around the bend in the road that would provide an additional fraction of a second to see and respond to any congestion by the proposed new entrance. (A very modest slice of property – say 8 to 10 ft wide – would be required to be used on the east side of the existing fence to accommodate the safe walkway.)

The existing lopsided intersection of Fresh Pond Road, Rte. 25A, and Bread and Cheese Hollow Road is less than ideal. Any additional traffic at this intersection would be problematic. The Project should at least propose some potential options for mitigation of this intersection. (There are potentially very similar issues and concerns on the Makamah Road side of the Project, but I am not as familiar with the road on that side, and thus have no specific comment for that location.)

C-221
Sec. 2.16

3. Archaeological Results:

The DEIS incorrectly dates the house that is the existing clubhouse as constructed in 1896. The Brown family already lived in the house in the 1880's as photos and newspaper articles attest. (See attached excerpt from The Long Islander's Northport Journal with photo from the Northport Historical Society.) The house does have historical value representing the 19th century farming era on Long Island. A landscape painting depicting the house from Breeze Hill Road was made by noted Northport artist Charlotte O. Schetter whose work appears in museums in the US. Thus, the house is also linked to the art history of Long Island.

C-222
Sec. 2.18

The DEIS does not note any reason why the existing clubhouse needs to be demolished. In the absence of any reason, the demolition of the historic house is not consistent with the stated Huntington Comprehensive Plan – Vision Statement action agenda item 1. that states "We honor our rich heritage by protecting and restoring our historic buildings, districts and landmarks; and by interpreting Huntington's history for present and future generations." (as quoted in the DEIS on page 3-4.) It seems quite strange that the DEIS would quote the Vision Statement item, and yet still plan to demolish the house. If the demolition of the historic house is considered necessary, that reasoning should be explained in the DEIS in order to provide some written basis for decision-making regarding demolition versus preservation of the house.

C-223
Sec. 2.18

The DEIS makes no mention of the historic Booker T. Washington house on the east side of the property. Although this house is not directly on the property of the proposed development, it should at least be mentioned as a vulnerable resource immediately adjacent to the property. It should be noted that the extent to which the Preserve proceeds to protect the shoreline and coastal erosion zone will definitely impact the safety and stability of this adjacent historic Booker T. Washington house. The proposed development should address the potential impact to this historic property.

C-224
Sec. 2.18

4. Environmental wildlife assessment:

The DEIS notes that white-tailed deer were observed, but concludes that the deer will manage to move away on their own without incident. This conclusion seems overly optimistic, and may be a result of an underestimate of the size of the existing deer herd. The assessment should be reviewed to thoroughly determine the quantity of deer. Without a complete database of the deer herd, there may be inadequate resources assigned to handle the deer. The consequence would be numerous additional traffic accidents associated with the deer when construction begins. There

C-225
Sec.2.10

must be a wildlife management plan that will be sufficiently developed to handle the deer in a timely and controlled manner in order to prevent traffic incidents.

FYI- The following is not a comment on the DEIS, but an additional note for information regarding the bird assessment: The scientists who performed the bird assessment may be interested to know that the Northport Historical Society retains a collection of bird's eggs assembled by Cartwright Brown from the property in the early 1900's. This collection may provide a unique opportunity to compare the current bird population with the representative egg collection from more than 100 years ago from the exact same property. Perhaps if the scientists are made aware of this collection, it could be used for preparing a comparison study that may be suitable for publication.

Summary of impressions, and conclusion:

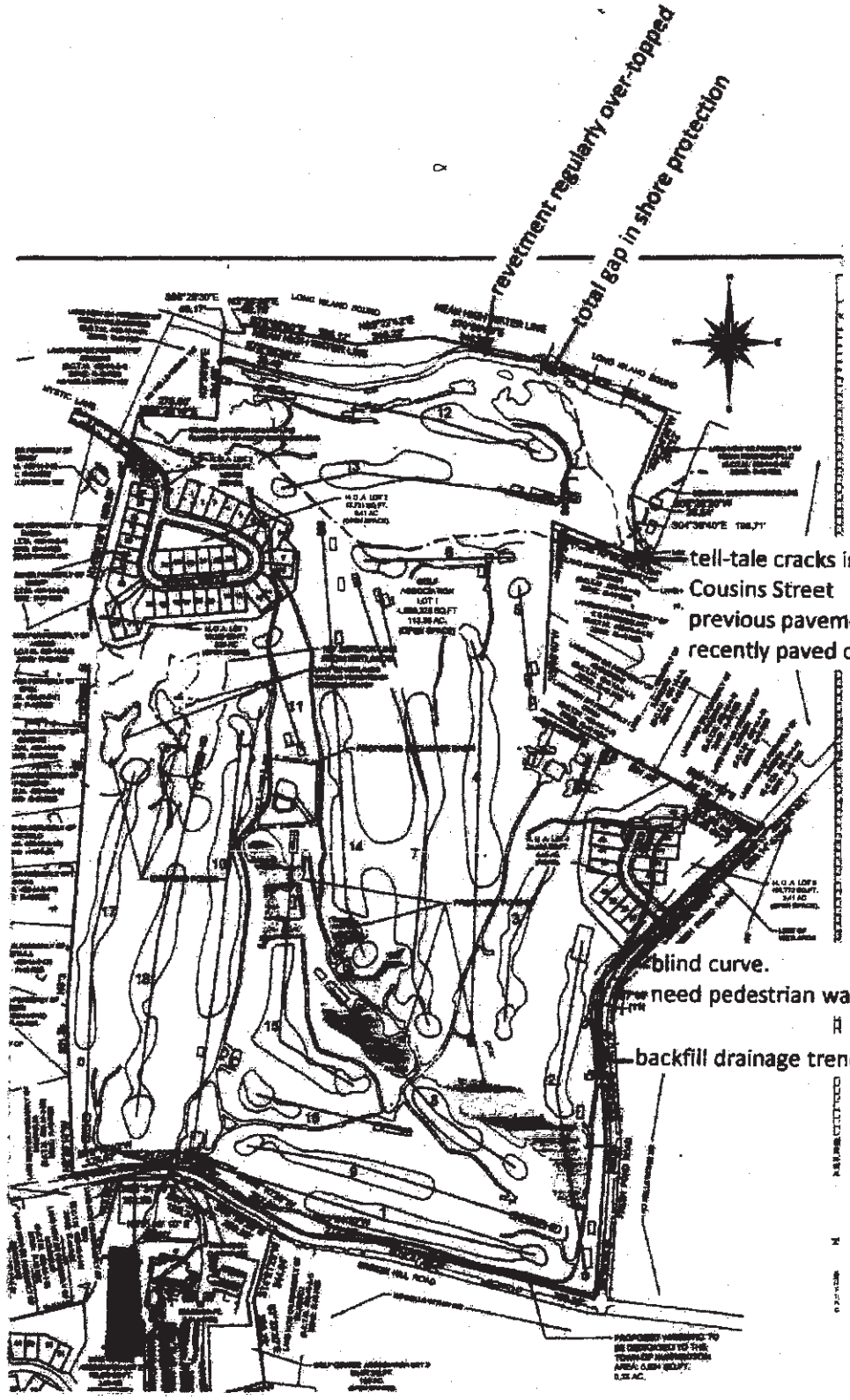
The DEIS and proposed Project convey an overall attitude of unconcern for the property and community as a whole. The previous golf course owners recognized the need to preserve the shoreline, and invested significantly in the concrete caissons in the 1960's, and again with the stone revetment in 2002 when the property previously changed hands. Whereas, the proposed Project plans to stay away and simply ignore this hazard, and proposes no attempt whatsoever to try to maintain safety and stability. Similarly, the Project proposes no steps to improve the obvious safety needs pertaining to traffic on Fresh Pond Road. The Project apparently made no effort to contact the Northport Historical Society regarding the existing clubhouse and neighboring historic concerns. The Project has no plan to address the wildlife. These shortcomings indicate an overall lack of concern for the community, and lack of interest in contributing anything that could mitigate or improve areas of known concern. Considering that this is the attitude shown in advance during the request for approval, the actual level of diligence and concern for the community shown during the construction phase can be expected to be even more troubling. Indeed, the attitude is strongly reminiscent of Lilco and their attempt to construct the Shoreham nuclear power plant. Based on this overall attitude and the shortcomings of the DEIS as submitted, the only possible response to the request for a waiver would be "No".

Sincerely,



Laurence Weller

Feel free to contact me with any questions you may have. My contact email is Laurence.weller@aecom.com



REFERENCE FIGURE INDICATING
GENERAL LOCATIONS OF COMMENTS

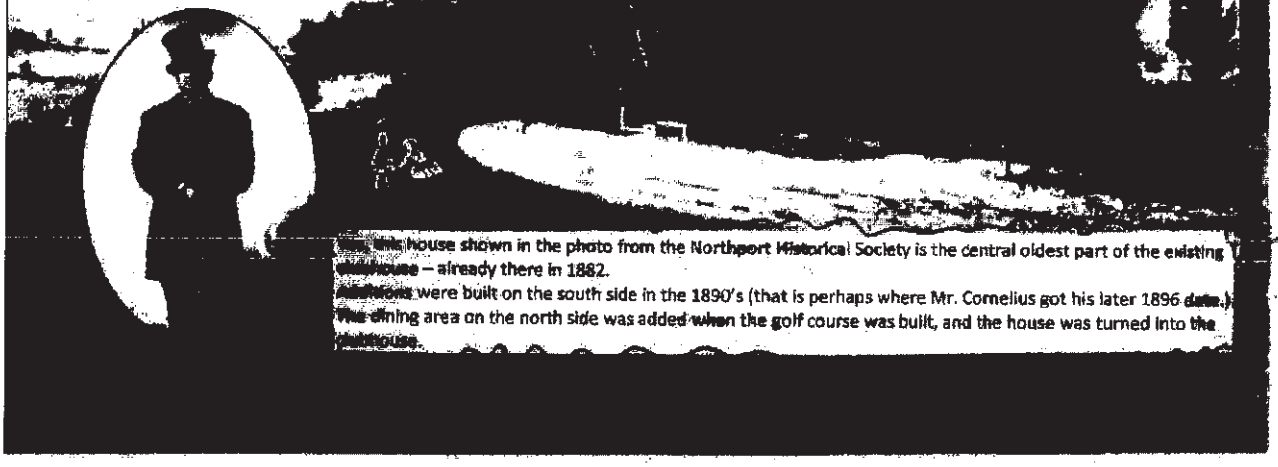
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Vol No. 122 Issue No. 47 MAY 29, 1997 12 PAGES, 75 CENTS

Northport Goes West

The lure of America's Wild West — from gold rushes to cattle ranches and sometimes just for the peace and tranquility of it all — affected the life and times of several Northport residents



The house shown in the photo from the Northport Historical Society is the central oldest part of the existing clubhouse – already there in 1882.
Additions were built on the south side in the 1890's (that is perhaps where Mr. Cornelius got his later 1896 date.) The dining area on the north side was added when the golf course was built, and the house was turned into the clubhouse.

L Weller comment

Northport Goes West

(Continued from page 1)

latter part of his career.

Of all the men whose life and works were shaped by the American West, however, perhaps none was more completely identified by its influence than *Henry Cartwright Brown*. Known as "The Cowboy of Fort Salonga," Brown established the Breeze Hill stock farm and other enterprises based on his experience in cattle ranching in the West.

Brown, a big, impressive man, was known not only for the quality of his stock farm — but for his flamboyant Western-style dress, a trademark which he had picked up earlier in life after having engaged in ranching in the wild American West. Henry Brown's work on a Colorado ranch was to inform much of his life after his move to the Northport area.

Still Indian territory when he and his wife, Juliet Hicks Brown, moved there from Brooklyn, it may have been to his liking — but Juliet was apparently not happy about the situation. According to former village historian Peg Mudge, Juliet wired her father in Brooklyn, asking that he send her a ticket home. At first, says Mudge, the father demurred. But when Juliet's second telegram came, saying, "Send ticket or coffin," he acted — quickly.

Henry evidently wasn't long in returning — but he brought back his love of ranching life and decided to recreate it a little closer to home. By 1882 he had established the Breeze Hill stock farm — which ran from 25A to the Sound, with a main entrance to the farm where the country club is today. Their house was what is now the clubhouse at the course; a water tower, still standing on the property in recent years, was to become the schoolhouse for the kids.

By 1902 Brown's Breeze Hill stock farm in Fort Salonga was considered one of the finest — and most extensive — examples of a stock farm on Long Island. Some 400 acres, devoted to the raising of horses, cattle, sheep and Angora goats, were spread across rolling hills on the shore of Long Island Sound.

According to agricultural reviews of the time, Breeze Hill was impressive for its devotion to the raising of fodder crops and pasturage. "It is a close approach to the ranch life of the West," wrote *The Long-Islander* in a report on the farm in June of that year. "There are places in this pasture where one may look over rolling knolls and see no fences, only the wild country."

Henry Brown brought more than experience from that Colorado ranch to bear in his Fort Salonga enterprise — he brought its style, too. He was known in the area for his Western style dress — complete with wide brimmed hat, buckskin trousers and riding leggings and boots. "Chances are you will find him loping over the hills in the saddle, directing the work in various parts of the farm, or ranch as he prefers to call it," wrote *The Long-Islander*. "His horse is saddled in early morning, and the saddle stays on till night."

114

Preserve at Indian Hills

From: Fort Salonga Property Owners Assoc. <fspropertyowners@gmail.com>
Sent: Wednesday, October 16, 2019 11:27 AM
To: Planning
Cc: Anthony Aloisio; Lorrie Emberton
Subject: AECOM REPORT

RECEIVED
OCT 16 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
ENVIRONMENT

Attn; Paul Ehrlich, Chair Planning Board

Dear Mr Ehrlich,

On behalf of the Fort Salonga Property Owners I would like to thank the Board and the Planning Dept for taking the extra step and engaging a specialist engineering consultancy to assist with evaluating the erosion issue on the Indian Hills bluff. The history of this bluff, which experienced Long Island's largest-ever landslide, requires the most thorough investigation before any decision involving substantial earth moving and construction is taken.

One concern that we have is that the report may be conducted and finalized before the period of Public Comment expires so that comments on the subject will not be taken into consideration. Several of our members raised the bluff erosion issue at the recent Public Hearing and one of them, a hydrogeologist, is preparing a paper to be submitted before the November 4th deadline.

C-226 Sec. 2.23

We would therefore respectfully request that, in completing it's report, AECOM takes into account not only the applicant's material and input from the Planning Dept but also all relevant data submitted via Public Comment.

Yours truly,

John Hayes
FSPOA

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

D-17-005-P

115

Preserve at Indian Hills

From: Ed McAllister <ed.mcallister@sterlingdigitalprint.com>
Sent: Thursday, October 17, 2019 2:25 PM
To: Planning
Subject: Indian Hills Golf Club Cluster Home Invitation
Attachments: IMG_2073 (00000002).jpg; IMG_2072.jpg

Follow Up Flag: Follow up
Flag Status: Completed

RECEIVED
OCT 17 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Dear Planning Board,

Thank you in advance for your consideration. I feel I am a unique voice in this concern as I not only live in the affected community, I live at the current dead-end of Mystic Lane (#9) and our family is members of the IH Golf Club. I think there are obvious emotional reasons why I do not wish to have cluster housing built diagonal to me, however I leave the personal feeling out of this. The concern here should be EROSION. Due to the erosion if you proceed you are making a terrible mistake.

C-227 Sec. 2.7

So while none of you know me. I've lived in Northport my entire life. I love Northport and have always been proud to call it my home. I am a business owner here on Long Island and employee some 130 employees and consider myself a reasonable person. I can certainly understand and respect the business that is going on here. But that's exactly what this is a business. Build town homes and sell the for a profit. The builder has no motive other than financial one's. Living here my entire life I can tell you that the erosion is real. Please come visit us at 9 Mystic Lane and we can show you the erosion effects of just a few years. I often wonder as town property continues to erode and creep up to my property line what will the town do then? Since moving in town erosion in literally only a few feet away and something is going need to be done. I think you should come look at the problems you already have before adding new ones. It's my understanding that the placement of the town homes is based off of an old erosion line, well I can assure you that needs to be updated as we are losing many feet per year. There is no long time member of Indian Hills that doesn't have stories about how the erosion has and is decimating certain areas.

Please, please come visit us. This is a very important decision for Northport and the surrounding residents. I think an hour of your time to come see what going on and common sense will prevail. Any reasonable person who comes and takes a closer look at this would realize we have issues that need to be addressed before building condo's. Because if we let them build and sell them and now the builder is long gone it will be our mess to clean up. Please proceed with caution. Come take a look you'll be stunned.

I've attached a few photos of what I witness after each storm. They speak volumes.

I appreciate your time and consideration and am looking forward (to hopefully) seeing you at 9 Mystic. Please feel free to reach me at any of the number below.

Ed McAllister
9 Mystic Lane, Northport
631-261-1464

Ed McAllister | President
Tel 631 243 6933 | Cell 516 901 0024
270 Oser Avenue | Hauppauge, NY 11788

D-17-005-P

Director
Deputy Director
CW ✓
PB ✓
Agenda
File

116

Preserve at Indian Hills

From: Fort Salonga Property Owners Assoc. <fspropertyowners@gmail.com>
Sent: Thursday, October 17, 2019 2:44 PM
To: Anthony Aloisio
Cc: Chad A. Lupinacci; Planning
Subject: INDIAN HILLS ON SCPC AGENDA?

Dear Mr Aloisio,

We understand that the The Preserve at Indian Hills application may be scheduled to be on the SCPC agenda for its November 6th meeting in Shelter Island.

This would be of great concern to us since the SPSC would only have the applicant's DEIS to study with no input from the Town or from the period of Public Comment which does not expire until November 4th.

In addition Shelter Island is indisputably the most inconvenient location possible for both the Indian Hills community and also for Town representatives.

We would therefore respectfully ask you to request that the SCPC do not take up the Indian Hills matter until the FEIS has been completed and that the subsequent meeting be held in a western Suffolk location so as to encourage maximum participation.

Yours truly,

John Hayes
Fort Salonga Property Owners Association

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

D-17-005-P

Preserve at Indian Hills

117

From: Judith Hanson <judysthename@gmail.com>
Sent: Friday, October 18, 2019 4:53 PM
To: Planning
Subject: Indian Hills Country Club

I wish to express my displeasure with the plans for the Indian Hills CC. This plan would have a devastating impact on the ecology of our area. Please remember that we all vote.

C-228 Sec. 2.22

Sincerely,

Judith A. Hanson
75 Fresh Pond Road
Fort Salonga, NY 11768

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

D-17-005-P

Preserve at Indian Hills

118

From: Pam Williams <pammyjo428@gmail.com>
Sent: Tuesday, October 22, 2019 2:34 PM
To: Planning
Cc: fspropertyowners@gmail.com
Subject: Public Comment: The Preserve at Indian Hills

TO: Members of the Planning Board

As a resident of Fort Salonga for over 35 years, I have followed the plan and problems regarding the Indian Hills golf course for decades. Major concerns have been ,and continue to be, significant erosion and high concentrations of nitrogen and pollutants from fertilizers. The contamination of Fresh Pond, the marsh lands and all surrounding water has been worrisome for years, as documented in newspaper articles dating back to the 1980s. (e.g. see attached article "Residents Fear Course Water is Polluted, The Observer, July 31, 1986).

C-229 Sec. 2.22

The fact that environmental studies have been done in the past, and pertinent pages of at least one such report detailing the potential harmful impact of further development of Indian Hills property specifically, have mysteriously disappeared from public record, is a cause of great concern.

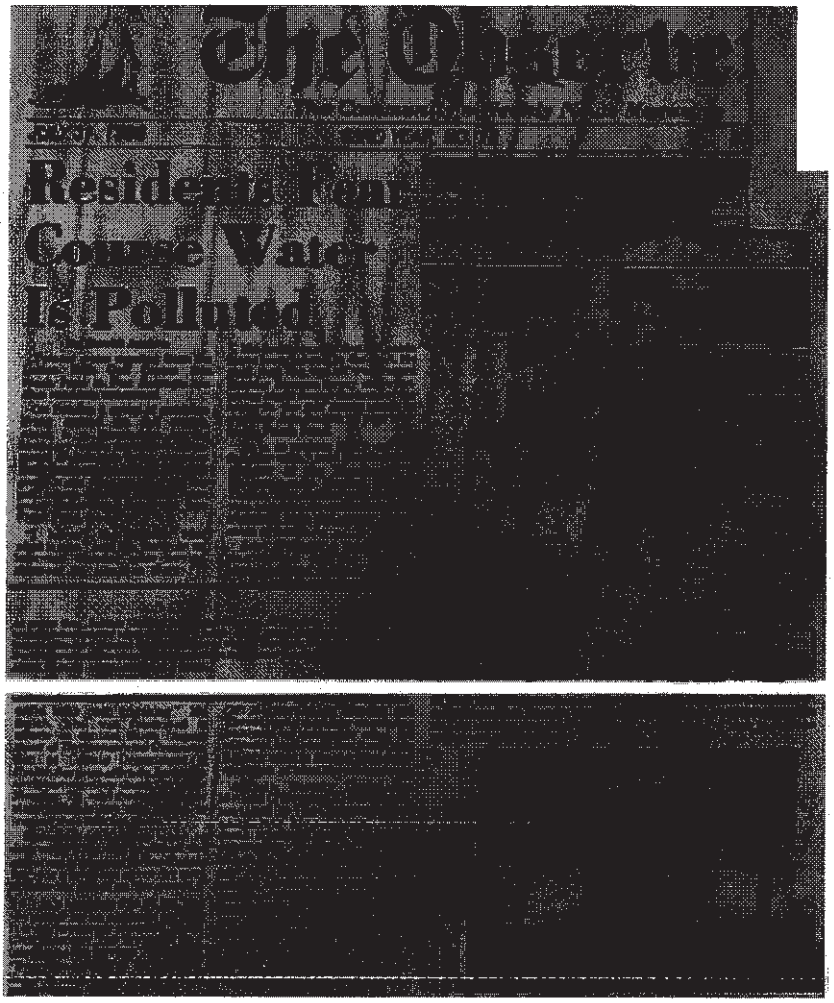
The report referenced above is from 1985 from Timber Brook Wetlands Civic Association:
http://www.huntingtonny.gov/filestorage/13749/13847/16804/99881/41072/41080/Timberbrook_Wetlands_Affidavit.pdf

Before considering any additional development of the Indian Hills golf course property, independent, non-biased environmental impact studies should be completed and reviewed by scientists. The issues raised in the past, which prevented prior attempts at development on the site, still exist and continue to be relevant.

Thank you,
Pam and John Williams
15 Allenby Drive, Fort Salonga

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

D-17-005-P


The Observer
Residents' Rural Course Water Is Polluted

119

Lorrie Emberton

From: Fort Salonga Property Owners Assoc. <fspropertyowners@gmail.com>
Sent: Thursday, October 24, 2019 12:50 PM
To: Anthony Aloisio
Cc: Lorrie Emberton
Subject: AECOM REPORT

Dear Mr Aloisio and Mr Ehrlich,

Further to my email of Oct 16th regarding the forthcoming AECOM report we have endeavored to establish the brief given to the AECOM consultants so as to help us frame our comments on the matter. Unfortunately we have been unable to discover any bidding process or guidelines for the successful bidder via FOIL searches. We do note that Attorney McCarthy's request of Oct 10th to extend the Public Comment period to Nov 4th so that the applicant has time to respond to AECOM's report was granted. It is our impression that applicant response normally occurs after the period of Public Comment. However, since it would appear that the applicant will have immediate access to the report we believe that in order to be fair as well as to comply with SEQR the public should be given the same time to respond. We would therefore be most appreciative if you could provide a copy of the brief given to AECOM and their subsequent report on its completion.

C-230 Sec. 2.23

Yours truly,

John Hayes
Fort Salonga Property Owners Association

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120

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OCT 25 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Preserve at Indian Hills

From: GLENN HENDERSON <hendglenn2000@aol.com>
Sent: Thursday, October 24, 2019 8:52 PM
To: Planning
Subject: This is what we're all dealing with before Northwind adds his contaminants and pollutants
Attachments: aerial of property.jpeg

Hello planning board,
the Planning Board should be reminded that we already have a water crisis in existance here and now.. And this alarming information and recorded data is without Northwind adding their contaminants and pollutants to our beloved local community by developing and destroying the Indian Hills Golf Course.

C-231 Sec. 2.8

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

Contaminants Detected

VIEW: EXCEED GUIDELINES | OTHER DETECTED

Chromium (hexavalent)

Potential Effect: cancer

21x

EWG'S HEALTH GUIDELINE

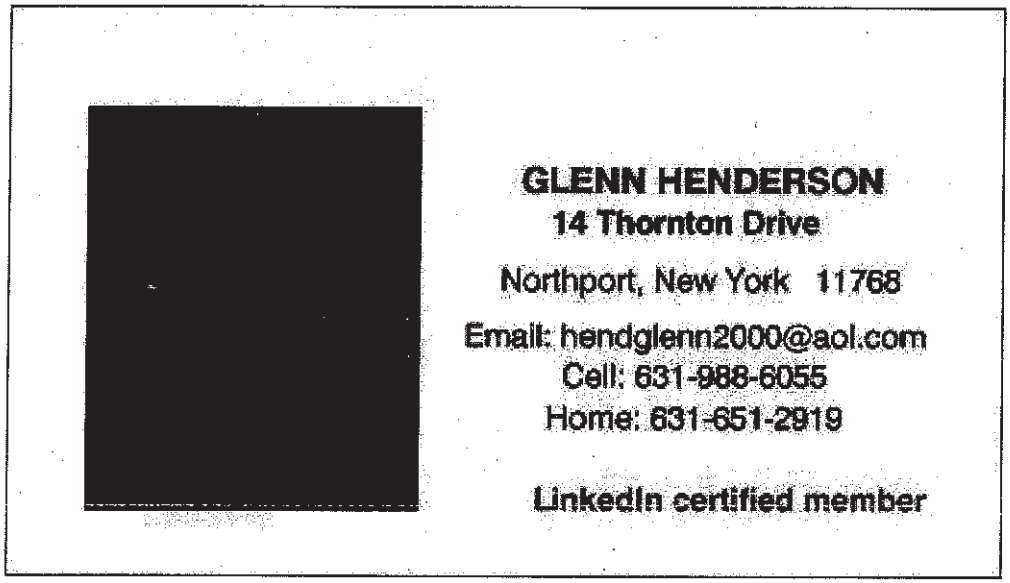
THIS UTILITY	0.414 ppb
EWG HEALTH GUIDELINE	0.02 ppb
NO LEGAL LIMIT	

DETAILS

Below there is a link to find information by zip code regarding current water quality hazardous warnings that we all are at risk for especially CANCER!

https://www.ewg.org/tapwater/system.php?pws=NY5110526

Check this out:



UPDATE

Perfluorooctane sulfonate (PFOS)

Potential Effect:

2.5x

EWG'S HEALTH GUIDELINE

THIS UTILITY	2.51 ppt
EWG HEALTH GUIDELINE	1 ppt
NO LEGAL LIMIT	

DETAILS

Radium, combined (-226 & -228)

Potential Effect: cancer

6.3x

EWG'S HEALTH GUIDELINE

THIS UTILITY	0.32 pCi/L
EWG HEALTH GUIDELINE	0.05 pCi/L
LEGAL LIMIT	5 pCi/L

DETAILS

BREAKING NEWS Northport

ADVERTISEMENT

Cancer-Linked Contaminants Found In Suffolk Tap Water: Report

A new study says drinking water is often less safe than what the federal government may deem legal. ... **Read more »**

Read full story

[redacted]

GLENN HENDERSON
14 Thornton Drive
Northport, New York 11768
Email: hendglenn2000@aol.com
Cell: 631-988-6055
Home: 631-651-2919

LinkedIn certified member

121

Preserve at Indian Hills

From: Fort Salonga Property Owners Assoc. <fspropertyowners@gmail.com>
Sent: Monday, October 28, 2019 5:30 PM
To: Anthony Aloisio
Cc: Chad A. Lupinacci; Planning
Subject: Indian Hills On SCPC Agenda

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OCT 28 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Dear Mr Aloisio,

C-232 Sec. 2.23

Following our email request of Oct 17 to which we have not received a reply we were able to establish via FOIL that the Indian Hills matter is scheduled to be on the SCPC agenda of Nov 4th. It would also appear that the Town has communicated the applicant's reply to the SCPC concerns which resulted in them designating the application "incomplete".

This means that the SCPC will be deliberating a matter where, as evidence, they have the DEIS which is an advocacy document plus the applicant's reply to their questions but no comment from the Town or from the public. Frankly, this does not seem the right so once again we are respectfully requesting that the Town ask the SCPC to remove Indian Hills from its agenda until such time that the SCPC can consider evidence and comment which is not solely from the applicant.

Yours truly,

John Hayes
FSPOA

Director	
Deputy Director	
CW	✓
RB	✓
Agenda	
File	

D-17-005-P

122

RECEIVED
OCT 29 2019

Preserve at Indian Hills

TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Director	
Deputy Director	
CW	✓
PG	✓
Agenda	
File	

From: Lisa Knopp <lknopp4@gmail.com>
Sent: Tuesday, October 29, 2019 9:52 AM
To: Planning
Subject: OPPOSED TO INDIAN HILLS GOLF COURSE DEVELOPMENT

Richard, Lisa, Bryce and Reese Knopp OPPOSED to Indian Hills Golf Course Development Plan

D-17-005-P

Impacts to Community Character and Property Values -

C-233 Sec. 2.11
- The proposed mixed-use golf course and townhouse development is inconsistent with the nature and character of development surrounding the property which consists entirely of single-family homes on lots of approximately 1 acre in size.

C-234 Sec. 2.1
- The project will have a significant adverse impact on our property values as a result – which has been established by professional appraisals.

C-235 Sec. 2.14
- The design of the proposed development and its proposed density will also adversely impact my quality of life.

C-236 Sec. 2.9
- The over-development of the property will also have an adverse impact on local environmental resources including ground water, the Long Island Sound, Fresh Pond and the Crab Meadow Watershed.

C-237 Sec. 2.12
- The proposed clustering of the property, which concentrates the development of the proposed 98 townhomes into three locations, exacerbates the over-development of the property.
- **It unfairly and wrongfully proposes to situate high-density clusters of development in close proximity to existing one-acre lots surrounding the golf course.**

C-238 Sec. 2.1
- **The result of this plan is a significant diminution of our property values as this high-density development is completely out of character with surrounding single-family one-acre development patterns.**

C-239 Sec. 2.12
- We purchased our homes in reliance upon the existing one-acre single-family zoning in the community. We have no objection to the golf course as it is a permitted use. We DO object to the proposed mixed-use golf course and townhouse development which is not permitted by the existing zoning.
- Densities for the proposed development in close proximity to our homes are as high as 6xs the density as the one-acre zoning surround the property.

C-240 Sec. 2.1
- This type of over-development will have both a short-term and permanent impact on our property values and quality of life.
- We're not opposed to the golf course and we're not opposed to a subdivision of the property that is consistent with all applicable codes, rules and regulations.

C-241 Sec. 2.12
- We ARE opposed to the proposed mixed-use development which is not permitted by the zoning, is out of character with the character of the community and is much too dense.

123

Preserve at Indian Hills

From: Lisa Knopp <lknopp4@gmail.com>
Sent: Tuesday, October 29, 2019 1:15 PM
To: Planning
Subject: Opposed to Indian Hills development - side yard set back issue

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OCT 29 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

C-242 Sec. 2.3

The developers plans show a side yard set back of only 8 feet between cluster homes allowing for a greater density than even what R-OSC side yard set back of 10 feet between cluster homes would allow. Developer should not be allowed to decrease the side yard set back .
Lisa Knopp

Sent from my iPhone

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

D-17-005-P

124

Preserve at Indian Hills (D-17-005-P)

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

RECEIVED
OCT 28 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

From: Janet Hayes <JJHayes@live.com>
Sent: Monday, October 28, 2019 1:21 PM
To: Paul Ehrlich (paulehrlich1@yahoo.com)
Cc: Planning
Subject: Indian Hills DEIS.

Chairman Ehrlich and Members of the Board,

C-243 Sec. 2.3 Indian Hills Golf Club has not been developed to date because of the environmentally sensitive nature of the terrain and challenges that are difficult if not impossible to overcome. Thus developers have shied away from purchasing this course for development. This was reflected by the low price Northwind paid for the Club.

My gravest concern is based on the fact that I once lived in a community which experienced a serious landslide.
It was a man made disaster and 144 lives were lost. Local residents had legitimate objections to a project in a particular area due to many underground streams much like Indian Hills. Engineers and experts assured them it was safe and the project went ahead. The community went on with their daily lives. One beautiful Fall morning after days of heavy rains the underground streams became overwhelmed and the hill came down taking lives and property in its wake.

The experts were found to be negligent in approving the plan and large monitory sums were awarded to the victims families. Alas no sum could heal the loss suffered by the town. Likewise the approval of the plan was something that must have been difficult to live with.

C-244 Sec. 2.7 My husband and I have lived in the Indian Hills area for 30 yrs. We are seniors and would like to move into a community free of yard maintenance, snow removal etc. We would be the first to support the proposal for senior housing allowing us to remain in the neighborhood that we love but we have seen an erosion of more than 40 Ft cutting into the cliff with trees and vegetation regularly sliding onto the beach. This is not a suitable site for development.

C-245 Sec. 2.13 Indian Hills lies in the Crab Meadow Watershed which according to a Draft of a Town commissioned study concluded that the area has already been built out to its maximum density.

C-246 Sec. 2.7 The northern border of the property has a 2500 Ft active fault line with a history of sink holes and a landslide. The Coastal Erosion Hazard Zone also makes a significant track inland at this point in the coastline.

Is it possible to guarantee that the activity of a project of this magnitude adjacent to such an environmentally sensitive area will not undermine the fragile stability of the fault line? With massive earth moving equipment and heavy trucks making multiple trips along the cliffs any guarantee would seem unlikely.

During construction of the revetment we witnessed visible slippage of land hundreds of feet back from the line. The developer has only a 120 ft. setback from the CEHA which based on past experience cannot be adequate. Even so the road immediately after the access to the northwest location is well within 120 ft of the CEHA. Does the weight of construction vehicles and the resulting vibrations not count in this calculation?

C-247 Sec. 2.17

There will be a large displacement of soil that will be trucked along local roads to each of the four construction sites which abut delicate wetlands and ecosystems. These trucks will endanger the safety of both residents and visitors who walk and cycle to the Town Beach year round.

Makamah Rd is extremely dangerous, narrow and bendy with a limited sight field. Parts of the road have been eroded by run off. Pedestrians will not have a safe place to step out of harms way when these trucks are traveling through the neighborhood. Breeze Hill and Fresh Pond have similar issues. We have no sidewalks nor is there room for them.

Cites and Towns in Coastal Communities are rethinking and taking a conservative approach to development along shorelines and wetlands in order to protect its citizens, emergency personnel and properties.

I urge the Board to please take this into consideration when making your decision.

Sincerely,

Janet Hayes.

Hayes Hill Dr.



Virus-free. www.avast.com

Preserve at Indian Hills

125

From: Fort Salonga Property Owners Assoc. <fspropertyowners@gmail.com>
Sent: Wednesday, October 30, 2019 11:05 AM
To: Anthony Aloisio
Cc: Chad A. Lupinacci; Planning
Subject: Re: Indian Hills Subdivision Application

RECEIVED
OCT 30 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Dear Mr Aloisio,

Thank you for forwarding the letter from the SCPC.

C-248 Sec. 2.23

It remains inconceivable to us as to why the Town would not seek an adjournment of the SCPC review until such time as the public comment period for the DEIS has concluded and a FEIS has been released and adopted. This is particularly true in light of the fact that preliminary and final subdivision reviews will not be completed for months.

It is also specifically noted that the SCPC is mandated by its charter and state law to complete its review within 45 days following submission by the Town. Therefore any delay associated with an adjournment of the SCPC hearing will have a negligible effect on the timing of the review of this application.

Perhaps we are missing something and would welcome your explanation for not acting on our request.

Yours truly,

John Hayes
FSPOA

On Tue, Oct 29, 2019 at 6:14 AM Anthony Aloisio <AAloisio@huntingtonny.gov> wrote:

Dear Mr. Hayes
I am forwarding this email to you sent by Suffolk County Planning to Ms Federico. I believe it addresses the issues that you raised in your email to me yesterday.
Sincerely,
Tony Aloisio

Sent from my iPhone

Begin forwarded message:

From: "Freleng, Andrew" <Andrew.Freleng@suffolkcountyny.gov>
Date: October 28, 2019 at 4:08:41 PM EDT
To: "creativeminesllc@aol.com" <creativeminesllc@aol.com>
Cc: "Klein, Ted" <Theodore.Klein@suffolkcountyny.gov>
Subject: RE: Indian Hills Subdivision Application

Director	
Deputy Director	✓
CW	✓
PB	
Agenda	
File	

Ms. Federico,

D-17-005-P

Thank you for your information. To answer your question, please be advised that, as of this date, the Suffolk County Planning Commission has not received a request from the Town of Huntington Planning Board to move the above subject from the SCPC meeting agenda for November 6, 2019. Please note that the subject will be on the SCPC November 6, 2019 agenda as an item under "Other Business" for an Administrative Update. There will be no staff report or recommendation to the SCPC, just an update as to the status of the project. The subject matter will be on the December 4, 2019 agenda of the SCPC (meeting to be in Hauppauge) for a staff report, recommendation and deliberation of the full Commission. Please note that the Town has recently responded to the SCPC "Incomplete Letter" and therefore all the items necessary for review by the SCPC has been received. The staff is in the process of analyzing the responsiveness and substance of the reply.

The November meeting, as you know, is to be held on Shelter Island (details of the meeting location will be posted Wednesday with our agenda on the SCPC webpage). However, for the convenience of the public a video conference link has been set up in the Media Center of the H. Lee Dennison Building so that the public may make comments to the Commission during the Public Session and monitor the Commission activities during the meeting.

Should you have any additional questions or comments please do not hesitate to contact the undersigned.

Sincerely,

Andrew Freleng

Chief Planner
Suffolk County
Dept. of Economic Development and Planning
100 Veterans Memorial Highway, 11th Floor

Hauppauge, NY 11788

631-853-5006 Tel

631-853-4044 Fax
web | vCard

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From: creativeminesllc@aol.com <creativeminesllc@aol.com>
Sent: Monday, October 28, 2019 2:26 PM
To: Freleng, Andrew <Andrew.Freleng@suffolkcountyny.gov>
Cc: Klein, Ted <Theodore.Klein@suffolkcountyny.gov>
Subject: Indian Hills Subdivision Application

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Andrew and Ted

Please see attached public comments and AECOM Report from Outside Consultant

hired by Town to evaluation Erosion on the North side of the Golf course.

Please see FSA letter requesting the SCPC meeting on IHCC on November 6th be moved.

Please advise whether the SCPC has received this request to move the Nov 6th meeting and

if the SCPC has responded to the TOH to remove the IHCC off the Nov 6th agenda.

Thank you

Theresa Federico

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RECEIVED
126
OCT 30 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Preserve at Indian Hills

From: Diane Smith <dbsmith15@gmail.com>
Sent: Wednesday, October 30, 2019 12:13 PM
To: Planning
Cc: Fort Salonga Property Owners Assoc.; The Fort Salonga Association
Subject: Planning Board's deliberations in formulating the Final Environmental Impact Statement (FEIS)

Regarding building on the Indian Hills Golf Course:

I have moved from 15 Cousins St to Smithtown just a month ago.
I am sure there will be over-building issues in this area as there will be all over Long Island. I pay attention and do my best whenever possible to try and protect our space.

For the situation you are reviewing now, I'd like to emphasize what I've written about before.

There is ***no*** reason to saturate this quiet, peaceful area of Fort Salonga with

lights, noise (clubhouse, etc.) and traffic as well as additional sewage to worry about, other than greed.
The part of the problem I see as ***huge***, is all builders' lack of respect for mature trees.
The owner, Mr. Tsunis, has already removed more trees than anyone can count - to accommodate his view. There is no thought about how removing those water absorbing roots affected the neighborhood I just left. Fresh Pond Road was always prone to deep puddling. Over the last 2-3 years, flooding is the norm. I've sent pictures to the Town on numerous occasions. It's selfish. **It's wrong.**

C-249 Sec. 2.22

The environmental impact is well documented by people way more scientifically informed than I. Don't dismiss those important FACTS, please.

--
Diane Smith
31 Leonard St
Smithtown 11787

Director	
Deputy Director	
CW	✓
RB	✓
Agenda	
File	

D-17-005-P

127

Preserve at Indian Hills

COPY

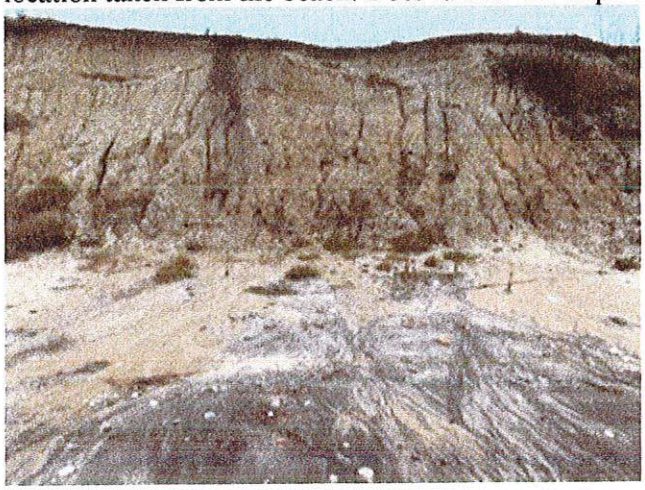
From: rosemary dillon <dillonrosemary@yahoo.com>
Sent: Thursday, October 31, 2019 9:09 AM
To: Planning
Subject: Indian Hills Country Club Development

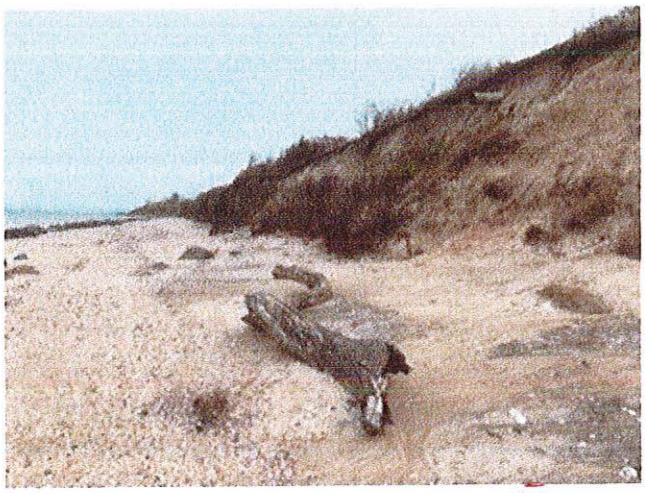
Follow Up Flag: Follow up
Flag Status: Flagged

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OCT 31 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

C-250 Sec. 2.7

I remain strongly opposed to this development. Below are photos from 10/30/19 of the continued severe erosion at this location taken from the beach. Does further development make any sense at all?





Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

D-17-005-P







Rosemary Dillon
Sent from my iPhone

Preserve at Indian Hills

RECEIVED
OCT 31 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

From: Hayn Peter <phayn@verizon.net>
Sent: Thursday, October 31, 2019 4:01 PM
To: Chad A. Lupinacci; Eugene Cook; Ed Smyth; Joan Cergol; Mark Cuthbertson; Jo-Ann Raia; Planning
Subject: Firemen and the Dangers of More High Density Housing

Suoervisor Luppinacci, Members of Council, Members of Planning and Zoning Boards:

I had a discussion today with wives of some of our firemen. The firemen are extremely concerned because the few volunteers they manage to muster up are often unable to even SHOW UP to the scene of a fire. I can not help but wonder as our elections approach, which ones of you are aware of the dangers that ever increasing high density housing has created for these heroes, and therefore for our entire township.

C-251 Sec. 2.15

Supporter of the overwhelming overdevelopment plaguing our town claim that it will decrease taxes. Well- when is the last time our taxes went down despite the scores of townhouses and apartments that have been added to our community in recent years? In fact- they are constantly going up in leaps and bounds. I would also like to know how many of these supporters will be willing to suffer the tax increases necessary to hire PROFESSIONAL firefighters. Because if we are going to be the new Queens we will have to have similar resources. With projects like Indian Hills on the way that would seem to be the only way to save lives.

Sincerely:

Lois Hayn

Director	
Deputy Director	
PB	✓
CW	✓
Agenda	
File	

D-17-005-P

Preserve at Indian Hills

From: MIchael <michaelv@viotechsolutions.com>
Sent: Friday, November 1, 2019 12:44 AM
To: Planning
Subject: FORT SALONGA PRESERVE PROJECT - INDIAN HILLS CC

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NOV 0 1 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Dear Board Members,

For many reason I oppose the project to build out cluster development on Indian Hills Country Club. My most pressing concerns are :

1. Fort Salonga was zoned many years ago one acre for a reason, the homeowners didn't want cluster building, we should uphold that zoning. C-252 Sec. 2.11
2. The area (roads, and environment) cannot support the addition of another 100 residents and approx.. 200 cars not to mention catering at the club house at any given time. It has been estimated that there could be a 1,000 additional cars within our neighborhood. We cannot support this! C-253 Sec. 2.3
3. This area is very different from the other projects that Tunis and company have built in Suffolk County, it is surrounded on three sides by water and has a major fault running through the property. This will cause major stress on an area that has already reached 100% of its watershed. C-254 Sec. 2.7

My hope is that the board recognizes my issues and the many other issues presented to you over the past several years and not allow this project to go forward.
This would be in the best interest of Fort Salonga, Town of Huntington and Suffolk County.

Sincerely,

Michael

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www.viotechsolutions.com
michaelv@viotechsolutions.com
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Fax: 631-630-4638
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Deputy Director	
CW	✓
PB	✓
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D-17-005-P

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NOV 01 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

STONY BROOK
STATE UNIVERSITY OF NEW YC

November 1, 2019

Huntington Town Planning Board
PRESERVE at Indian Hills
Re: Indian Hills Proposal, Medical Risks

I am a resident of the Smithtown portion of Fort Salonga and travel back and forth on 25A daily, averaging roughly 40- 60 miles shuttling between my home, St. Francis Hospital and its outpatient sites and on some days, to Stony Brook Medical Center. I would like to call the attention of the Huntington Planning Commission and of Huntington Town government at large to some worrisome potential consequences of the proposed plan.

Emergency medical care for residents of the region from Huntington Hospital to St. Catherine's Hospital must travel on the section of 25a between the get-offs to the two institutions. Both are well equipped to handle patients with severe heart attack("ST Segment Myocardial Infarction") or STEMI, and acute stroke of any cause. Huge progress has been made in reducing deaths and disability from both by opening up blocked arteries within one hour of onset of symptoms. However this requires both rapid transportation and communication between EMTs and hospital emergency rooms to get the appropriate resources available when the patient reaches the ED door and immediate invasive treatment.

C-255 Sec. 2.15

However, the section of 25A emergency vehicles must travel is already severely congested for large portions of weekday mornings(the peak daily period for heart attack) and evenings and at mid-day. On weekends, similar problems often arise, particularly during the evening Saturday heading west for shopping, dining and recreation in Northport or Huntington. These delays would be worsened by the Indian Hills complex planned in two respects. First, the traffic overload will get worse and the junctions to 25A from the complex are already bottlenecks. Secondly, a senior community with residents 50 and older will include a large proportion of patients with existing clinical cardiovascular conditions, especially those due to coronary, carotid and vertebral artery and intracranial artery atherosclerosis, such as severe heart attack, sudden death due to prior heart attack and stroke. This is especially true since such communitities generally have high proportions of residents over age 65. In combination these factors make it probable, perhaps certain, that severe disabilities and deaths will result from further worsening of the traffic situation on 25A and development of a highly vulnerable elderly community dependent on it. It would be a great pity if the citizens of both Northport and the Huntington Township section of Fort Salonga and those of Smithtown Township were to pay such a high price for this project.

Sincerely,

Nathaniel Reichek

Nathaniel Reichek MD, FACC, FAHA
Research Department, Cardiac Imaging Program and Department of Cardiology
St. Francis Hospital, Roslyn NY
Professor of Medicine, Professor of Biomedical Engineering
Stony Brook University
nathaniel.Reichek@gmail.com

Director	
Deputy Director	
(CJ)	✓
PB	✓
Agenda	
File	

D-17-005-P

Preserve at Indian Hills (PB copy)

From: Anthony Aloisio
Sent: Friday, November 1, 2019 9:22 AM
To: Fort Salonga Property Owners Assoc.
Cc: Chad A. Lupinacci; Planning
Subject: RE: Indian Hills Subdivision Application

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr. Hayes:
In response to your email of October 30, 2019, please be informed that project referrals from municipalities in Suffolk County are processed in accordance with the Suffolk County Planning Commission Guidebook – January 2012, which is available on the County website. Further, the Town of Huntington processes all its project referrals as directed by the County Planning Department staff and the Suffolk County Planning Commission (SCPC) in consideration of the Guidebook. I will attempt to explain to you my understanding of the County Guidelines and how it manages the referral process, but I would also suggest you confirm my beliefs with the appropriate county officials.
If you refer to page 5, 1.0 Introduction in the aforementioned Guidebook, the purpose of the County referral and advisory recommendation is discussed. In that section it describes the County's role to focus on regional or "county-wide" issues. In practice, it has always been my understanding that the County wishes to be involved early on in the process to ensure that their roads, facilities and other interests are addressed before the proposals proceed too far in the approval process to incorporate their observations and recommendations. Since their role is advisory in nature, their input early in the process can be more effective in promoting the policies that are detailed in the Guidebook. I believe this addresses the timing issues you emphasized with respect to SEQRA in your email.
Furthermore, it is each municipality's responsibility to provide the SCPC with all the information they request, not what the Town deems necessary in accordance with the criteria as contained on page 11, 2.2 Subdivision Plats of the Guidebook, before a referral will be reviewed. Specifically, if the SCPC finds that additional information is necessary to review the Indian Hills project at its December 2019 meeting in order to make a decision based on its Guidebook policies and procedures, the Town will comply. The main point is that the County determines their referral requirements, not the Town. It may also be of note that the SCPC generally likes to focus on "big picture issues" as it relates to their Guidelines as opposed to focusing its review on the local matters generally determined by the Town. As such, they rely more on their planning department and sources then for example, the views that may be expressed in public comments contained in an FEIS.
I hope that this perspective helps clarify your understanding of the County referral process.
Sincerely,
Tony Aloisio

From: Fort Salonga Property Owners Assoc. [mailto:fspropertyowners@gmail.com]
Sent: Wednesday, October 30, 2019 11:05 AM
To: Anthony Aloisio
Cc: Chad A. Lupinacci; Planning
Subject: Re: Indian Hills Subdivision Application

Dear Mr Aloisio,

Thank you for forwarding the letter from the SCPC. D-17-005-P

It remains inconceivable to us as to why the Town would not seek an adjournment of the SCPC review until such time as the public comment period for the DEIS has concluded and a FEIS has been released and adopted. This is particularly true in light of the fact that preliminary and final subdivision reviews will not be completed for months.

C-256 Sec. 2.23

It is also specifically noted that the SCPC is mandated by its charter and state law to complete its review within 45 days following submission by the Town. Therefore any delay associated with an adjournment of the SCPC hearing will have a negligible effect on the timing of the review of this application.

Perhaps we are missing something and would welcome your explanation for not acting on our request.

Yours truly,

John Hayes
FSPOA

On Tue, Oct 29, 2019 at 6:14 AM Anthony Aloisio <AAloisio@huntingtonny.gov> wrote:

Dear Mr. Hayes
I am forwarding this email to you sent by Suffolk County Planning to Ms Federico. I believe it addresses the issues that you raised in your email to me yesterday.
Sincerely,
Tony Aloisio

Sent from my iPhone

Begin forwarded message:

From: "Freleng, Andrew" <Andrew.Freleng@suffolkcountyny.gov>
Date: October 28, 2019 at 4:08:41 PM EDT
To: "creativeminesllc@aol.com" <creativeminesllc@aol.com>
Cc: "Klein, Ted" <Theodore.Klein@suffolkcountyny.gov>
Subject: RE: Indian Hills Subdivision Application

Ms. Federico,

Thank you for your information. To answer your question, please be advised that, as of this date, the Suffolk County Planning Commission has not received a request from the Town of Huntington Planning Board to move the above subject from the SCPC meeting agenda for November 6, 2019. Please note that the subject will be on the SCPC November 6, 2019 agenda as an item under "Other Business" for an Administrative Update. There will be no staff report or recommendation to the SCPC, just an update as to the status of the project. The subject matter will be on the December 4, 2019 agenda of the SCPC (meeting to be in Hauppauge) for a staff report, recommendation and deliberation of the full Commission. Please note that the Town has recently responded to the SCPC "Incomplete Letter" and therefore all the items necessary for review by the SCPC has been received. The staff is in the process of analyzing the responsiveness and substance of the reply.

The November meeting, as you know, is to be held on Shelter Island (details of the meeting location will be posted Wednesday with our agenda on the SCPC webpage). However, for the convenience of the public a video conference link has been set up in the Media Center of the H. Lee Dennison Building so that the public may make comments to the Commission during the Public Session and monitor the Commission activities during the meeting.

Should you have any additional questions or comments please do not hesitate to contact the undersigned.

Sincerely,

Andrew Freleng

Chief Planner
Suffolk County
Dept of Economic Development and Planning
100 Veterans Memorial Highway, 11th Floor

Hauppauge, NY 11788

631-853-5006 Tel

631-853-4044 Fax
web | vCard

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From: creativeminesllc@aol.com <creativeminesllc@aol.com>
Sent: Monday, October 28, 2019 2:26 PM
To: Freleng, Andrew <Andrew.Freleng@suffolkcountyny.gov>
Cc: Klein, Ted <Theodore.Klein@suffolkcountyny.gov>
Subject: Indian Hills Subdivision Application

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Andrew and Ted

Please see attached public comments and AECOM Report from Outside Consultant

hired by Town to evaluation Erosion on the North side of the Golf course.

Please see FSA letter requesting the SCPC meeting on IHCC on November 6th be moved.

Please advise whether the SCPC has received this request to move the Nov 6th meeting and

if the SCPC has responded to the TOH to remove the IHCC off the Nov 6th agenda.

Thank you

Theresa Federico

_____ CONFIDENTIALITY NOTICE _____: This e-mail transmission may contain confidential or legally privileged information that is exempt from disclosure under applicable law and is intended only for the individual or entity named in the e-mail address. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or reliance upon the contents of this e-mail is strictly prohibited. If you have received this e-mail transmission in error, please reply to the sender, so that the Town can arrange for proper delivery, and then please delete the message from your Inbox. Thank you.

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From: Barbara Viola <bviola@viotechsolutions.com>
Sent: Friday, November 1, 2019 4:00 PM
To: Planning
Subject: Proposed Indian Hills Multi-family Condo Project

RECEIVED
NOV 04 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Dear Board Members,

My husband and I bought our home on Breeze Hill Road 23 years ago, with the understanding and knowledge that we were purchasing within a one acre zoning development. We had faith in the township that they would always *uphold* the one acre minimum zoning of our residential neighborhood. If I wanted to live in an area with multi-family dwellings on smaller pieces of property, we would have bought in a different area. I do not understand how *ethically*, the Town Planning Board can change the zoning in my neighborhood, without even a vote by residents, or an acknowledgement to the residents who live in this area, asking us if we mind or want this change. If my neighbor wants to expand their house, I am given the courtesy of an official mailed notice, letting me know if there may be an exception to our zoning requirements. Why was this protocol not followed with the petition by the Indian Hills Golf Course? This is even a bigger issue than a neighbor expanding their house in a way that affects town building codes. Making an exception to an area's zoning without involving the homeowners in this decision is not right, and something that none of us expected. I guess, it's all about trust and perhaps the *power of money*. We bought our home with the good faith understanding that the Town of Huntington would *honor* our residential one acre zoning. How can the Board allow a private, for -profit organization to come along, buy the Golf Course at a below market price, and then change the zoning to accommodate the organization's plans to build multi-family dwellings??

C-257 Sec. 2.12

The Tsunis organization bought property that was not developable, and paid a lower price because of this restriction. If this multi-family dwelling proposal is approved, Mr. Tsunis and his group stand to make a lot of money as a result of this venture. They will have destroyed this beautiful area of Town of Huntington, but they, and perhaps others will have benefited financially from this decision. At all costs, we expect our Town of Huntington legislators and Planning Board to uphold our quality of life and retain the character of our unique neighborhood and one acre zoned community. Logically and ethically, this scenario *should not* be allowed. Disrupting this scenically beautiful, yet fragile area so that wealthy 50+ age persons can live by the water? Besides ALL the environmental negatives to this proposal (which the Crab Meadow Watershed Report will go into), the area cannot support the type of traffic that doubling the number of residences will do to our quaint, narrow, tree and pond lined area. I was at the testimony at the Village Hall in September and one individual did a study and estimated that construction and other vehicles would be disrupting our neighborhood for at least 5 years. Additionally, he cited that up to 1,000 additional vehicles a day would result from this multi-family condo proposal. Have you even taken a drive or a walked down the streets that would be affected?There is no way that our area could handle that type of traffic flow.

C-258 Sec. 2.3

Restore the confidence of Town of Huntington Residents and uphold our zoning laws. Show the people of this community that you truly care for them and DO THE RIGHT THING!

C-259 Sec. 2.13

The Crab Meadow Watershed Report is in its final phases of completion- an exhaustive look at this very vulnerable area of Long Island with recommendations. With such an important document available shortly, it makes absolutely no sense to continue with this petition for multi-family homes, in a one acre residential zoning community until this report can be evaluated. What's the rush? Why not wait for all important information. Don't you owe it to the Town of Huntington residents that you serve? The mission statement of the Town of Huntington Planning Board, on the town website says it all,

"The Planning Board is a seven (7) member body appointed by the Huntington Town Board to further the Town's Comprehensive Planning goals and make planning and land-use determinations, as authorized by State law and Town Code, which enhance the character of the community, preserve the quality of life and maintain the health safety and well-being of the people in the Town of Huntington"

Act on behalf of our residents to help preserve our quality of life and maintain and enhance the character of our community and the health and safety of our neighborhood. On all of these points, the Tsunis organization's Indian Hills Proposal is WRONG for this neighborhood and we implore you to **DO THE RIGHT THING!** If you take a walk along our quaint roads, you will quickly understand why this project does not fit into this neighborhood. It would destroy one of the most beautiful areas in Town of Hungtington- and why? ALL for money for an out of town developer…

Best,

Barbara Viola

56 Breeze Hill Road
Fort Salonga, NY 11768

RECEIVED
NOV 04 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

From: Charlie Cimitile <ccimitile@aol.com>
Sent: Saturday, November 2, 2019 2:43 PM
To: Planning
Subject: The Preserve at Indian Hills
Attachments: Planning Board 11-2-2019.pdf

November 2, 2019

Town of Huntington Planning Board
Town Hall (Room 212)
100 Main Street
Huntington. New York 11743

Dear Board Members:

My name is Charles Cimitile and my wife Maureen, and I are submitting this letter for your consideration regarding the Preserve at Indian Hills proposed senior housing development of the Indian Hills golf course in Northport. We are life-long residents of Long Island and have lived at 3 Talisman Drive in Dix Hills since September 2000. We support the project for a variety of reasons.

First, as senior residents of the Town of Huntington, we believe that the town needs senior housing for our residents that are considering downsizing or a simpler lifestyle. We have been Huntington residents since September 2000. We raised our two children here and love Huntington. It is a great place to live. We love the downtown and we patronize the shops and restaurants quite often. We enjoy the amenities such as the various parks, the Dix Hills golf course and the beaches. We also love the convenience of the Walt Whitman Mall. In short, it's a great place to live and we would like to stay in the town.

As is the case with many residents, we are getting older, our children have moved out and we would like to downsize and have an easier lifestyle. We are considering senior condominium communities not only for the easier lifestyle but also for the social aspect.

The demographics show that we are not the exception but are probably the rule. The Town of Huntington's population is aging, and seniors are increasing as a percentage of population:

Year	Median Age
1960	30.0 yrs.
2000	39.0 yrs.
2010	43.7 yrs.

	2000	2010
% of Population 62 and older	15%	19%
% of Population 40 to 60	31%	33%
% of population over 40	46%	52%

2010 Census

Total Population	203,264	
45 to 64 years old	approx. 52,000	25.5%
Over 65 years old	approx. 27,000	13.1%

That's approximately 79,000 people over 45 years old. That was 10 years ago! All will either need senior housing now or will soon. I could not find more recent statistics for the total town but I'm certain that the aging trend has continued. In

fact, the 2017 census which shows median ages by villages supports this assumption. Some of the older villages are Lloyd Harbor 46.5, Huntington 47.1, Huntington Bay 52.9. The trend is logical because it is a great place to live so people want to stay.
When we researched Senior Communities in the Town of Huntington, we found:

Community Name	**# of homes**
The Club @ Melville	261
The Seasons @ Elwood	256
The Greens @ Half Hollow	1,200
The Coves @ Melville	174
Total	1,891

That's less than 1,900 homes for a 2010 population of 79,000!! If we conservatively assume that there will be two seniors per household, that equals 38,500 senior households. 1,900 homes represent available senior housing for only 5% of senior households. Where will our seniors live? Seniors will have to leave the town. A senior exodus is not good for the town socially or economically. Seniors are good citizens, have more disposable income and time to frequent local restaurants and businesses. Also, the economic benefit to local doctors and hospitals is significant. We believe the Town should want to keep senior residents and therefore would encourage senior housing developments like the Preserve at Indian Hills.

Second, as residents of the Town of Huntington, we find senior communities to be more attractive than single family homes. It is our understanding that Northwind Group has the right to develop the property and the property will be developed either as a Senior Community of 98 clustered condominiums or 98 single family homes. The Senior Community is expected to generate over $1 million of revenue to the local school district with no additional costs. Assuming 2 children per household, the Single-Family homes will add the cost of 180 children to the local school district. At $26,000 per student, that is over $4.7 million of cost to the town. This cost must be absorbed by **ALL** the town residents not just the Preserve residents. Also, the population of single-family homes will be double that of a senior community which means twice as much utilization of town resources (such as roads) that will incur additional costs that must also be paid by **non-Preserve town residents**. In short, **the Senior Community generates income to the town while single family homes have a significant cost.**

Also, as a town resident, we would like to see the Indian Hills Golf course remain open. The Senior community would preserve not only the golf course but also 120 acres of open space. We believe the senior community development is exactly the kind of development recommended in the Horizons 2020 Comprehensive Plan Update Town of Huntington, New York December 2008 and would be beneficial to the town. The single-family home development would utilize the open space and eliminate the golf course, another resource of the town residents.

Finally, from the local community's perspective, we believe that the Senior Community would be more attractive. Seniors would use less of the local resources since there are at most 2 people per household. They will generate less traffic. They have higher disposable income and more free time to patronize local businesses and restaurants. Seniors will be less disruptive. There will be no children, teenagers or late- night parties to disturb the other residents. The golf course maintenance crew will be responsible for all landscaping. This will confine all landscaping traffic to the community as opposed to numerous landscapers driving through the neighboring neighborhoods to service the 98 single family homes. The golf course and clubhouse will be upgraded, improved and made available to the local community for various functions.

In closing, we believe that the Preserve at Indian Hills is beneficial to Huntington's senior community, the Town of Huntington as a whole and the Indian Hills neighborhood. It is understandable that a few residents bordering the golf course do not want their views fettered. However, these individuals do not own the property and in fact had the opportunity to purchase the property and did not do so. **Please consider the needs of the 79,000 over 55-year-old senior residents and the 200,000 plus Huntington residents over the loud voices of a few residents.**

C-260 Sec. 2.21

Respectfully,

Charles Cimitile

Maureen Cimitile

(Signed letter attached)

Best Regards,

Charlie

Charles Cimitile

Office & Fax: 631-499-0891
Cell: 914-548-2676
email: ccimitile@aol.com

Kaplan Family
1 Timber Ridge Drive
Huntington, NY 11743
(516)581-0181
AndrewKaplanNET@aol.com

November 3, 2019

Huntington Planning Board
c/o Huntington Town Hall
100 Main Street
Huntington, NY 11743

SENT VIA eMAIL

RE: OPPOSED to the Draft Environmental Impact Statement (DEIS) submitted to the Town of Huntington Planning Board (Lead Agency) on behalf of The Northwind Group, LLC (Applicant) in compliance with the State Environmental Quality Review Act (SEQRA) and in accordance with requirements of the Town of Huntington in connection with project known as "The Preserve at Indian Hills."

Chairman Ehrlich and the Members of The Planning Board,

We are residents of Huntington and strongly object to the prospect of the Planning Board ("Board") approving, in any part, the DEIS submitted in connection with the above referenced application. While the applicant has provided a lengthy discourse designed to espouse the benefits of such application, the document contains multiple shortfalls that leave the Board with no other option than a denial.

Aside from the defects in the application, we object based upon the pejorative impacts this project would have on our family.

1. Intensive land development in the Town erodes our quality of life with increased traffic. What was once a quiet street next to our home is now a busy shortcut as weary travelers seek alternative routes via the use of GPS and apps designed to provide such options. C-261 Sec. 2.2
2. Continued disintegration of the coastal aesthetic of the area's coastline and natural beauty. We moved to Huntington for its bucolic setting and amazing vistas. This project fails to enhance this benefit, to the contrary, it eradicates part the region's beauty. C-262 Sec. 2.14
3. The project would negatively impact groundwater. We already purchase bottled water on a regular basis. This cost is a tax to our family and has been directly caused by projects of this nature being permitted by the Town and this Board. C-263 Sec. 2.8
4. The project would have a detrimental effect to the shoreline, a valuable resource for all of the Town's residents. C-264 Sec. 2.7
5. No additive community benefit as the senior housing proposed in connection with the project would be at price point that is excessive and not designed to appeal to most residents. C-265 Sec. 2.3

On a broader scale, the application is deficient and we urge our Board to send a message to all developers that applications presented with material lapses should be summarily dismissed in protection of all of the Town's residents from potentially harmful development. Issues identified include:

1. An independent review of Article H of the DEIS which indicates that improper methods were used to draw conclusions in favor of construction that would have likely been unsound.
    a. Essentially, the application has been exposed in this review as a conclusion in search of facts, as opposed to allowing facts to determine and outcome.
2. A traffic study conducted over a Holiday; thus, creating a biased outcome.
3. An inferred conflict of interest as a member of the Board is also an Executive Manager at a firm retained to draft a portion of the DEIS.
4. A direct conflict of interest as a member of the Board (the former Board chair) has subsequently abstained from from discussion, but had been an active participant in the prior period.

Honorable members of the Board. You have been left with no alternative. A denial of the application in toto is your only option. We urge you to expedite this right and proper decision for the protection of our family's rights and the integrity of the Town's planning process.

Respectfully submitted,



Andrew Kaplan
"Family Patriarch"

cc. Hon. Jo-Ann Raia, Town Clerk
Supervisor Chad Lupinacci
Members of the Huntington Town Board
Anthony Aloisio, Director of Planning

From: Donna Marketta <dmborden@optonline.net>
Sent: Monday, November 4, 2019 11:38 AM
To: Planning
Subject: INDIAN HILLS DEVELOPMENT PROPOSAL
Attachments: Comments To Planning Board.docx

RECEIVED
NOV 04 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

October 28, 2019

TO: Huntington Town Planning Board
planning@huntingtonny.gov

FROM: Donna Marketta
55 Fresh Pond Road, Northport, NY
631-754-4529
dmborden@optonline.net

RE: INDIAN HILLS DEVELOPMENT PROPOSAL

My name is Donna Marketta, and my husband Miles Borden and I are the homeowners at 55 Fresh Pond Road. We bought our house in 1994 and live adjacent to the Indian Hills golf course (and one of the proposed townhouse clusters). I respect the rights of every property owner and do not automatically oppose any property development, but this proposed plan is clearly inconsistent with the character of our community, our zoning covenants, and our environmental obligations.

Anyone who visits our neighborhood can immediately see the incompatibility of this plan. Our roads are narrow with many hills and curves, and obviously cannot tolerate much traffic. The land is filled with trees and wildlife, and we are surrounded by the Crab Meadow watershed, the bluffs and Long Island Sound, and Fresh Pond. As detailed by many of our neighbors, this plan would have unacceptable impacts on the water supply, soil, terrain, and wildlife of this area. These negative impacts concern every resident of our township, as we all must insure our water and other natural resources are protected.

C-266 Sec. 2.22

Every resident should expect that our town planning board would not accept serious threats to our environment or disregard for our zoning laws. Permitting any developer to disregard them sets a dangerous precedent for the entire township. The zoning in our neighborhood has been passionately defended by our residents for decades, and the town boards have strictly upheld it. Applications for even minor relief in lot area or frontage have been consistently denied because of the adverse impact they would have on quality of life and property values. As property owners and taxpayers, we have the right to expect this vigilance.

The property owners of the proposed plan are asking for relief which would violate the rights of others. The intended benefit of cluster zoning is to preserve the qualities of open space. This plan actually destroys those qualities by proposing a much greater yield than is warranted by the size and environmental characteristics of the property, and by placing the proposed clusters directly adjacent to neighboring properties. The other town properties which have been approved for cluster housing purposely proposed the clusters in the interior of the property to preserve the character of the neighboring houses and maintain the public views of open spaces. This proposed plan largely ignores the qualities of the surrounding properties, and the rights of the property owners.

According to our town website, the planning board is mandated to make determinations "which enhance the character of the community, preserve the quality of life and maintain the health safety and well-being of the people in the Town of Huntington." Following those mandates, this proposed plan should clearly be denied.

To: Town of Huntington Planning Board

From: George Bubaris

RE: Indian Hills Subdivision Application

I live at 4 Breeze Hill Road in Fort Salonga. Under the proposed subdivision application, my family and I will be surrounded by a cluster of 56 homes which will be accessed by a deeded private right of way my neighbors and I have exclusive rights to use. To set the record straight the plan map shows the right of way as 30 feet wide, which it is not, it is 22 feet wide by deed and by law, which is grossly inadequate for fire and rescue usage to service 60 homes, unsafe and clearly impractical. In fact, there are certain areas where the entire property itself is only 24 feet wide, so how can the right of way be 30 feet wide? What troubles me the most is that on two separate occasions the TOH Planning Board prevented sub development that would have added only two homes and accessed the same right of way. Now it plans to allow 50 units on the same right of way that it twice considered only the addition of 2 additional homes to be unacceptable. In both 1995 and in 2007 the planning board denied any additional development off this right of way, citing environmental issues, the crab meadow watershed, poor drainage and the narrow width of the right of way as reasons, even going as far as the NYS Appellate Court to defend its decision. The latest decision in 2007 cites poor drainage, a high-water table and proximity to the Jerome Ambro Preserve all within the Crab Meadow Watershed as factors for denial. This is a quote from planning boards 2007 decision "the board finds that significant physical and environmental conditions that mitigate strongly against the requested variations" furthermore and in closing the decision states clearly "town law 280A does not authorize use of a right of way for access absent a resolution of the town board establishing the area to be an open development area. As we know that has not happened. I also want to note that the head of the planning department, Anthony Alosio was involved during both the 1995 and 2007 decisions and would have had the final say in recommendations that guided these decisions. So, I ask the planning board to tell us why does the director of planning suddenly amicable to this development and why does he not abide by his own historical guidelines and decisions? Why do the planning dept and Anthony Alosio allow a right of way to be misrepresented in size on a project of this magnitude after being completely aware and familiar of its width? And why is this right of way being considered for additional usage without a town board resolution which this planning board itself says is required?

C-267
Sec.
2.16

I get the feeling the planning dept, specifically Anthony Alosio are prepared to do anything necessary to accommodate this deep pocketed developer. I hope I am wrong.

This includes taking on a proposal outside of its purview, disregarding its previous hard earned and expensively fought decisions and arbitrarily rewriting property maps to divert attention from deficiencies in the plan proposal.

These clear oversights suggest that Mr. Alosio and the Planning Department are either grossly negligent in their interpretations and assessments of this proposal or are deliberately omitting these key facts and past history in their representations to the planning board in an effort to influence a decision from the board that is grossly flawed and incongruent with numerous historical decisions and interpretations that were completely opposite to the planning departments' and planning boards 'pervious guidance.

I urge the Planning Board to view the recommendations and tacit approvals by the planning department and Anthony Alosio in a judicious and scrupulous manner and not blindly follow them, since they appear to be misguiding and incongruent with normal logical environmental and zoning guidelines and completely opposite to previous recommendations and judgments that were painstakingly written and forcefully defended by both Anthony Alosio and this Board itself consistently in the past.

From: Jonathan Gutleber <jsgutleber@gmail.com>
Sent: Monday, November 4, 2019 3:30 PM
To: Planning
Cc: fspropertyowners@gmail.com
Subject: Indian Hills DEIS

RECEIVED
NOV 04 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Dear Huntington Planning Board,
I am the resident and property owner at 54 Breeze Hill Road. We invested in our home and the welcoming neighborhood in 2010, just shy of 10 years ago. What drew us to the area was the feeling of open space, and a rural feel with walks to the beaches, nature preserve, and on the quiet residential streets. My children are a bit older now, and are just beginning to ride their bicycles in the neighborhood.

C-268 Sec. 2.17 The proposed plan for the Preserve at Indian Hills will affect how we live in our home on a daily basis. -It will create unwanted noise and truck traffic from construction for years, How many years will the construction go on and disrupt our lives? I cannot let my children walk or ride their bikes without close supervision for fear of construction vehicles endangering them.

C-269 Sec. 2.10 - Permanent increase of traffic on the neighborhood roads. All the residents of these proposed condos will need to shop, and most of them will take Breeze Hill Road to go to the Fort Salonga shopping center. That's an increase of several hundred cars passing by our house every day, plus what about people visiting the residents of these condos, even more traffic.

C-270 Sec. 2.17 - Catering events at the enlarged Clubhouse. Even more traffic on Breeze Hill Road. Potential for drunk driving situations after weddings and celebrations. Reduction of neighborhood safety.

C-271 Sec. 2.10 - I see large turtles crossing Makamah Road in and out of the Preserve, building the condos on the east side of Makamah road will disturb the turtles habitat.

C-272 Sec. 2.9 - What about the impact of having a golf course and the 98 condos waste steam combined on the site. I would think Fresh Pond would be contaminated as well as LI Sound

C-273 Sec. 2.7 - I have witnessed severe erosion of the bluffs from the clay deposits first hand and have reviewed the AECOM letter which points out deficiencies in the analysis and testing methods used by PS&S. This really needs to be addressed by the town. Development near this fragile zone, with additional runoff and irrigation, will cause the clay deposits to become more mobile and cause further land slides. This is seen first hand when considering the Booker Washington house which is teetering on the edge of the bluff due to erosion.

In summary,I oppose the Preserve at Indian Hills plan due to the negative impact on the local environment, increase in vehicular traffic by additional residents and catering events, as well as the disruption of our daily lives by what will ultimately be YEARS of construction noise and other detrimental effects (dust, debris, etc)

Sincerely,
Jonathan Gutleber
54 Breeze Hill Rd
Northport, NY 11768
631-470-0308

RECEIVED
NOV 04 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

From: Phyllis Clements <phylclem@yahoo.com>
Sent: Monday, November 4, 2019 4:35 PM
To: Planning
Subject: Indian Hills Development Plan

C-274 Sec. 2.22

I am a resident of Northport and I am opposed to development at Indian Hills Golf Course due to environmental and quality of life concerns, and over development in this rural community.
The Northwind group has launched an assault on Fort Salonga, and we won't stand for it!
Enough is enough! Leave Northport alone!
Phyllis Burke

Sent from Yahoo Mail for iPhone

From: John Mooney <john.mooney@usa.net>
Sent: Monday, November 4, 2019 10:53 PM
To: Planning
Subject: preserve at indian hills eis

Importance: High

RECEIVED
NOV 04 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Traffic Study

The weekend date for data collection was Saturday, September 15, 2018.

This was the date of the 2018 Cow Harbor Race in Northport. The Cow Harbor Race disrrupts traffic on Route 25A by itself. In addition, signs are posted along Route 25A, in advance, warning of the traffic disruption and advising other roads be used.

C-275 Sec. 2.16

This results in less traffic than on a normal late summer Saturday and invalidates the Saturday traffic data.

From: John Mooney <john.mooney@usa.net>
Sent: Monday, November 4, 2019 11:08 PM
To: Planning
Subject: preserve at indian hills eis

RECEIVED
NOV 04 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

C-276 Sec. 2.15

The electric power outage contingency plan for pumping sewage to the central sewage processing plant is to use natural gas powered generators. At present, National Grid is not installing natural gas for new customers, citing the need for new supply from an unbuilt and unapproved new pipeline from New Jersey.
Absent a natural gas source, this contingency plan is not feasible, but one is needed.

From: Walter Ruiter <ruiterwj@gmail.com>
Sent: Monday, November 4, 2019 11:25 PM
To: Planning
Subject: Opposition to The Preserve at Indian Hills Development

RECEIVED
NOV 04 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

I would like to express my opposition to the proposed condo development at Indian Hills by the Northwind Group. I reside at 126 Makamah Road, Northport, NY with my wife and 2 children ages, 11 and 14 and have resided in Fort Salonga for 8 years and in the Town of Huntington for 17 years. We are directly within the community that will be adversely impacted by this over development of land.

Below is a summary of the issues supporting my opposition:

- Legal and Environmental
  - C-277, Sec. 2.12: The community has established 1 acre zoning and this development of cluster housing is not within current zoning regulations. The planning board should not consider any development that is not within current town code.
  - C-278, Sec. 2.12: The Golf course is already developed and calculations utilized to support 98 additional townhomes are inaccurate and need to be reviewed based on acreage of the land which has already been developed [as a golf course with secondary structures] .
  - C-279, Sec. 2.3: There is an apparent conflict of interest with planning board members and experts utilized to [independently] assess the scope of this project which requires investigation.
  - C-280, Sec. 2.10: Adding 98 townhomes will create stress on the sensitive aquatic ecosystem including the Crab meadow watershed, the Long island sound and Freshpond.
  - C-281, Sec. 2.7: Erosion on the bluff is a serious issue and studies indicate the current set back is inadequate.
  - C-282, Sec. 2.10: Pesticides and septic waste will create excessive nitrogen levels generating algae and impacting fish and other sea life.
  - C-283, Sec. 2.14: Construction and the added condos will create nuisance including noise and light pollution.
- Safety
  - C-284, Sec. 2.16: Current and planned infrastructure and roadways provide inadequate ingress/egress to support traffic generated by 98 townhomes. The town has declined prior developments of much smaller scale for this reason.
  - C-285, Sec. 2.16: Traffic generated to support these condos from sanitation, construction, delivery trucks, service vehicles, ubers, amazon, etc. which will enter the community during and after this project must be considered.
  - C-286, Sec. 2.17: Walkways and sidewalks do not exist in this community and additional traffic will create unsafe conditions for residents, children and the general population that utilizes the public beach, trails and surrounding area.
  - C-287, Sec. 2.17: DWI risks from the expanded catering area and golf course are a morale hazard.

Thank you for your consideration of these issues and concerns.

Lisa Burke
15 Thornton Dr.
Fort Salonga, NY

Re: Comments on Indian Hills Country Club – Draft Environmental Impact Statement (D.E.I.S.)

Dear Mr. Ehrlich:

I have lived my whole life in Fort Salonga, my property is adjacent to the Indian Hills Country Club property, and I am opposed to this project on the grounds that it will significantly and irreversibly impact the environment, as well as my ability to properly enjoy my property. Therefore, I ask the Planning Board to **reject** the proposed project.

The D.E.I.S. states that "*Indian Hills currently exemplifies environmental stewardship, and coexists with adjoining residential land uses without negative impacts to the environment.*" My experience has been quite contrary.

My property abuts the golf course maintenance yard. Quite often I find myself picking up the garbage workers throw out of their car windows while waiting for the gate to be opened about 6 AM. Then the noise from the maintenance worker's golf carts, leaf blowing, power saws and truck deliveries (complete with back-up beepers) all begin. On windy days the large, uncovered dirt and sand piles stored in the yard blow fine grained sands onto my property.
I do not think that this exemplifies "*coexisting with adjoining residential land uses without negative impacts.*"

C-288
Sec. 2.2

In March 2017, bulldozers showed up in the maintenance yard along with large piles of fill material placed right at my property line, 30 feet from my dwelling. Upon a quick examination of the piles, it was obvious this was no ordinary clean fill material, because it contained pieces of tile, wire, coal, slag, wood and metal. The New York State DEC does not allow fill to contain these things. After a visit from Detectives of Suffolk County's Environmental Crimes Unit, the material was hurriedly carted away. Unfortunately the material the bulldozer had graded into the ground remains there to this day, and results of soil testing performed in this area are included in the D.E.I.S., and confirm the presence of PCBs and 5 pesticides. Four of the pesticides are considered hazardous substances, and one is considered an acutely hazardous substance.
I think that you and all the members of the Planning Board will agree that this does not exemplify "*coexisting with adjoining residential land uses without negative impacts.*" I ask that the Town require additional testing, follow-up and appropriately executed, safe remediation of ***all*** the impacted soils on the property.

The plan proposes a 50% increase in the number of maintenance employees, but does not address the additional parking this will require. The D.E.I.S. is not clear if the 10 additional seasonal workers will be maintenance workers. If this is the case, there would be a 100% increase in the number of maintenance employees. More employees mean more cars, more trucks, more noise, higher sand piles, and more workers that my family and I unfortunately witness urinating outside on the trees of the maintenance yard. This proposed plan will unequivocally result in a substantial negative impact on the value of my home.

In addition to the above, I have the following comments, questions and concerns:

- A detailed plan for any changes to the maintenance area and an analysis of impacts to the significant increase in maintenance workers needs to be included in the D.E.I.S.

C-289
Sec. 2.3

- Where will the additional maintenance workers park?
- There needs to be a significant buffer and screening put in place between the maintenance yard and all the adjoining properties. The current situation is not adequate and property is impacted daily by noise, fugitive dust, contamination, light pollution, etc.
- How will additional impacts to properties adjacent to the maintenance area from the increase in maintenance workers and maintenance activities be addressed?
- There needs to be enforceable constraints placed on the IHCC limiting truck traffic and deliveries, noise from leaf blowers, lawnmowers, etc., and limits on operation of the maintenance area (e.g., nights, & weekends).
- Rats constantly come on my property from the maintenance yard, they should be required to maintain a rodent control program to prevent these impacts to neighboring properties.
- The dumpster should be required to be moved away from the residential property lines.
- All piles of sand and dirt should be kept indoors to prevent the constant impact to me and my family from fugitive dust. A plan on what they will do to prevent fugitive dust impacts to the neighboring properties should be required.
- All trucks, bulldozers, etc. should be parked stored in their garage, and not next to residential properties.
- The needs to be an enforceable requirement that the fence separating the maintenance yard and adjoining residential properties be maintained by the IHCC.
- Why are there boats and other non-golf maintenance equipment stored on the is property. Is this permitted under Town Code? Will additional non-golf course maintenance related equipment be stored in the yard? What are the potential impacts of this?

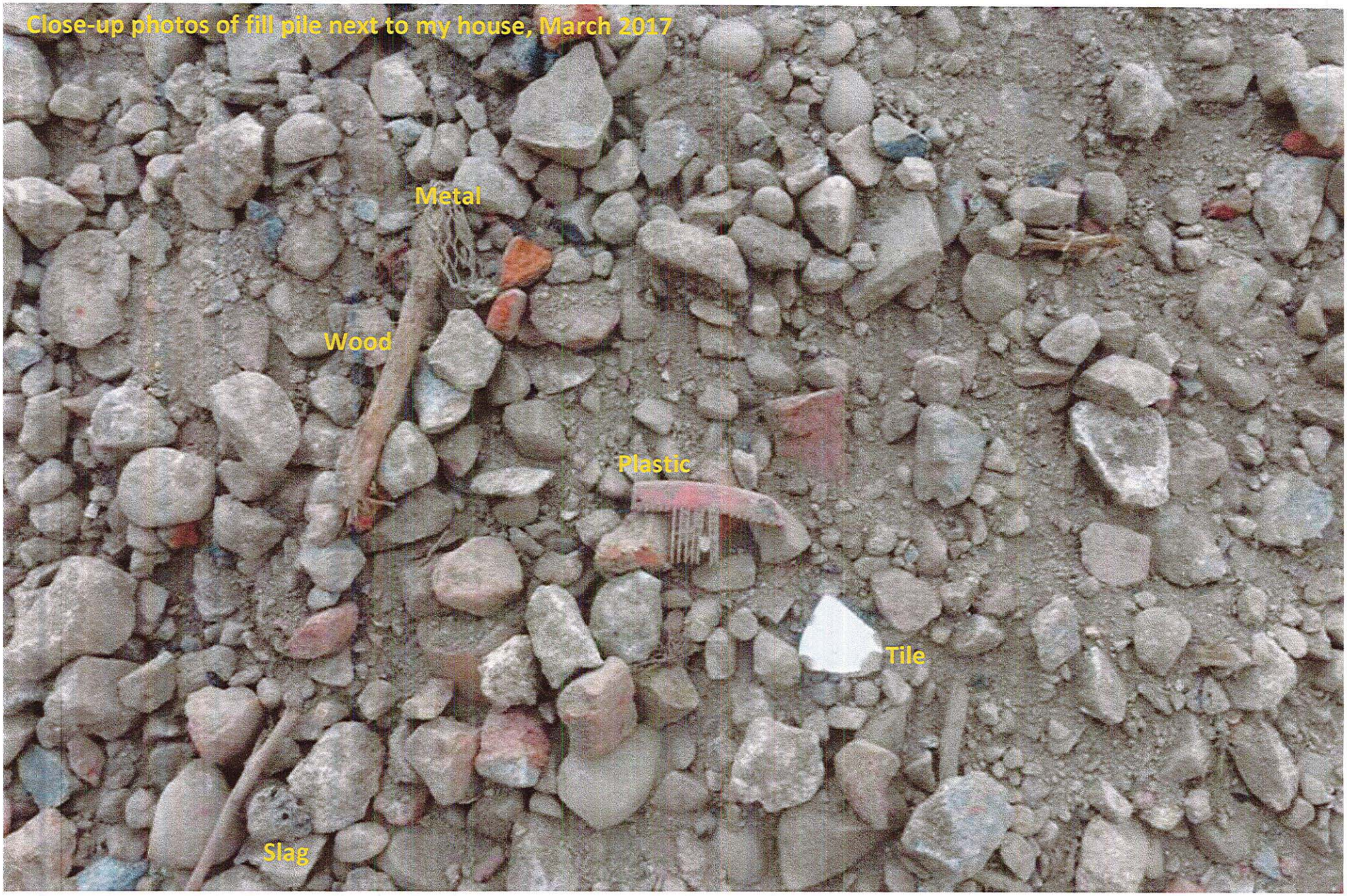
Please find the attached photographs that help to illustrate some of my points.

The significant environmental impacts that will occur to my property from the proposed increase in activity at the maintenance facility, and the decrease of my home's value, should necessitate a rejection of the proposed plan by this board.

Thank you,
Lisa Burke

The view from my backyard deck!




Close-up photos of fill pile next to my house, March 2017
Metal
Wood
Plastic
Tile
Slag

Close-up photos of fill pile next to my house, March 2017





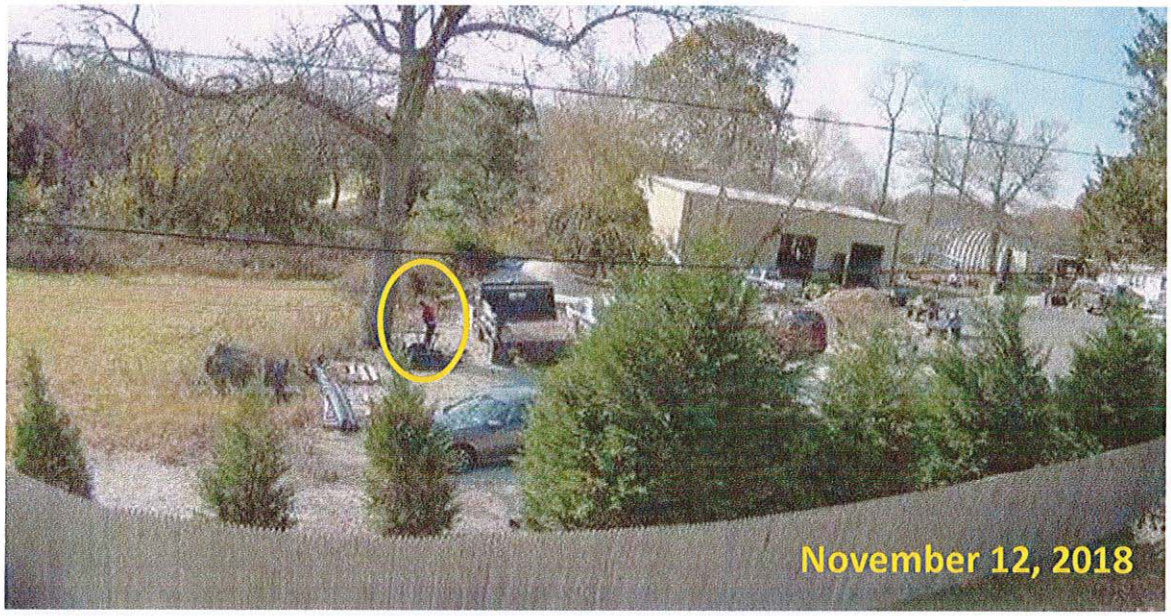


Contaminated Soil Near My House with Cars Parked on it.

DEIS sampling confirmed the presence of 4 hazardous substances, 1 acutely hazardous substance, and PCBS. Two pesticides and a PCB were reported at concentrations exceeding NYSDEC Part 375 Unrestricted Soil Cleanup Objective, a standard designed for human health protection.


2016 Aerial Photo
Cars parked against property line
My House
Boat
Uncovered dirt piles
Mulch pile next to property line giving off strong odors

Golf Course Workers Urinating on a Tree Next to My House!







From:	creativeminesllc@aol.com
Sent:	Monday, November 4, 2019 4:29 PM
To:	Planning
Cc:	metrotvr@msn.com; Anthony Aloisio; creativeminesllc@aol.com
Subject:	FEDERICO - Comments on DEIS for Preseve at Indian Hills Subdivision - Part 5
Attachments:	2019-10-10 Planning Board Resolution.pdf; Petition 09272019.pdf; ZBA Request for Interpretative Relief Application.pdf; ZBA Request for Interpretative Relief and Attachments.pdf; ZBA Grants 1961-1986.pdf
Follow Up Flag:	Follow up
Flag Status:	Completed

DATE: November 4 2019

TO: Town of Huntington Planning Board and Town of Huntington Department of Planning and Environment

FROM: Residents Theresa Federico and Matthew Federico residing at 10 Breeze Hill Road

Northport, New York 11768 - Tax Map Lot # 0400-.015.00-01.00-004.000

SUBJECT: **Comments and Feedback of DEIS submitted by the applicant, The Preserve at Indian Hills, LLC Subdivision application,** pursuant to Section 198-114 of the Zoning Code

==========

WE DO NOT WANT A CITY OF TOWNHOMES IN OUR BACKYARD. WE OPPOSE THE ENTIRE APPLICATION.

Please see below email regarding the following Subject for which ZERO substantive reply has been received from the Mr. Aloisio or the Planning Board, other than confirmation of receipt of email.

Subject: Indian Hills Preliminary Hearing on Subdivision Application - Request to Postpone Hearing, scheduled for November 20 ,2019
Pending the Decision of the Petition and Applications filed with the Zoning Board of Appeals for Interpretative Relief pursuant to Section 198-109 (B) of the Town of Huntington Town Code

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-----Original Message-----
From: creativeminesllc <creativeminesllc@aol.com>
Sent: Fri, Oct 11, 2019 10:56 pm
Subject: Indian Hills Preliminary Hearing Subdivision - Request to Postpone Public Hearing scheduled for 11/20/2019

-----Original Message-----
From: Planning <Planning@HuntingtonNy.gov>
To: creativeminesllc@aol.com <creativeminesllc@aol.com>
Sent: Fri, Oct 11, 2019 12:20 pm
Subject: RE: Indian Hills Preliminary Hearing Subdivision - Request to Postpone Public Hearing scheduled for 11/20/2019

Your email has been logged in and forwarded to Anthony & the Planning Board.

Planning Department
Town of Huntington
Town Hall
100 Main Street (Rm. 212)
Huntington, NY 11743
(631)351-3196

From: creativeminesllc@aol.com [mailto:creativeminesllc@aol.com]
Sent: Friday, October 11, 2019 11:33 AM
To: Anthony Aloisio; Planning
Cc: TownAttorney; Eugene Cook; Joan Cergol; Chad A. Lupinacci; metrotvr@msn.com; jshoya@aol.com; Dawn Martin; dbergerlaw@verizon.net; egathman@gathbenlaw.com; jbennett@gathbenlaw.com; ZBA; cwalsh@huntingtonny.gov
Subject: Indian Hills Preliminary Hearing Subdivision - Request to Postpone Public Hearing scheduled for 11/20/2019

To: Mr. Anthony Aloisio and Town of Huntington Planning Board

From: Theresa and Matthew Federico, Interested Party in The Preserve at Indian Hills Subdivision Application

Date: October 11, 2019

Subject: Indian Hills Preliminary Hearing on Subdivision Application - Request to Postpone Hearing, scheduled for November 20 ,2019
Pending the Decision of the Petition and Applications filed with the Zoning Board of Appeals for Interpretative Relief pursuant to Section 198-109 (B) of the Town of Huntington Town Code

Please see attached to this email an Application and Petition filed with the Zoning Board of Appeals on Friday, September 27, 2019 by Darrin Berger, ESQ.
representing Theresa and Matthew Federico and George and Joan Bubaris for Interpretative Relief pursuant to Section 198-109 (B) of the Town of Huntington Town Code seeking a decision from the Zoning Board of Appeals whether
The Preserve at Indian Hills, LLC may utilize the benefits of Cluster Development, pursuant to Section 198-118 of the Huntington
Town Code to build 98 townhomes on the Indian Hills Country Club Private Golf Course, while retaining the private status thereof, or
whether the applicant may only proceed with such development pursuant to Section 198-21-.3 Residence Open Space Cluster of the Huntington Town Code.

Town of Huntington, NY / Part II, General Legislatioin / Zoning
Article XVI Zoning Board of Appeals
§ 198-109 General powers.

B.
To decide any question involving the interpretation of a provision of the zoning regulations and to determine and establish the true location of district boundaries in a disputed case.

Also attached is a separate Application filed with the Zoning Board of Appeals on Thursday, September 26, 2019, by the Fort Salonga Property Owners Association
for the same Intepretative Relief pursuant to Section 198-109 (B) of the Town of Huntington Town Code seeking a decision from the Zoning Board of Appeals
regarding the The Preserve at Indian Hills, LLC subdivision application currently before the Planning Board and Request for a Hearing on this matter.

Based on the attached Planning Board Resolution dated 10/10/2019, to schedule the Preliminary Hearing on the Proposed Cluster Subdivison
by the applicant, The Preserve at Indian Hills, LLC for November 20, 2019:

I am formally requesting that the Planning Board hold off from holding the Preliminary Hearing and postpone the scheduled Preliminary Hearing on the Subdivision Application for The Preserve at Indian Hills, LLC currently scheduled for November 20, 2019, until the Zoning Board of Appeals holds their own Public Hearing and issues a Board Resolution on the Decision of the Petition and Applications filed for Intepretative Relief pursuant to Section 198-109 (B) of the Town of Huntington Town Code regarding the Indian Hills Subdivision application.

Please respond to this request by replying to the email.

Respectfully requested.

Theresa and Matthew Federico
10 Breeze Hill Road
Northport NY 11768

_____ CONFIDENTIALITY NOTICE _____: This e-mail transmission may contain confidential or legally privileged information that is exempt from disclosure under applicable law and is intended only for the individual or entity named in the e-mail address. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or reliance upon the contents of this e-mail is strictly prohibited. If you have received this e-mail transmission in error, please reply to the sender, so that the Town can arrange for proper delivery, and then please delete the message from your Inbox. Thank you

DATE: November 4 2019

TO: Town of Huntington Planning Board and Town of Huntington Department of Planning and Environment

FROM: Residents Theresa Federico and Matthew Federico residing at 10 Breeze Hill Road

Northport, New York 11768 - Tax Map Lot # 0400-.015.00-01.00-004.000

SUBJECT: **Comments and Feedback of DEIS submitted by the applicant, The Preserve at Indian Hills, LLC Subdivision application,** pursuant to Section 198-114 of the Zoning Code

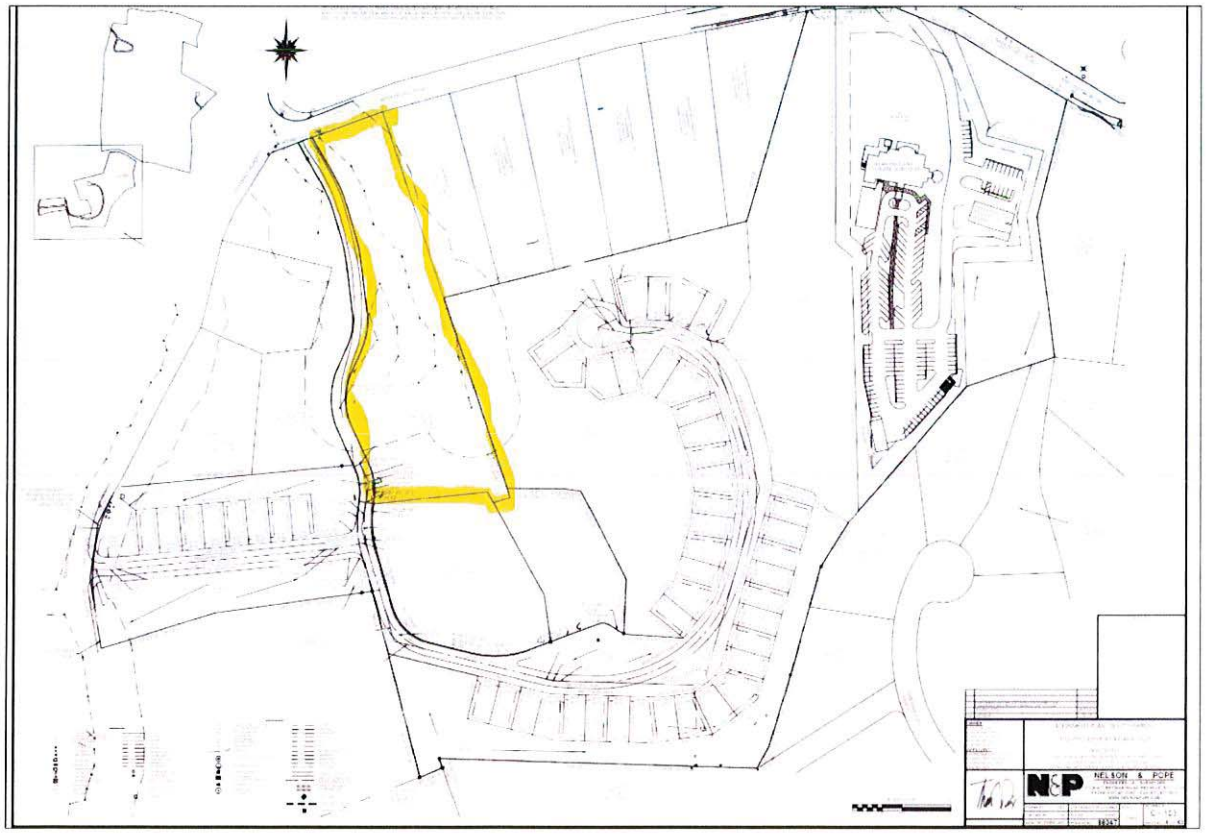
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WE DO NOT WANT A CITY OF TOWNHOMES IN OUR BACKYARD. WE OPPOSE THE ENTIRE APPLICATION.

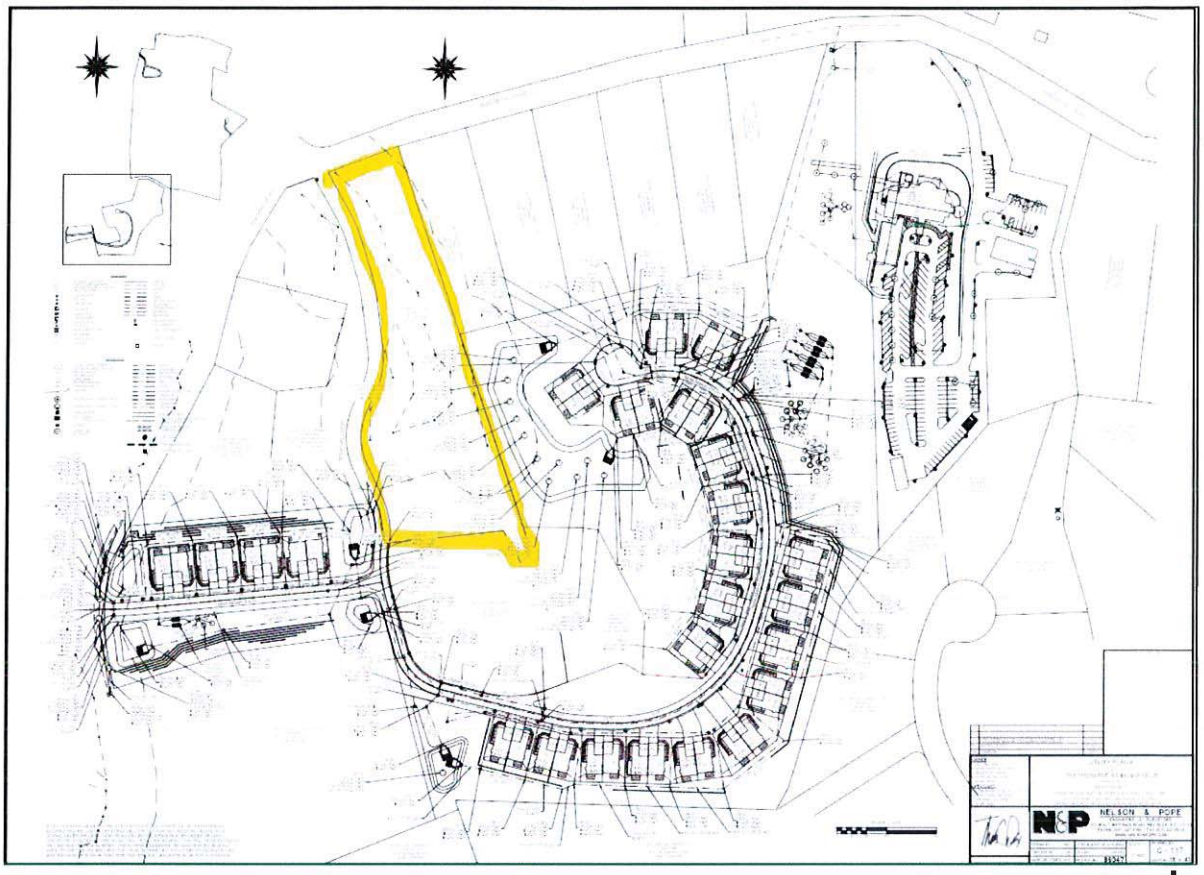
The proposal is proposing to expose our backyard to a CITY OF TOWNHOMES over towering our property and leaving ZERO barrier between our property and the proposed CITY OF TOWNHOMES.

C-290
Sec. 2.14

The yellow highlighted area our property.



25-Appendix B-1 Project Plans-FULL SIZE-UPDATED 7-11-19.pdf See Page 19 of 44



Our property is a 3.37 acre parcel, outlined in yellow highlight, and currently, we do not have any other house in sight and live in a private secluded wooded area.

Not only is ZERO Mitigation proposed to create a barrier for reducing noise levels and minimizing visual intrusion, odor etc., but the proposal is proposing to DESTROY AND REMOVE ALL TREES THAT CURRENTLY EXIST AND COMPLETELY REMOVE ALL BUFFERS between our property and the golf course property.

WIPING OUT THE ENTIRE WOODED AREA AND REMOVING ALL TREES AND ALL BARRIERS IS 100% UNACCEPTABLE AND WE OPPOSE THE PLAN IN ITS ENTIREY.

The proposal is an invasion of privacy, as the proposal is proposing to completely remove the entire wooded area between our property and golf course property on the South Side of Breeze Hill Road - Tax Map Lot # 0400-.015.00-01.00-011.000

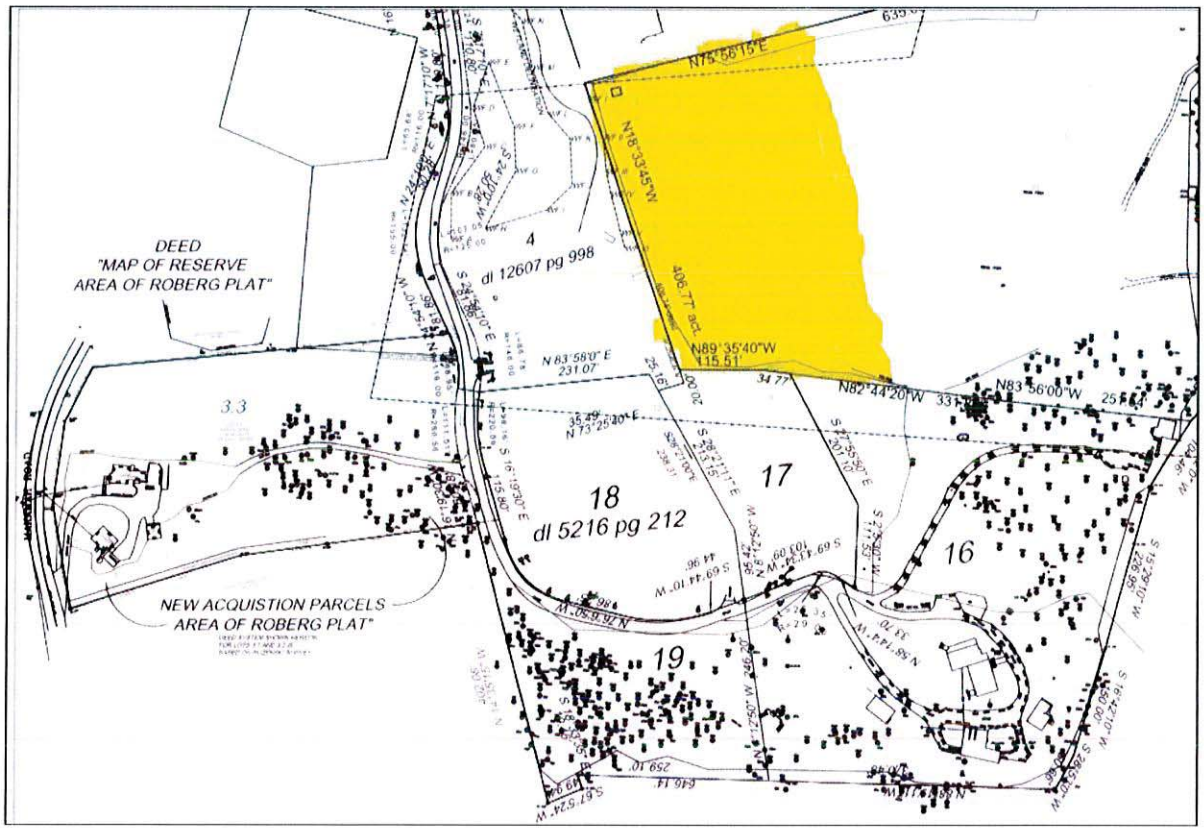
See Appendix B for TOTAL WIPEOUT and REMOVAL OF ENTIRE WOODED AREA between our property and golf course property on tax map lot 11.

As you will see in -Appendix B-4 Tree Preservation Plan, by proposing to preserve ZERO trees, the proposal is proposing to REMOVE ALL TREES IN THE ENTIRE WOODED AREA between our property, tax map lot 0400-.015.00-01.00-004.000 and the golf course property 0400-.015.00-01.00-011.000

Any Proposal should be adding barriers for noise, visual, odors, storm runoff and mitigations to adjacent properties, NOT removing all barriers that currently exist.

ZERO TREES ARE BEING PRESERVED, ADJACENT TO OUR PROPERTY.

COMPLETELY WIPEOUT OF ENTIRE WOODED AREA AND REMOVING ALL TREES IS TOTALLY UNACCEPTABLE. WE REJECT THIS PROPOSAL!!!!!!!!!!



.

The NYS DEC letter dated 10/16/2019 from Susan Ackerman, makes a specific reference that Figure 2-4 of the DEIS does not include the proposed map amendment as per the August 14, 2017 letter to the Town Supervisor (enclosed). See Exhibit

C-291
Sec. 2.2

The letter also states, Alternative outlined in section 1.4.2 of the EIS do not include an alternative in which no disturbance is proposed within the NYSDEC wetlands jurisdiction.

C-292
Sec. 2.20



Court development areas. **Alternatives outlined in section 1.4.2 of the EIS do not include an alternative in which no disturbance is proposed within the NYSDEC wetlands jurisdiction.** Alternatives which provide a setback of more than 100 feet must be evaluated. Clearing of the existing vegetative buffer must be minimized, especially in the wooded area adjacent to the Makamah Path development and the vegetated areas adjacent to the wetlands along Fresh Pond Court. Any vegetation which is removed will require justification and mitigation.

Figure 2-4 NYSDEC Wetlands Map does not include the proposed map amendment as per the August 14, 2017 letter to the Town Supervisor (enclosed).

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 1

RECEIVED

OCT 2 2019

TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

October 16, 2019

Director
Deputy Director
CG
CW
VC
Agenda
File

Christian Granelli
Town of Huntington Planning & Environment
100 Main Street
Huntington, NY 11743-6991

Re: Comments on the DRAFT/FINAL EIS
Preserve at Indian Hills/ Demetrius Tsunis/ Northwind Group LLC
(File #D-17-005-P)
1-4726-00666

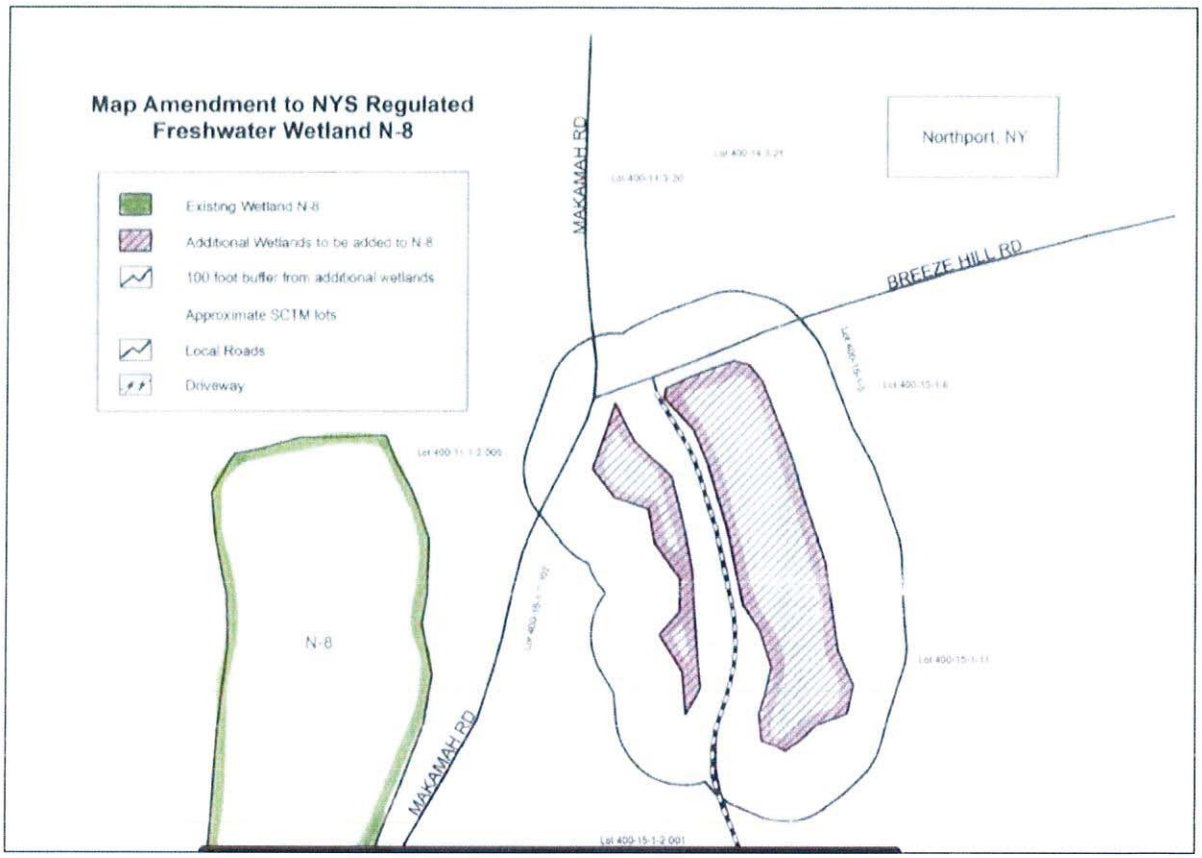
Dear Mr. Granelli:

Thank you for your August 22, 2019 Notice which offers the NYS Department of Environmental Conservation the opportunity to comment on DRAFT/FINAL EIS for the proposed cluster condominium development on the existing Indian Hills Golf Course.

The proposal to construct 98 condominiums & 1 clubhouse, reconfigure the existing golf course and expand the associated ponds will require Freshwater Wetland (Article 24) permits from this agency. NYSDEC Freshwater Wetland jurisdiction extends 100 linear feet landward of the Freshwater Wetland Boundary Line. Each of the 4 areas of proposed condos comes close to or is located within Article 24 jurisdiction. The project is located near of the Coastal Erosion Hazard Boundary Line (Article 34) and regulated Tidal Wetlands (Article25) are present at the north end of the property along the Long Island Sound.

The following comments apply Wetlands, Plants and Animals, and Coastal Resources.

- NYSDEC regulated Freshwater Wetlands are located near each area of the proposed condo development. The January 9, 2017 and the September 4, 2018 letters from this department state that all work, including clearing and grading must be kept greater than 100 feet from regulated freshwater wetlands. However, plans associated with the EIS including sheet C-112 show clearing, grading and construction of retention basins within 100 feet of the freshwater wetland areas adjacent to Makamah Path and Fresh Pond Court development areas. **Alternatives outlined in section 1.4.2 of the EIS do not include an alternative in which no disturbance is proposed within the NYSDEC wetlands jurisdiction.** Alternatives which provide a setback of more than 100 feet must be evaluated. Clearing of the existing vegetative buffer must be minimized, especially in the wooded area adjacent to the Makamah Path development and the vegetated areas adjacent to the wetlands along Fresh Pond Court. Any vegetation which is removed will require justification and mitigation.
- Figure 2-4 NYSDEC Wetlands Map does not include the proposed map amendment as per the August 14, 2017 letter to the Town Supervisor (enclosed).
- Figure 2-8 Habitat Map does not include the parcel to the south west immediately adjacent to Makamah Road.
- The New York Natural Heritage Program database indicates that endangered or


Map Amendment to NYS Regulated Freshwater Wetland N-8
Existing Wetland N-8
Additional Wetlands to be added to N-8
100 foot buffer from additional wetlands
Approximate SCTM lots
Local Roads
Driveway
Northport, NY
MAKAMAH RD
BREEZE HILL RD
N-8
MAKAMAH RD

threatened species could be present in the project area and vicinity including the long-eared bat. In 2.5.1 Existing Conditions, the DEIS indicates that there is potential summer roosting habitat for northern long eared bat (NLEB) on the site. It also states that NLEB's were not identified during the site visits, however it is unlikely that NLEB would be seen and identified by site visits alone. Section 2.5.1- Anticipated Impacts indicates that precautions could be taken to limit tree clearing to the winter months when the species is not present on Long Island. However, Section 2.5.3 Proposed Mitigation indicates that tree clearing will be limited to the period August 1 through May 31, and will avoid the period June 1 through July 31. NYSDEC has determined that the site appears to provide potential habitat for northern long eared bats. However, the subject property is currently not located within 1.5 miles of a known summer occurrence. Therefore, at this time, the associated tree clearing would not be considered a take. **No tree clearing should occur between April 1 and October 31 to avoid impacting roosting bats.**

Please forward any further correspondence regarding SEQRA reviews of this project to my attention at the above address.

Sincerely,

Susan Ackerman
Regional Permit Administrator
cc: NP&V

In accordance, with the Suffolk County Planning Commission 2012 Guidebook,

SHOULD THE SUBJECT APPLICATION BE IN THE VICINITY OF RESIDENTIALLY ZONED LAND THE PREMISES SHOULD BE ENCUMBERED BY APPROPRIATE OPERATIONAL RESTRICTIONS TO ADEQUATELY PROTECT NEARBY RESIDENCES (i.e. limitations on lighting, hours of operations, truck deliveries, garbage pick-up, truck idling, outdoor speaker systems, building alarms, trash compaction, etc.) When a commercial or industrial use is proposed adjacent to residential property, a buffer strip should be created to help preserve residential amenities from noise, dirt, and lighting created by commercial and industrial activities. **The buffer strip should contain either a natural wooded area or landscaped**

C-293
Sec. 2.3

earth berm.

adjacent to the right-of-way is open field, a landscaped earthen berm should be constructed. Utilizing a design that would place a large open space area between the railroad right-of-way and the new structures or amenities would be preferable in place of the wooded buffer or the landscaped earth berm.

Should the subject application be in the vicinity of residentially zoned land the premises should be encumbered by appropriate operational restrictions to adequately protect nearby residences (i.e. limitations on lighting, hours of operation, truck deliveries, garbage pick-up, truck idling, outdoor speaker systems, building alarms, trash compaction, etc.). When a commercial or industrial use is proposed adjacent to residential property, a buffer strip should be created to help preserve residential amenities from the noise, dirt, and lighting created by commercial and industrial activities. The buffer strip should contain either a natural wooded area or a landscaped earth berm.

- *Promote energy efficient site plan and subdivision design which encourages compact development and clustering to minimize energy use, encourage open space preservation and the efficient use of infrastructure.*

Design principles which discourage sprawl and encourage compact development can help to minimize sprawl, preserve open space and reduce energy consumption. These steps can also promote the more efficient use of infrastructure and increase the viability of public transit.

- *Incorporate "universal design" features into development projects in order to ensure that Suffolk County is equally accessible to all members of the community. See Appendix on SC Planning Commission website.*

Universal design principles are intended to improve access to homes, businesses and all development types for all members of the community including those with disabilities and seniors. Low cost modifications to design and construction standards can be a simple and effective method for improving the quality of life for a broad spectrum of community members. Building code and construction standards that incorporate such features as no-step entranceways, first floor bedrooms, first floor bathrooms and improved internal accessibility can dramatically improve the quality of life for a variety of individuals.

- *Whenever the shape and area of the parcel is such that a degree of flexibility in the layout of the subdivision is possible, the tract should be laid out as a cluster subdivision. A cluster design will help to preserve open space, preserve existing vegetation and avoid construction on steep hillsides. At the very least the tract should be granted a lot area modification so that the larger lots are located where there are steep slopes and the smaller lots are located where there are flatter slopes.*

- *No landlocked parcels should be created. A landlocked parcel is a parcel that does not have frontage on an existing or proposed public road and is dependent upon a right-of-way over adjacent parcel(s) for access. The creation of such lots is contrary to good subdivision layout principles and can create access problems for emergency and service vehicles. This lack of access could result in health, safety and welfare problems for the future residents of landlocked lots, not to mention potential disputes over the use and maintenance of any right-of-way over an adjacent parcel that may be created for the purpose of access.*

The DEIS on page 2-4 addresses Storm water Runoff and states:

Storm water runoff which is not collected by parking lot runoff and catch basins for direct recharge to the subsurface **is directed towards lower elevations** to the north, east and west where it will be subject to evotranspiration processes, infiltrates overlying soils **or is transported to adjacent properties.**

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Sec. 2.3

Our property is directly adjacent to the golf course property and our property is lower elevation where the storm water will be directed. **The proposal for the Storm water Runoff to be transported to adjacent properties is completely UNACCEPTABLE.**

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Sec. 2.3

WE REJECT THIS PROPOSAL!!!!!!!!!!

Table 2-4
POND OUTFALL ANALYTICAL RESULTS (2016)

Parameter	Results	
	May, 2016	August, 2016
Total Kjeldahl Nitrogen	1.50 mg/l	5.90 mg/l
Total Nitrogen	1.73 mg/l	6.03 mg/l
Nitrate	0.23 mg/l	0.13 mg/l
Nitrite	ND	ND
Orthophosphate	ND	ND
Ammonia	ND	ND
Total Phosphorus	ND	1.75 mg/l

Notes: mg/l – milligrams per liter; ND – non detect

Groundwater Elevations and Flow

Water table contours from the USGS (2009) indicate that the groundwater table in the area of the site is encountered at an elevation ranging from sea level along the Long Island Sound to approximately seventeen feet in the southern end of the property. The topographic elevation across the site ranges from 0 feet to 157 feet above msl, resulting in a depth to groundwater ranging from 0 feet to approximately 155 feet below the site's ground surface. The project site is located on the north shore of Long Island indicating that groundwater flows towards the north and eventually discharges to the Long Island Sound. Water table elevations and contours are illustrated in **Figure 2-6**.

Stormwater and Drainage

Precipitation falling on the subject property is either recharged directly into the ground, evaporated, absorbed by plant life, captured by stormwater infrastructure, runs off to flatter and/or more pervious ground where it infiltrates the soil, or runs off to the network of ponds within the golf course where it evaporates, recharges or is transported off-site. Stormwater generated on the subject site that is not directly recharged, evaporated or absorbed and transpired by plant life, would flow toward lower elevations, which, in general, is from upper elevations downward to the north, south and east.

Stormwater runoff in the northern portion of the site generally drains from the ridgeline located in the northern end of the property to north towards the beach along Long Island Sound and to the south towards the glacial outwash valley located in the center of the property which contains the network of interconnected ponds. This outwash valley also receives runoff from higher elevations to the southwest as well as the northwest portions of the golf course. Precipitation within the outwash valley descends through the network of ponds and eventually exits the eastern end of the property where it flows to a drainage ditch on the west side of Fresh Pond Road.

Stormwater runoff in the southern portion of the property falls on the elevated plateau upon which rests the clubhouse and paved parking areas. Stormwater runoff which is not collected by parking lot leaching pools and catch basins for direct recharge to the subsurface is directed to lower elevations to the north, east and west where it will be subject to evapotranspiration processes, infiltrates overlying soils or is transported to adjacent properties.

We reject the proposal to install catch basins directly adjacent to our property. It is unclear from the DEIS what the setback is from our property to the catch basins.

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Sec. 2.3

It is also unclear exactly how the catch basins will function and whether they are below ground level or a structure above ground level.

There is a high water table on our property and adjacent properties and the ground is all clay. When it rains the water just sits on top of the soil.

We reject the proposal to install catch basins directly adjacent to our property. It is unclear from the DEIS how many feet the catch basins are from our property line.

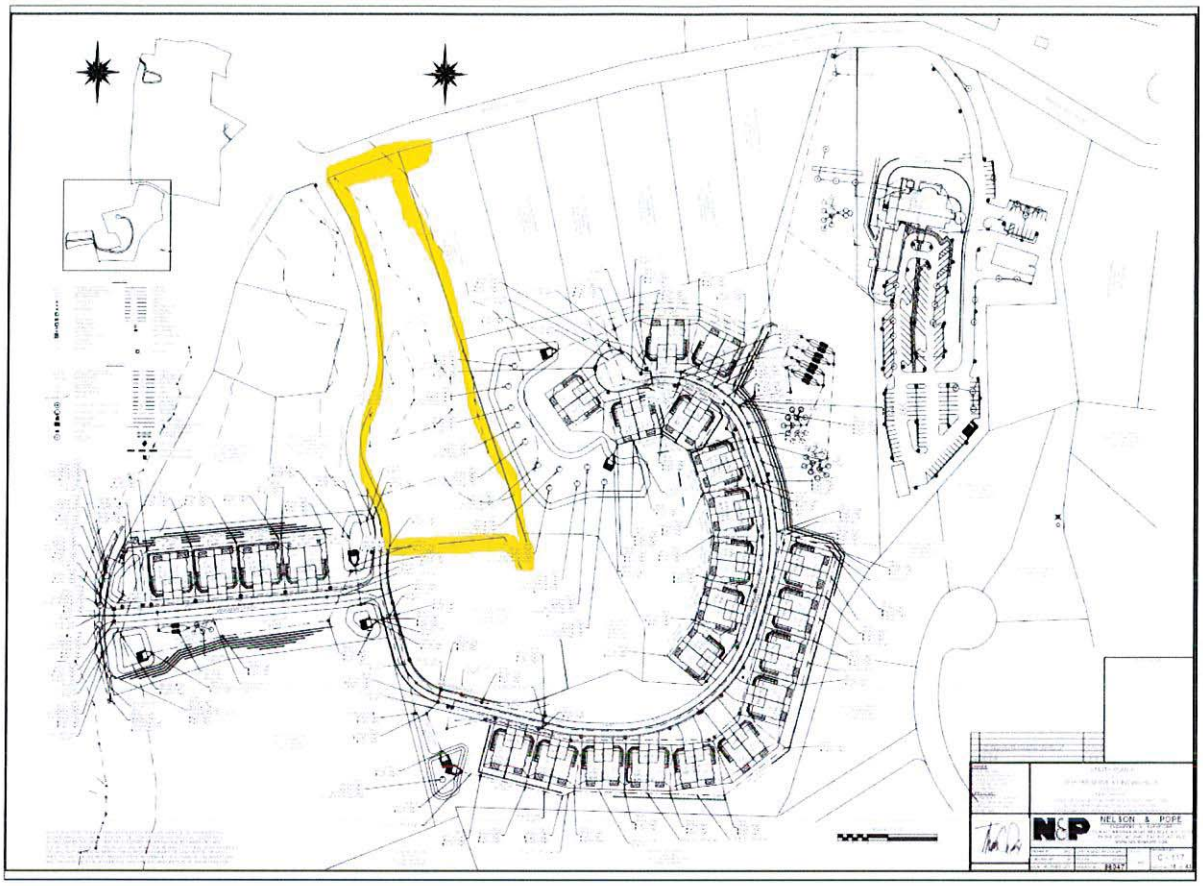
Any Building including Catch Basins need to be set back the greater of 100 feet from the Wetland area on our property or 50 feet from all exterior lot line on our property.

Table 3-1
ZONING AND DEVELOPMENT STANDARDS COMPLIANCE TABLE
(Cluster Golf Development in the R-40 Zone)

Parameter	Requirement	Proposed Development
Golf Course	Special Permit issued by the Zoning Board of Appeals pursuant to Town Code Section 198-110 Issuance of Special Permits and Special Exceptions.	Granted without any requirement specified for renewal or extension
Open Space	The preservation of the natural and scenic qualities of open lands in perpetuity	91%
Area per Dwelling Unit	Modified lots conforming to the minimum lot size and density requirements of the applicable zoning ordinance as well as all environmental and historical factors for cluster development	98 units based upon a Yield Map showing lots conforming to the minimum lot size and density requirements of the applicable zoning ordinance as well as all environmental and historical factors; a total of 98 units and continuation of a golf course on 154.56 acres
Maximum Bldg. Height	2 stories / 35 feet	2 stories / 35 feet
Front Yard Setback	Minimum 50 feet	Minimum of 10 feet
Rear Yard Setback	Minimum 50 feet	Minimum 10 feet
Side Yard Setback - Interior Lot	Combined total of 50 feet for two yards, 25 feet minimum for each yard	Combined total of 8 feet for two yards, 0 feet minimum for each yard
Building and Parking Lot Setback	A building and parking lot setback of at least fifty (50) feet in depth shall be provided, as measured from all exterior lot lines of the property under review. Any community building, recreational or related amenity developed for the exclusive use of residents of the cluster development must be set back at least fifty (50) feet from all exterior lot lines of the property under review.	At least 50 feet
Parking Spaces	Golf Course Clubhouse: Dining Area: 2,996 sq ft. x 1 / 50 sq ft. = 60 Stalls Golf Course: 18 Holes x 3 / Hole = 54 Stalls Driving Range: 12 Positions x 1 / 1 = 12 Stalls Community Golf Pro Shop: 3,750 sq ft. x 1 / 200 sq ft. = 19 Stalls Total General Parking Required = 145 Stalls Senior Housing: Independent Dwelling Unit: x 1.5 Stalls = 147 Stalls Total Residential Parking Required: 147 Total Sum Parking Required: 292	146 (general) + 196 (private, 2 car garage per unit) =Total Sum of 342 parking spaces

There are many issues with Storm water runoff flowing onto adjacent properties and proposed plan to install catch basins with Storm water flowing onto adjacent properties should be rejected. The issues and risks of Storm water runoff flowing onto adjacent landowners is unacceptable.

WE REJECT THIS PROPOSAL!!!!!!!!!!



The proposal to build a CITY OF 40 TOWNHOMES on the proposed Makamah Path is in violation of the Suffolk County Planning Commission Guidebook dated July 2012.

Section 4.8 Design of Chapter 4 – Policies and Guidelines Regarding County-wide Priorities states that NO LANDLOCKED PARCELS SHOULD BE CREATED.

A LANDLOCKED PARCEL IS A PARCEL THAT DOES NOT HAVE FRONTAGE ON AN EXISTING OR PROPOSED ROAD AND IS DEPENDENT UPON A RIGHT-OF-WAY OVER ADJACENT PARCEL(S) FOR ACCESS. THE CREATION ON SUCH LOTS IS CONTRARY TO GOOD SUBDIVISION LAYOUT PRINCIPLES AND CAN CREATE PROBLEMS FOR EMERGENCY AND SERVICE VEHICLES. THIS LACK OF ACCESS COULD RESULT IN HEALTH, SAFETY AND WELFARE PROBLEMS FOR FUTURE RESIDENTS OF LANDLOCKED LOTS, NOT TO MENTION POTENTIAL DISPUTES OVER THE USED OF MAINTENANCE OF ANY RIGHT-OF-WAY OVER AN ADJACENT PARCEL THAT MAY BE CREATED FOR THE PURPOSED OF ACCESS.

THE PROPOSAL TO BUILD 40 TOWNHOMES ON A LANDLOCKED PARCEL

The proposed townhomes on the south side of Breeze Hill Rd on the current driving range on Tax Map 0400-.015.00-01.00-011, 01.00-016 and 01.00-19 violates the Suffolk County Planning Commission guidebook which states that "No Landlocked parcels should be created."

C-297
Sec. 2.3

WE REJECT THIS PROPOSAL!!!!!!!!!!

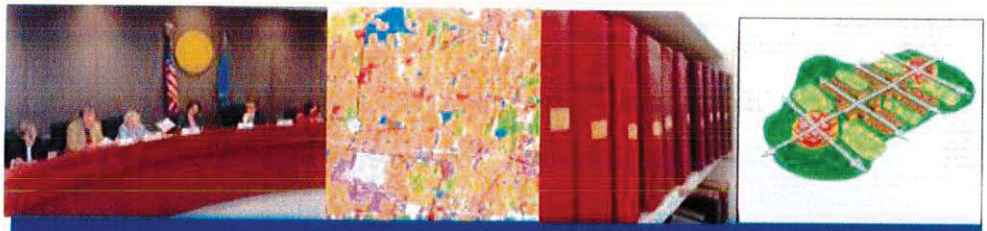
- *No landlocked parcels should be created. A landlocked parcel is a parcel that does not have frontage on an existing or proposed public road and is dependent upon a right-of-way over adjacent parcel(s) for access. The creation of such lots is contrary to good subdivision layout principles and can create access problems for emergency and service vehicles. This lack of access could result in health, safety and welfare problems for the future residents of landlocked lots, not to mention potential disputes over the use and maintenance of any right-of-way over an adjacent parcel that may be created for the purpose of access.*

2012

SUFFOLK COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT & PLANNING

July 2012

Suffolk County Planning Commission Guidebook



Policies and Guidelines for the Referral of Proposed Municipal Subdivision and Zoning Actions

Steven BELLONE
SUFFOLK COUNTY EXECUTIVE

PREPARED BY
SUFFOLK COUNTY DIVISION OF PLANNING & ENVIRONMENT

- *Promote access to the coastal zone and the preservation of water dependent uses.*

Suffolk County's maritime history is tied to the public's right to access the coastal zone and the preservation of those uses dependent upon the shoreline and associated water body for survival. Access to the coast preserves the public's right to enjoy the many recreational aspects of the coastal zone. In addition, the preservation of water dependent uses within the coastal zone promotes the region's tourist and maritime economies.

- *Promote environmental remediation associated with development proposals.*

4.8 Design

General Policy Goal: *Encourage high-quality and innovative design which incorporates universal design principles to positively shape the built environment for living, working, and playing. Sustainable design, which incorporates universal design principles, ensures that the built environment facilitates function, creates an identity of place, provides equal access to all members of society and strengthens a sense of community.*

Suffolk County is home to a diverse collection of communities including traditional pedestrian-oriented downtowns, exclusively residential villages and sprawling suburban neighborhoods dominated by strip commercial development.

Future design policies must protect the region's collection of successful and vibrant pedestrian-oriented downtowns and enhance those areas impacted by sprawl, congestion and a lack of community character.

Specific Design Policies:

- *Encourage flexibility of design in order to promote a mixture of uses in order to minimize traffic, encourage pedestrian activity and create a sense of place.*

- *Utilize green infrastructure to minimize community and environmental impacts and reduce both private and public development costs.*

- *Historic Assets. Many sites contain material and or buildings that are of historic value. To the greatest extent possible, the historic and or cultural attributes of these sites should be preserved for the enjoyment of future generations. The Commission may request that a site be examined closely to determine: (1) if portions of the site should be preserved, (2) if clearing, excavation and construction on the property should be delayed for a reasonable period of time to allow for the exploration, excavation and salvage of items of historic worth, or (3) whether alternatives should be explored for the adaptive reuse, relocation or preservation of historic structures.*

- *Noise and Other Impacts. When a tract of land abuts the right-of-way of a railroad, a vegetated buffer should be created along the right-of-way to help preserve any amenities created on site by reducing noise levels and minimizing visual intrusion. Where the area*

adjacent to the right-of-way is open field, a landscaped earthen berm should be constructed. Utilizing a design that would place a large open space area between the railroad right-of-way and the new structures or amenities would be preferable in place of the wooded buffer or the landscaped earth berm.

Should the subject application be in the vicinity of residentially zoned land the premises should be encumbered by appropriate operational restrictions to adequately protect nearby residences (i.e. limitations on lighting, hours of operation, truck deliveries, garbage pick-up, truck idling, outdoor speaker systems, building alarms, trash compaction, etc.). When a commercial or industrial use is proposed adjacent to residential property, a buffer strip should be created to help preserve residential amenities from the noise, dirt, and lighting created by commercial and industrial activities. The buffer strip should contain either a natural wooded area or a landscaped earth berm.

- *Promote energy efficient site plan and subdivision design which encourages compact development and clustering to minimize energy use, encourage open space preservation and the efficient use of infrastructure.*

Design principles which discourage sprawl and encourage compact development can help to minimize sprawl, preserve open space and reduce energy consumption. These steps can also promote the more efficient use of infrastructure and increase the viability of public transit.

- *Incorporate "universal design" features into development projects in order to ensure that Suffolk County is equally accessible to all members of the community. See Appendix on SC Planning Commission website.*

Universal design principles are intended to improve access to homes, businesses and all development types for all members of the community including those with disabilities and seniors. Low cost modifications to design and construction standards can be a simple and effective method for improving the quality of life for a broad spectrum of community members. Building code and construction standards that incorporate such features as no-step entranceways, first floor bedrooms, first floor bathrooms and improved internal accessibility can dramatically improve the quality of life for a variety of individuals.

- *Whenever the shape and area of the parcel is such that a degree of flexibility in the layout of the subdivision is possible, the tract should be laid out as a cluster subdivision. A cluster design will help to preserve open space, preserve existing vegetation and avoid construction on steep hillsides. At the very least the tract should be granted a lot area modification so that the larger lots are located where there are steep slopes and the smaller lots are located where there are flatter slopes.*

- *No landlocked parcels should be created. A landlocked parcel is a parcel that does not have frontage on an existing or proposed public road and is dependent upon a right-of-way over adjacent parcel(s) for access. The creation of such lots is contrary to good subdivision layout principles and can create access problems for emergency and service vehicles. This lack of access could result in health, safety and welfare problems for the future residents of landlocked lots, not to mention potential disputes over the use and maintenance of any right-of-way over an adjacent parcel that may be created for the purpose of access.*

10 BREEZE HILL ROAD BACKYARD VIEW BEFORE AND AFTER CITY OF TOWNHOMES

The DEIS references View 7, which is our backyard view for our property at 10 Breeze Hill Road, Northport, before and after the proposed cluster development for which can be seen on Page 16 and 17 of 60-Appendix M- PhotoSimulations_Before and After.pdf

C-298
Sec. 2.14

On page 3-26 of the DEIS, the following statement is a complete misrepresentation of the adverse effect of the CITY of cluster townhomes will have in our backyard claiming that the buildings are in a distance, and that they are attractive and that a fence partially screens massive 35 feet high buildings directly hovering over our backyard.

View 7 is from the driveway south of Breeze Hill Road west of the site, looking east toward the site. The new residential buildings are visible from this viewpoint, but are in the distance and partially screened by fencing. The buildings are attractive and typical of a residential landscape.

The reality is due to higher ground of the proposed buildings and the 35 feet height, the proposed cluster buildings of a CITY OF TOWNHOMES would be towering over our backyard and destroying the peace, serenity and privacy that currently exists.

We completely reject the following summary of View 7, our property at 10 Breeze Hill Road and challenge that this proposal is a Public Detriment, dramatically and adversely affecting our home value, privacy and quality of life for the financial benefit of the applicant.

In addition, our Property value will be adversely affected by removal of trees and the entire wooded area between our property and the golf course property on tax lot 0400-.015.00-01.00-011.000, which currently provides a barrier for privacy and visual, noise and lighting for which the plan provides Zero mitigation.

The DEIS is totally misleading and misrepresents the reality of the ***visual intrusion*** and effect of the noise, dirt, lighting, odors and storm water runoff on our adjacent property.

59 Appendix L- Site Photo of Existing conditions

60-Appendix M- PhotoSimulations_Before and After.pdf

DEIS Appendix M View 7 is our backyard. As you can see there is not a house or neighboring property in sight.

The proposal not only has ZERO MITIGATION, the proposal STRIPS US THE NATURAL WOODED AREA OF A BARRIER THAT CURRENTLY EXISTS.



VIEW 7 / EXISTING

50 Appendix M - Photosimulations Before and After.pdf and 10 more pages - Microsoft Edge

Page 3-26 of the DEIS completely minimizes, mispresents and understates the drastric invasion of privacy and visual impact of the CITY OF TOWNHOMES IN OUR BACKYARD.

The following statement in the DEIS should be viewed as the Applicant attempting to minimize and downplay the Drastric Visual Dominance and Devastation that the view of the CITY OF TOWNHOMES will have from our backyard:

"The new residential buildings are visible from this viewpoint, ***but are in the distance*** *and partially screened by fencing"*

The words, "but are in the distance" is a complete misrepresentation of the reality of the INVASION OF THE CITY OF TOWNHOMES directly within 50 feet of our backyard.

Even more preposterous is the comment that "The buildings are attractive and typical of a residential landscape."

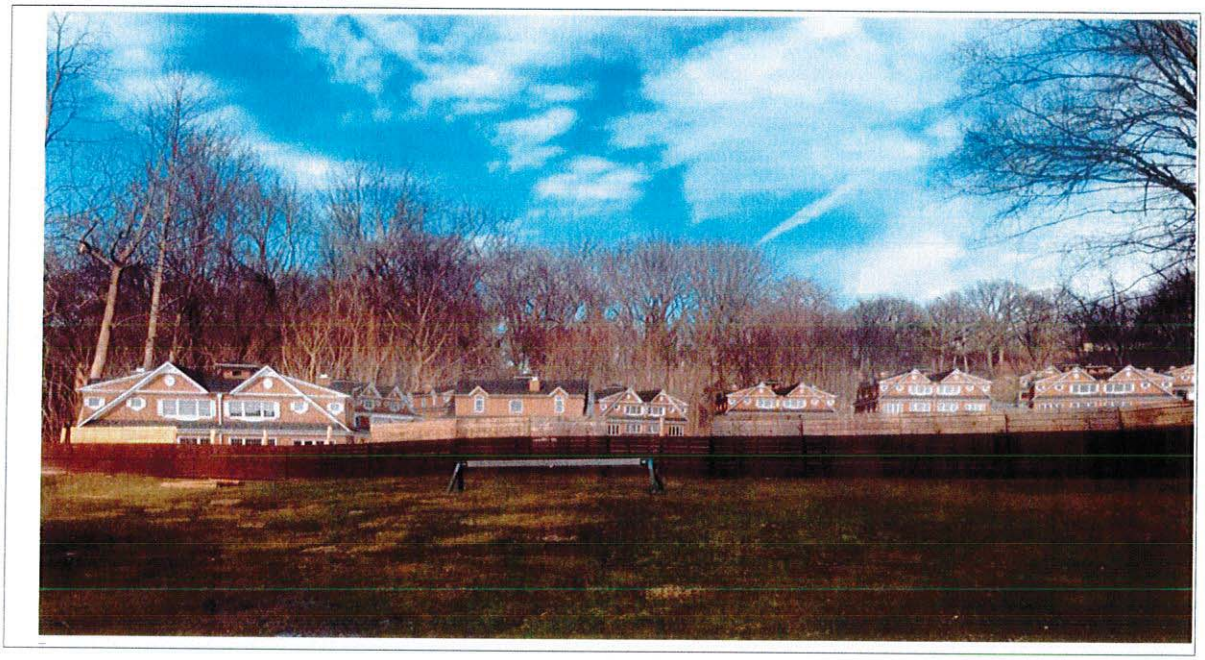
IT IS NOT TYPICAL IN ONE ACRE ZONING TO HAVE A CITY OF TOWNHOMES VIEWABLE WITH NO VISUAL BARRIER OR ANY OTHER TYPE OF BARRIER.

WE REJECT THIS PROPOSAL TO BUILD A CITY OF TOWNHOMES IN OUR BACKYARD!!!!!!!

THIS PROPOSAL IS NOT CONSISTENT WITH COMMUNITY CHARACTER.

THIS PROPOSAL IS A PUBLIC DENTRIMENT!!!!!


View 1 is from the driveway ~~south of Breeze~~ Hill Road west of the site, looking east toward the site. The new residential buildings are visible from this viewpoint, but are in the distance and partially screened by fencing. The buildings are attractive and typical of a residential landscape.



Page 3-26 of the DEIS

- View 5 is from Breeze Hill Road looking north across the site. The existing golf course and Long Island Sound are within view with residential units in the distance toward the west. The units are not a dominant feature of the landscape given their distance and smaller appearance, and the clustered location which fits within the setting of the existing golf course. An additional View 5 depiction is provided, which portrays what the site would look like if developed with single-family homes which would be more obtrusive (see **Section 5.0**).
- View 6 is from Green Knoll Court looking west toward the site. The view includes the existing structure and vegetation beyond which are the new residential buildings that are partially visible through the trees. The architecture is attractive, and the buildings are at a distance. The mass is minimized, and the views are screened, and there is also a topographic factor such that the buildings are downslope and therefore less obtrusive, with tree line visible above the buildings and an overall effect of minimized mass of the new structures.
- View 7 is from the driveway south of Breeze Hill Road west of the site, looking east toward the site. The new residential buildings are visible from this viewpoint, but are in the distance and partially screened by fencing. The buildings are attractive and typical of a residential landscape.
- View 8 is from Makamah Road looking east toward the site. This view depicts the proposed entrance road and residences associated with the new development. There is an attractive fence and gatepost feature, and the homes are somewhat distant from the road, which reduces the visual massing of the structures. There is a change in the visual character, but overall is not significant as the architecture is attractive and the view is typical of residential housing which is characteristic of the community.
- View 9 is from Makamah Road looking south toward the site. This view depicts the wooded areas and hill from the north looking south toward the subject property and there is no change from this viewpoint. The proposed project is not visible from this viewing location.

As noted, and in fulfillment of the Final Scope, these views were chosen to provide; views from adjacent residential properties; and, views from public vantage points including: roadways, Town owned properties, County owned properties and Long Island Sound. The photographs and visual simulations demonstrate that the project site is presently occupied by a country club operation, characterized by open vistas across golf course vegetation (both the fringe of former woods kept as a visual buffer and tended fairways, tees and greens), wetlands and rolling terrain. The overall views of the golf course will not be significantly altered; however, residential use that is characteristic and common in the neighborhood will be introduced. The proposed residences will be setback a minimum of 50 feet from adjacent land to the east, west and south. All homes will comply with R-40 district's 35-foot building height standard and contain no more than 2½ stories. As part of the improvements, the applicant must install street trees which will assist with visual screening. Decorative street lighting will line one side of each of the streets and, like the street trees, will also be spaced at 40-foot intervals. Tree protection will be installed five feet from the outer drip line of trees proposed for retention in construction zones to remain to ensure that workers are aware that the trees are present and must be protected. Individual building lots will include typical landscape installations for foundation and yard plantings. The architecture is attractive and the views of the new uses are limited. The distance from viewpoints and vegetative screening reduces the visual dominance and massing of the new uses, but overall, the use is consistent with neighborhood character, and most important, the existing golf course will be retained.

The clubhouse area will be modified by placing a new clubhouse north of the existing clubhouse. The footprint of the clubhouse will remain the same, but a new building will be constructed nearer Breeze Hill Road. This building is expected to be visible from Breeze Hill Road, but will be

The

It is indisputable that our property values will decrease and the property values of all other adjacent properties with CITY OF TOWNHOMES in their backyard will decrease.

We urge the Planning Board to reject this proposal and evaluate the DEVASTING EFFECT THIS PROJECT WILL HAVE ON OUR PROPERTY VALUES, ADJACENT HOMEOWNERS VIEWS AND THE QUALITY OF LIFE OF THE EXISITNG RESIDENTS !!!!

C-299
Sec. 2.1

DOUBLE DIPPING THE YIELD

The applicant is proposing **"Double Dipping"** on the Yield of one acre lots by continuing the current use of the property as the Indian Hills Country Club Private Membership Golf Course and to simultaneously utilize the Same Yield of the 1 acre lots to develop and build cluster homes.

A change in Zoning to Residential Open Space Cluster "R-OSC" is the exclusive method permitted by the TOH Town Code in order to both 1) maintain the current use of the Indian Hills Country Club Private Membership Golf Course and 2) also be permitted to develop and build cluster homes on the golf course property.

Absent an approval of change in zoning to R-OSC that is approved by the Town Board:
The Town of Huntington Town Code does not permit the owner of a TOH Private Golf Course to cluster homes on the golf course property that is currently zoned as R-40 and continue to maintain the current use as a Private Membership Golf Course.

C-300
Sec. 2.12

NO PUBLIC BENEFIT ONLY PUBLIC DENTRIMENT

There is ZERO Public Benefit to the proposal and only Public Detriment. The entire 150 + acre property will remain private and not be available for public use. The commercial enterprise for clubhouse to be in the catering business is just that – a business.
Running a commercial business for profit is NOT a benefit to the public.
The public has ZERO access to any of the benefits of the Private membership golf club.

The DEIS states on page 1-10, " The clubhouse is anticipated to be a two-story building with a lower level, which will provide an onsite amenity **FOR THE EXCLUSIVE USE OF THE HOMEOWNERS, MEMBERS AND GUESTS."**

There is **ZERO public benefit** as the Golf course property and the clubhouse are exclusively for the **HOMEOWNERS, MEMBERS AND GUESTS and NOT THE PUBLIC.**

We oppose knocking down the current clubhouse to build an enlarged clubhouse with the added commercial business of a premier Catering facility and Venue location. The proposal will add more vendor traffic for deliveries and the Catering business will expose the roads on Breeze Hill, Makamah Road and Fresh Pond Road to intoxicated drivers and jeopardize the safety of the residents. We oppose the added traffic, noise and activity associated with another Revenue Stream for the developer at the expense of the residents and community.

C-301
Sec. 2.3

clubhouse is connected to two (2) separate sanitary systems, one (1) for the kitchen and one (1) for the bathrooms. These structures will be removed and the sanitary systems, properly abandoned under the auspices of the SCDHS.

1.6 Project Description

1.6.1 Overall Subdivision Design

The proposed action involves a clustered subdivision of a 154.56-acre golf course property zoned R-40 (minimum one acre) Residence District to provide for the conservation and preservation of open space and the support of private recreational use in conformance with the Town of Huntington Horizons 2020 Comprehensive Plan Update (pg. 3-8). The proposed residential development will include 98 senior duplex townhomes and 1 clubhouse/fitness center lot. The development site is comprised of a total of seven (7) tax parcels located on the north and south sides of Breeze Hill Road, west of Fresh Pond Road, and east of Makamah Road in the hamlet of Fort Salonga, Town of Huntington, Suffolk County, New York. The buildings will be sited in areas where there is existing road access and clustered to preserve recreational open space in a single contiguous block. Access to the 48 town homes south of Breeze Hill Road will be provided via Makamah Road. Access to the 14 townhomes in the northeast corner of the subject site will be provided from Fresh Pond Road. Access to the 36 townhomes in the northwest corner of the subject site will be provided from Mystic Lane. Each of the proposed dwellings will be served by public water and I/A OWTS sanitary waste treatment systems approved by SCDHS. Simultaneous to subdivision, site plan review/approval will be required for the proposed development prior to the issuance of building permits. This DEIS will serve to address SEQRA requirements for both subdivision and site plan applications.

The proposed interior roadways will be privately owned and maintained by the HOA. The right of way and pavement width is proposed to be 30 feet wide to provide safe access to and within the site.

Several accessory structures are proposed in support of the proposed recreational-residential development: a 2 ½ story clubhouse located south of Breeze Hill Road and north of the existing clubhouse; retention of the existing golf pro shop as a fitness center for the residents of The Preserve at Indian Hills; and retention of the existing maintenance building located within an approximate 12,000 SF maintenance area on the northwest side of Fresh Pond Road. The clubhouse is anticipated to be two-story building with a lower level, which will provide an on-site amenity for the exclusive use of the homeowners, members and their guests. A 146 space parking area will be provided for employees and residents. Each residential unit will have parking for a minimum of two vehicles (196 spaces) for a project total of 342 spaces (146 + 196 = 342).

1.6.2 Conformance to Zoning and Other Development Regulations

The proposed subdivision fully complies with the zoning and use requirements of the district as set forth under § 198-14 of Town Code. The existing Special Use Permit authorizes the

It is a PUBLIC DENTRIMENT TO ALLOW BUILDING A CITY OF TOWNHOMES TO BE BUILT 50 FEET FROM A RESIDENTS PROPERTY LINE IN 1 ACRE ZONING.

As the DEIS states on page 3-14, "There should be a measurable qualitative or quantitative public benefit associated with any cluster development."

The proposal has ZERO public Benefit in exchange for cluster development as the DEIS states on page ES-7 Plans, "Access to open spaces on the Site will remain Private."

> The application is a proposal to financially benefit the developer at the expense and detriment of the adjacent homeowners and the community.
>
> The proposal is absolutely and inarguably inconsistent with the current community character of 1 acre residential homes in R-40 zoning in a heavily wooded area, in proposing to build a CITY of townhomes within 50 feet of an adjacent owner's property line with no ZERO mitigation of barriers for sound, lighting, visual privacy, odors, and overflow of silt and surface water runoff and sewage, sediment and other contaminants leading to health and safety concerns. The huge oversized ponds with standing water will breed mosquitoes, bugs, and other insect issues.

As the DEIS states on page 3-2, "The subject property is located within a low density suburban residential neighborhood in the Hamlet of Fort Salonga. Land surrounding the site is mostly developed with single-family residential lots, zoned R-40 (minimum one-acre)"

A City of Townhomes is NOT consistent with the character of the neighborhood and the proposal of ZERO barriers and/or buffers between the cluster town homes and our backyards vs. 1 acre residential homes, where a backyard faces a backyard, will inarguably decrease the property values of the 1 acre residential homes and the quality of life of the property owners.

The proposal to build a City in each adjacent property owner's backyard is an invasion of privacy and a proposal to destroy the serenity that came with 1 acre zoning that all current Property owner's counted on when purchasing their properties. **There is ZERO compatibility of the proposed cluster development with the community of 1 acre residences.**

NELSON AND POPE WETLAND DELINATION FOR PROPERTY AT 10 BREEZE HILL ROAD – INACCURATE – NOT MAPPED BY NYS DEC

The DEIS identifies a Wetland Delineation on our property at 10 Breeze Hill Road, on a map prepared by Nelson and Pope.

ANY Wetland Delineation presented in the DEIS is inaccurate, as the DEC has not formally mapped the Wetlands on our property at 10 Breeze Hill Road, Northport. Any marking, identification or reference in the DEIS or any map referencing the location of a Wetland Delineation on our property is a MISREPRESENTATION.

On or about June 2019, Ashley Crespo, a Nelson and Pope employee, showed up at our home, ringing our bell. I spoke to Ashely Crespo and she identified herself as an employee of Nelson and Pope and that she was working on the Indian Hills project. I asked her who sent her here and she said, Chuck Voorhis of Nelson and Pope and they are requesting access to our property to review the Wetlands.

C-302
Sec. 2.10

I refused to let the Ashley Crespo and her 2 co-workers that were with her, any access to the property.

Nelson and Pope has never had access to our property, and the NYS DEC has not had access to our property to evaluate a Wetland Delineation and I can confirm that no documented Wetland Delineation exists for our property at 10 Breeze Hill Road, Northport.

Any reference to a Wetland Delineation in the DEIS on our property, at 10 Breeze Hill Road, is a complete Misrepresentation.

22 FOOT DEEDED PRIVATE RIGHT OF WAY FOR ACCESS TO THE CITY OF TOWNHOMES IS A VIOLATION OF PROPERTY OWNER RIGHTS

THE PROPOSAL TO USE THIS PRIVATE RIGHT OF WAY IS CURRENTLY IN LITIGATION ON APPEAL

APPELLATE DIVISION SECOND DEPARTMENT INDEX # 2019-02503

WE OBJECT TO ANY PROPOSED USE OF THE PRIVATE RIGHT OF WAY FOR INGRESS OR INGRESS TO THE PROPOSED CITY OF TOWNHOMES



The hot pick outline displays the Private Right of Way that is currently used by 4 homes to access their property.

Appellate Division Docket No.: 2019-02503

NEW YORK SUPREME COURT
APPELLATE DIVISION - SECOND DEPARTMENT

WILLIAM C. BERG,

Plaintiff,

GEORGE BUBARIS, JOAN BUBARIS and THERESA M. FEDERICO,

Plaintiffs-Appellants,

-against-

MICHAEL J. CAHILL AS TRUSTEE OF THE MAUDE D. ROBERG REVOCABLE LIVING TRUST, MAUDE D. ROBERG REVOCABLE LIVING TRUST, TOWN OF HUNTINGTON, TOWN OF HUNTINGTON PLANNING BOARD, FORT SLONGO LLC, THE PRESERVE AT INDIAN HILLS, LLC and THE INDIAN HILLS CC, LLC,

Defendants-Respondents.

RECORD ON APPEAL

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BUBARIS & THERESA M. FEDERICO
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J. EDWARD GATHMAN, JR., ESQ.
NICHOLAS R. CIAPPETTA, TOWN ATTORNEY
Attorney(s) for Defendants-Respondents
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OF HUNTINGTON PLANNING BOARD
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egathman@huntingtonny.gov

[Respondent Counsel Continued on Reverse Side]

Printed on recycled paper

Suffolk County Clerk's Index No. 621195/2016

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apasca@ehalaw.com

DEIS MISREPRESENTS TOTAL WIDTH OF PRIVATE RIGHT OF WAY

The DEIS states, "The proposed interior roadways will be privately owned and maintained by the HOA. The right of way and pavement width is proposed to be 30 feet wide to provide safe access to and within the site."

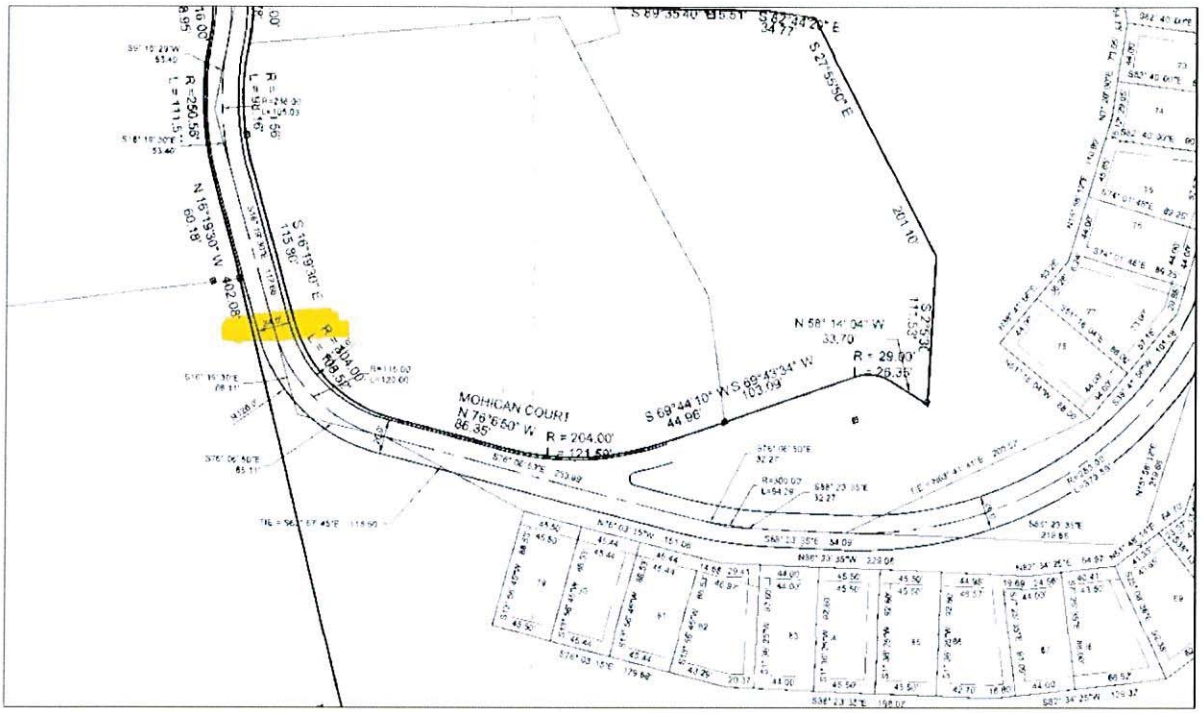
The DEIS in the 23-Overall Plan.pdf removed the markings of the 24 foot width of the Private Right of Way between Tax Lot 0400-.015.00-01.00-018.000 owned by William Berg at 6 Breeze Hill Road and the privately owned parcel on the other side of the Private Right of Way Tax Map 0400-.015.00-01.00-020.000 owned by Jeffrey Joseph Jerome at 20 Makahmah Road - the 24 foot width of the Private Right of Way was identified in the original map filed with the subdivision application ALIGNMENT PLAN- SOUTH PARCEL in Dec 2017 and it appears it was strategically removed in the map by Nelson and Pope presented in the DEIS - ALIGNMENT PLAN- SOUTH PARCEL in order to not raise issues on review of the actual width of the Private Right of Way.

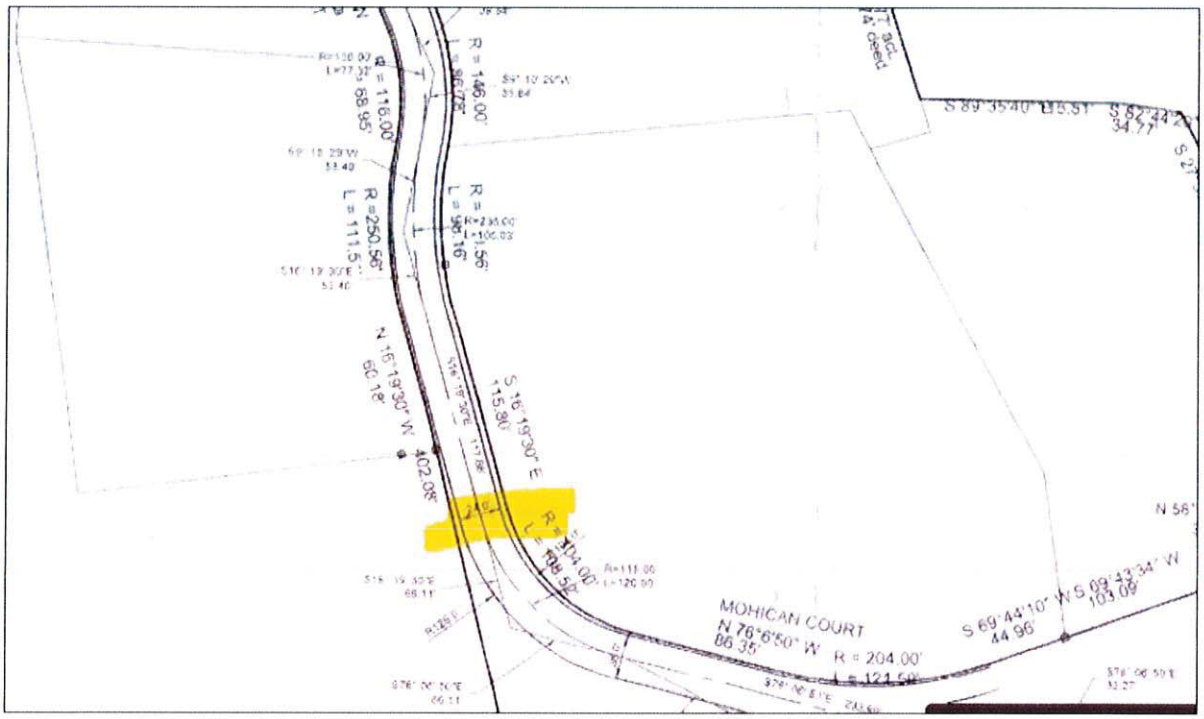
C-303
Sec. 2.16

It is indisputable that the clear marking of the Private Right of Way of 24 feet wide between the 2 properties prevents the Private Right of Way being widened to 30 feet.

All references in the DEIS are that all private roads will be 30 feet wide is a clear misrepresentation as the Private Right of Way cannot be widened to 30 feet. The original ALIGNMENT PLAN- SOUTH PARCEL submitted Dec 18, 2017 clearly identifies the road width as 24 feet and then the ALIGNMENT PLAN- SOUTH PARCEL submitted with the DEIS removes any identification of the width of the Private Right of Way.

Original ALIGNMENT PLAN- SOUTH PARCEL submitted Dec 18, 2017 – 24 feet width


MOHICAN COURT
N 76°6'50" W
86.35'
R = 204.00'
L = 121.58'
S 69°44'10" W
44.96'
S 69°43'34" W
103.09'
N 58°14'04" W
33.70'
R = 29.00'
L = 25.35'
S 27°55'50" E
201.10'
S 89°35'40" E
34.77'
N 15°19'30" W
60.18'
402.08'
S 15°19'30" E
115.90'
R = 250.56'
L = 111.51'
R = 116.00'
L = 68.95'
R = 146.00'
L = 86.75'
R = 235.00'
L = 96.16'
R = 304.00'
L = 109.50'


MOHICAN COURT
N 76°6'50" W
86.35'
R = 204.00'
L = 121.58'
S 69°44'10" W
44.96'
S 69°43'34" W
103.09'
N 15°19'30" W
60.18'
402.08'
S 15°19'30" E
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R = 116.00'
L = 68.95'
R = 146.00'
L = 86.75'
R = 235.00'
L = 96.16'
R = 304.00'
L = 109.50'

RECEIVED

DEC 28 2017

TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

NO.	REVISION	DATE

OWNER
I.H.C.C., INC. AND
ROBERG REVOCABLE TRUST
21 BREEZE HILL ROAD
NORTHPORT, NY. 11768
(631) 261 - 5700

APPLICANT:
THE PRESERVE AT INDIAN HILLS
1 RABRO DRIVE, SUITE 102
HAUPPAUGE, N.Y. 11788
(631) 361 - 4000

ALIGNMENT PLAN - SOUTH PARCEL

FOR

THE PRESERVE AT INDIAN HILLS

SITUATED AT

NORTHPORT

TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK

S.C.T.M.: DISTRICT: 0400, SECT. 014, BLK. 04, LOTS 1 AND 2
DISTRICT 0400, SECT. 015, BLK. 01, LOTS 11, 12, 16, 19 AND 22

NELSON & POPE
ENGINEERS & SURVEYORS
572 WALT WHITMAN ROAD, MELVILLE, N.Y. 11747
PHONE (631) 427-5665 FAX (631) 427-5620
WWW.NELSONPOPE.COM

DRAWN BY: GEO	CADD No.: 86047 PM.DWG	SCALE: 1"=60'	DRAWING NO.: C - 102
CHECKED BY: JM	FILE NO.: 400-014		
DATE: DECEMBER, 2017	PROJECT NO.: 86047		SHEET NO.: 3 of 36

Photo of Private Right of Way – clearly the width of the Private Right of Way is an issue and hazard for 2 cars passing

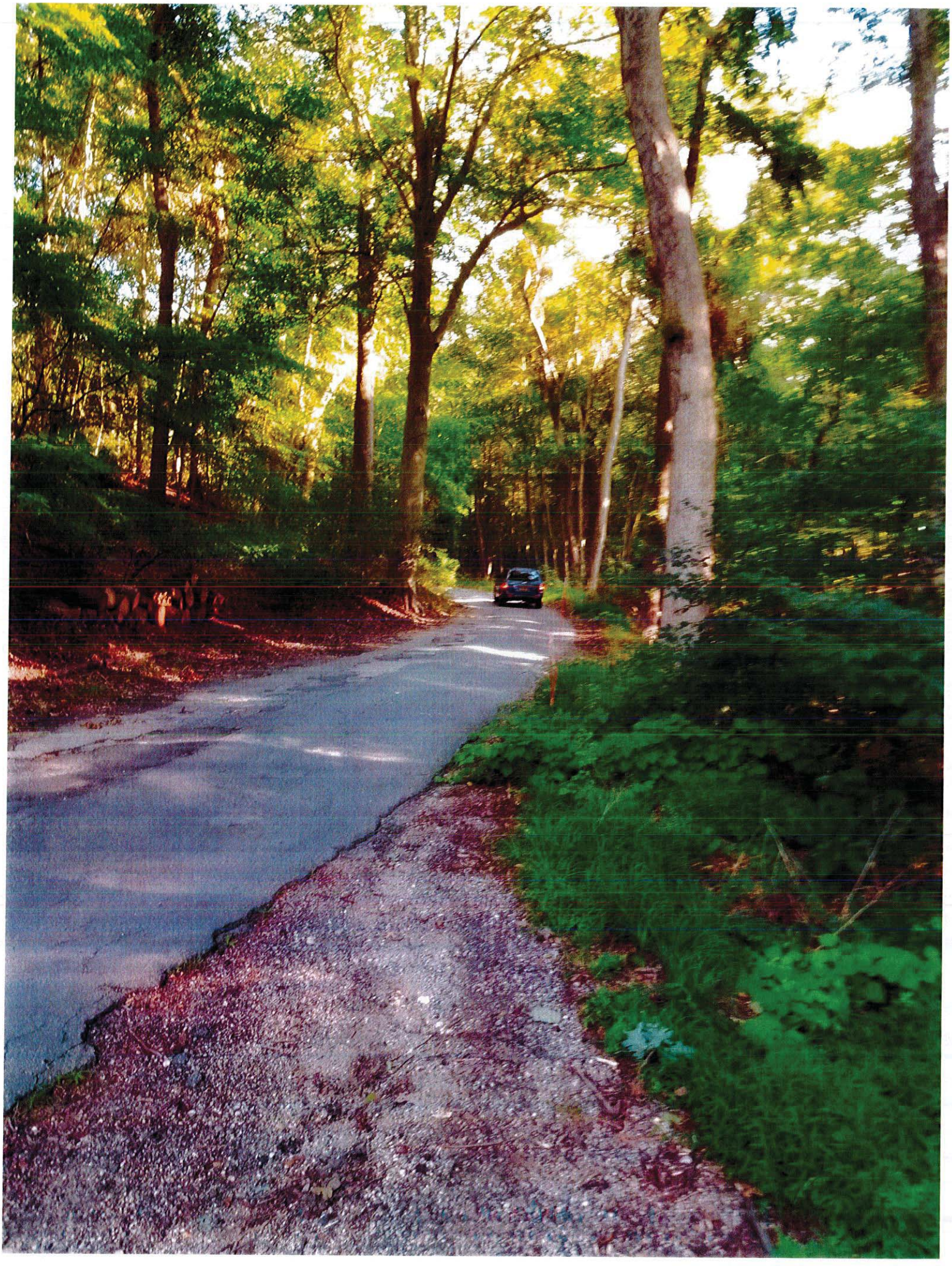


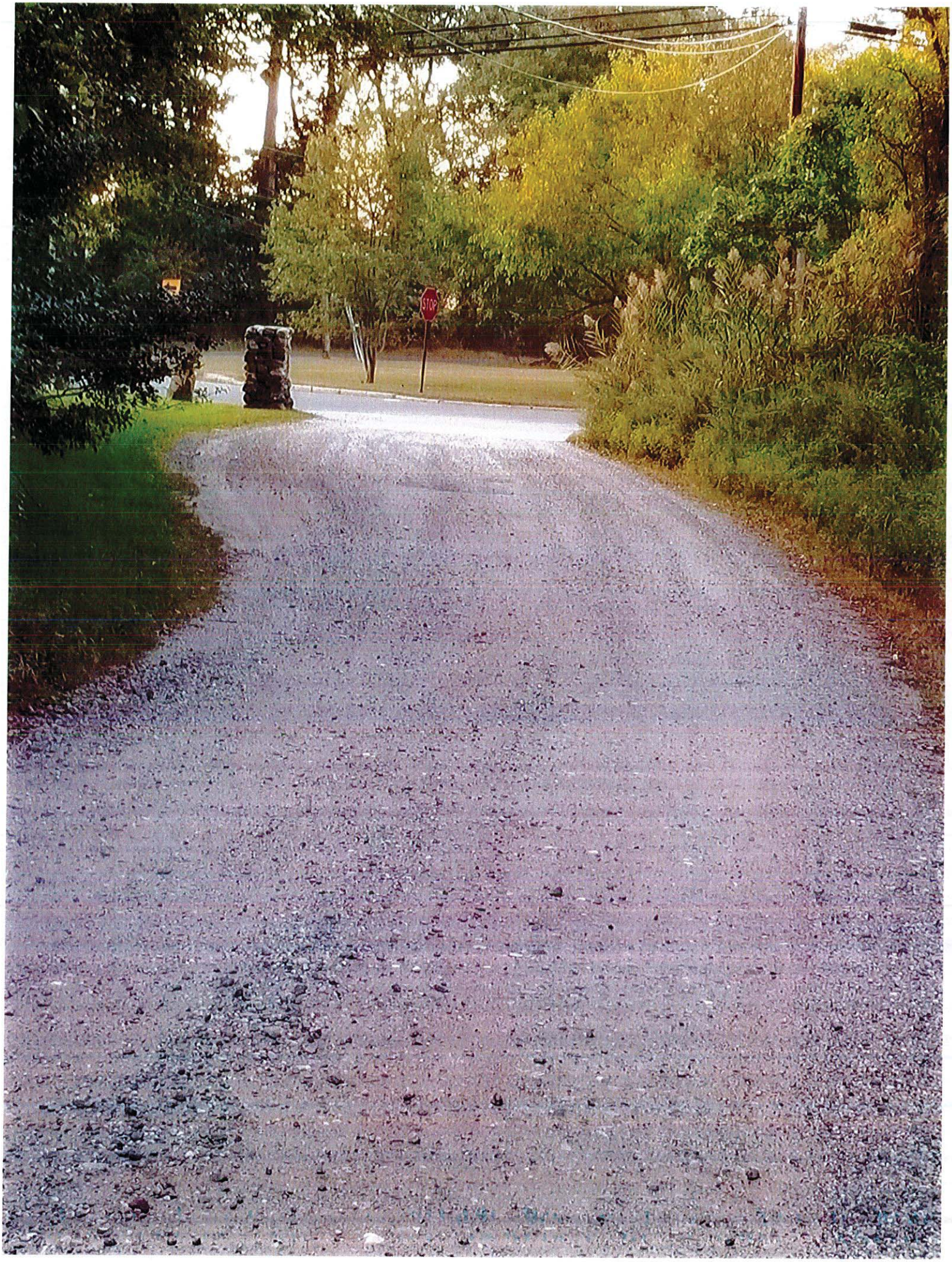


Photo of Private Right of Way – clearly the width of the road is an issue and hazard for 2 cars passing

#2






STOP



RE: **The Preserve at Indian Hills**

TO: Zoning Board of Appeals
FROM: Fort Salonga Property Owners Association (FSPOA)
DATE: September 26, 2019
RE: The Preserve at Indian Hills – Request for Zoning Interpretation

Please accept this as a formal request for an interpretation of the Town Zoning Code pursuant to §198-109 (B) "to decide any question involving the interpretation of a provision of the zoning regulations".

Specifically, we are appealing the Planning Board's decision, supported in a memorandum dated August, 20th, 2019 (see attachment 1) by Town Attorney, Nicholas Ciappetta, that the proposed The Preserve at Indian Hills Development application is permitted to be developed under the Town's Residential R-40 clustered development code (Town Code §278 and Town Code §198-114).

C-304
Sec. 2.12

We strongly disagree with Planning Board's and Town Attorney's decision, and pursuant to 198-109 (B), and respectively request the Zoning Board of Appeals schedule a hearing for ZBA interpretation of the matter.

Our position is, we believe the Town Residential R-40 Town Code (§198-114) clearly does not permit a private golf course, or recreational club or catering hall. In fact, the Town Board understanding the "*conservation and preservation of open space and the support of private recreational endeavors, including private golf courses and recreational clubs*" is desirable, created a new zoning code in 2010 specially for that purpose, Residence Open Space Cluster District (R-OSC). R-OSC was enacted specifically for the potential development of private golf courses such as Indian Hills. Accordingly, the developer should apply for a change of zone from R-40 residential to R-OSC.

As many of us stated at the Planning Board Hearing on Wednesday, September 18th, with all due respect to the Planning Board, under Town and NYS law, only the ZBA is empowered to interpret the applicable Indian Hills zoning classification. Such interpretation may save the Town, Developers and the Residents years of litigation.

Below and attached is additional information in support of our position which we will present at the ZBA hearing in greater detail.

Respectfully,

FSPOA

ATTACHMENT 1

Date: Aug 20, 2019, 10:10
From: NCIAPPETTA@huntingtonny.gov
To: fspropertyowners@gmail.com, TownAttorney@huntingtonny.gov, NCIAPPETTA@huntingtonny.gov
Cc: CLUPINACCI@huntingtonny.gov, AAloisio@HuntingtonNY.gov, JWAGNER@huntingtonny.gov, dnlglz@tutanota.com
Subject: RE: Indian Hills Country Club Subdivision Application

Good morning,

I write with respect to your below email and letter dated July 26, 2019, concerning the subdivision application at Indian Hills Country Club in Fort Salonga.

As an initial matter, I note that the first paragraph of your email/letter incorrectly implies that I agreed to provide written comments in response to your concerns. However, I clearly stated that while this is normally the domain of the counsel to the Planning Board, I would nonetheless be willing to take a fresh look at the matter including any arguments raised in a letter from the Fort Salonga Property Owners Association. Having done such a review, I reach the conclusion that the Town of Huntington Planning Board does in fact have the authority under New York Town Law Section 278 and Huntington Town Code Section 198-114 to consider the developer's request for cluster development. As this email is not intended as a final administrative determination, I will not respond to every argument made in your four-plus page letter, which contains no case law.

It is important to note at the outset that a cluster development is no more than "an alternative permitted method for the layout, configuration and design of lots, buildings, and structures … in order to preserve the natural and scenic qualities of open lands." New York Town Law Section 278(1)(a). Thus, cluster development serves a completely different function than a change of zone application. This is patently obvious from the language of Town Law Section 278(3)(b) which states that the cluster development shall not result in a number of building lots or dwelling units that exceed the number which could be permitted "if the land were subdivided into lots **conforming to the minimum lot size and density requirements of the zoning ordinance or local law applicable to the district or districts in which such land is situated**…." (emphasis added). Thus, a cluster development provides limited relief to an applicant to allow for more efficient use of a parcel of land that may contain unusual features. A zone change is a much more substantive change, however, as it permits deviation from density requirements and the waiving or amending of use restrictions, neither of which are possible under cluster development. The Indian Hills application fits perfectly within the purpose of Town Law Section 278 as the developer is seeking an alternative layout in order to preserve the

natural and scenic qualities of the golf course. The application does not change the density or use restrictions. Additionally, as held in a similar case (Bates v. Planning Board of the Town of Huntington, 297 A.D.2d 806 (2nd Dept. 2002)), the Huntington Town Code provides that the Planning Board may approve a cluster development in any zoning district in the Town, including R-40 Residence District. See Huntington Town Code Section 198-114. As such, I do not agree that this application is required to be reviewed as a change of zone application to be heard by the Town Board.

Your letter also takes issue with the Planning Board's density calculation and suggests that the golf course cannot be part of such calculation. Once again, there is no legal support for your argument. Moreover, if your argument were accepted, it would defeat the entire purpose of Town Law Section 278 as the developer could simply decide to eliminate the golf course, build upon it, and end up with a maximum yield that is greater than that which you maintain could be built under a cluster development.

Please know that I spent a significant amount of time reviewing your letter, meeting with staff from the Planning Department, and reviewing case law in order to conclude that the Planning Board is not proceeding improperly or in excess of its jurisdiction.

Sincerely,

Nicholas R. Ciappetta, Esq.
Town Attorney/Deputy Town Supervisor
Town of Huntington
Town Hall
100 Main Street
Huntington, New York 11743
631-351-3042 (P)
631-351-3032 (F)
NCiappetta@HuntingtonNY.gov

Huntington
Long Island, NY

From: Fort Salonga Property Owners Assoc.
[mailto:fspropertyowners@gmail.com]
Sent: Friday, July 26, 2019 2:57 PM
To: TownAttorney
Cc: Chad A. Lupinacci; Anthony Aloisio; Jonas Wagner; dnlglz@tutanota.com
Subject: Indian Hills Country Club Subdivision Application

July 26, 2019
Dear Mr. Ciappetta,

Thank you once again for your time during the discussion on July 17, 2019 with Supervisor Lupinacci, Anthony Aloisio and Jonas Wagner concerning the ongoing subdivision application referenced above. We are writing to follow-up on the discussion and to provide you with written comments related to our concerns over the way the application is being processed. We also appreciate your willingness to provide written comments in response to our concerns.

We stress that we have intentionally limited our concerns to the question of whether the Planning Board has the authority under the Town Code to process the application as a Cluster Subdivision. We reserve the right to raise additional concerns, including potential environmental impacts, at the proper forum and time.

For the reasons stated below, we believe that the Planning Board does not, in fact, have the statutory authority to process the application. It is our belief that the appropriate forum for the application is, instead, a Change of Zone application before the Town Board. As you are aware, the application, was in fact, originally submitted as a Change of Zone application.

1. **The Proposed Mixed-Use Golf Course and Residential Development is Not a Permitted Use in the R-40 Residence District**. The R-40 Residence District permits single-family homes on lots that maintain a minimum lot area of 43,560 square feet among other uses. In addition, the Zoning Board of Appeals, pursuant to 198-110(C)(5), is authorized to establish a golf course in a Residence District via a Special Permit application. However, The Preserve at Indian Hills is neither a single-family residence development nor a golf course but a mixed-use golf course and residence development, which is not permitted in the R-40 Residence District.

The Town Code should be interpreted to avoid conflicts between sections. In this instance, mixed-use golf course and residential developments are omitted from the litany of permitted uses in the R-40 Residence District. At the same time, such uses are included within the list of permitted uses within the Residence-Open Space Cluster (R-OSC) District. The simplest and most logical interpretation of these facts is that the

Town intended to exclude such uses from the R-40 District and to permit them within the R-OSC District. If the Town had intended to permit mixed-use golf course and residential developments within the R-40 District, it could have simply included them within the litany of permitted uses in said District, as it did in the R-OSC District.

2. **The Zoning Board of Appeals is not Authorized to Issue a Special Permit for a Mixed-Use Golf Course and Residence Development**. The Zoning Board of Appeals, pursuant to Town Code §198-110 (C)(5), may authorize the establishment of a "golf course" in a Residence District. However, there is no authority for the Board to authorize the establishment of a mixed-use golf course and residence development. The Preserve at Indian Hills is not simply a golf course or residence development but a mixed-use golf course and residence development. The prior special permit applications considered by the Zoning Board of Appeals, in conjunction with the existing Indian Hills Country Club, did not include any provisions for the development of a mixed-use development and Town Code §198-110 (C)(5) specifically omits any authority to do so.

3. **The Planning Board is not Authorized to Approve a Cluster Subdivision in connection with a Mixed-Use Golf Course and Residence Development**. Town Code §198-114 addresses cluster developments. The Cluster provisions in the Town Code omit any mention of golf courses, mixed use developments or private recreational uses. It states that any "*modification of the zoning regulations shall be made to provide an alternative permitted method for the layout, configuration and design of lots, buildings and structures, roads, utility lines and other infrastructure, parks and landscaping in order to preserve the natural and scenic qualities of open space including historic landmarks and sites.*"

It further states that "*any modification of the zoning regulations made by the Planning Board in connection with plat approval shall be limited to size of lot, minimum yard dimensions, location of buildings, location and extent of parking and loading areas and provision of public recreation areas, including parks and playgrounds, or public school sites.*" The private membership golf club involved in connection with the subject application is not a "public recreational resource, park or playground" as envisioned by the Town's Cluster Development code.

Additionally, pursuant to §198-114, the Planning Board is limited to modifying identified dimensional standards in conjunction with cluster subdivisions. The stated purpose of the Board's Cluster authority is to "preserve the natural and scenic qualities of open space..." There is no authority to utilize the cluster statute to preserve private recreational facilities such as golf courses.

Since the Cluster provision also specifically limits the authority of the Planning Board to vary certain dimensional standards to preserve the natural and scenic qualities of open space, it follows that the Board is statutorily prohibited from utilizing the Cluster provision to preserve recreational resources such as the Indian Hills Country Club. The application of the Cluster Statue to vary the permitted use of the property is simply prohibited by both Town and New York State Cluster provisions.

4. **The Preserve at Indian Hills Exceeds the Maximum Yield for Cluster Developments**. Town Law §278 (1)(a) states that a cluster development *shall mean a subdivision plat or plats, approved pursuant to this article, in which the applicable zoning ordinance or local law is modified to provide an alternative permitted method for the layout, configuration and design of lots, buildings and structures, roads, utility lines and other infrastructure, parks, and landscaping in order to preserve the natural and scenic qualities of open lands.*

Town Law §278 (2) further states that the purpose of Cluster Development is to *enable and encourage flexibility of design and development of land in such a manner as to preserve the natural and scenic qualities of open lands.*

Finally, Town Law §278 (3)(b) states that a *cluster development shall result in a permitted number of building lots or dwelling units which shall in no case exceed the number which could be permitted, in the planning board`s judgment, if the land were subdivided into lots conforming to the minimum lot size and density requirements of the zoning ordinance or local law applicable to the district or districts in which such land is situated and conforming to all other applicable requirements.*

In this instance, the density proposed in conjunction with the The Preserve at Indian Hills development greatly exceeds the maximum permitted density "if the land were subdivided into lots conforming to the minimum lot size and density requirements" associated with the R-40 Residence District. The yield analysis for the proposed mixed-use golf course and residence development, in fact, fails to allocate any portion of the property for the existing golf course. This results in a double counting of the lot area and an impermissible increase in development density in violation of both the Town Code and New York State Cluster provisions.

In addition to ensuring that the residential portion of the proposed mixed-use development conforms to the Town's applicable density and dimensional requirements, the applicant must set aside that portion of the property devoted to the golf course, club house, associated maintenance buildings, drainage, parking and access roads. Yield for the proposed townhouses must be limited to that portion of the property outside the boundaries of the golf course, club house and associated facilities.

The yield map submitted in connection with the subject application fails to allocate any of the property to the golf course, with the exception of the club house. This results in a dramatic increase in residential development density, in violation of both Town and County Cluster provisions.

5. **The Residence-Open Space Cluster District (R-OSC)**. The R-OSC District was specifically created in March of 2010 to address the type of mixed-use golf course and residential development envisioned by the developer. §198-21.3 Legislative Intent, specifically states that:

"*It is the intention of the Town Board to implement land use policies set forth in the Huntington Comprehensive Plan with specific reference to the conservation and preservation of open space and the support of private recreational endeavors. It further states that; "Owners of properties containing recreational uses may then fully yield their lots while preserving the recreational use and/or the aesthetic and scenic qualities of their properties.*" It is also noted that the Town's Cluster statute fails to provide any mention of the intent to "preserve private recreational endeavors."

The meeting minutes associated with the adoption of the R-OSC District clearly reflect the belief of the Town Board at the time that mixed-use golf course and residential developments were not permitted under then code provisions. Councilman Cuthbertson specifically stated at the time of adoption that,

"*The existing zoning does not accommodate what we're trying to accomplish. Specifically, what we're trying to accomplish is what was going to happen in the case of Cold Spring Harbor Cold Spring Hills Golf Course where there is a golf course where we want to preserve but still be able in case of a golf course that can't exist, that can't subsist financially anymore, that this can accommodate a situation where we can preserve open space and allow cluster development.*"

Councilman Cuthbertson goes on to state in unequivocal terms, "*I don't believe the existing zoning addresses nor can accommodate that situation.*"

In addition, the R-OSC District specifically permits more than one principle building. In fact, §198-21.3 (E)(4), is the only district that specifically states, "*More than one principal building may be placed on a lot.*" The omission of this language from all other Residence Districts is a clear reflection of the fact that multiple uses such as mixed-use golf course and residence developments were not envisioned within a single-family residence district such as R-40.

6. **The Greens at Half Hollow Planned Unit Development (PUD)**. Similar to the R-OSC District, The Greens at Half Hollow PUD was specifically created to address mixed-use golf course and residential development proposals such as the instant application. If a mixed-use golf course and residential development were permitted as of right in a residential single-family district such as R-40, there would have been no need for the creation of the PUD.

In summary, it is clear that the proposed mixed-use golf course and residential development is not a permitted use in the R-40 District. In addition, the Zoning Board of Appeals is not authorized to establish mixed-use golf course and residential developments under existing Special Permit provisions. Similarly, the Planning Board is not empowered under either Town Code or New York State Law to utilize Cluster Developments to preserve private recreational uses such as the Indian Hills Country Club. The Planning Board is also not authorized to use a Cluster Development to increase development density or to vary use district standards as proposed in

connection with the subject application. The fact that the applicant originally submitted this application as a Change of Zone to R-OSC District supports these conclusions.

Based upon the above, we are respectfully requesting that this matter be removed from consideration by the Planning Board and referred to the Town Board for review as a Change of Zone application. We look forward to your written response and thank you for your consideration of our concerns.

Sincerely,

John Hayes, Janice Conte, Christen Kuhn, Andrew Rapiejko

Fort Salonga Property Owners Association (FSPOA)
PO Box 321, Northport, NY 11768

ATTACHMENT 2

RE: **The Preserve at Indian Hills**

TO: Zoning Board of Appeals
FROM: Fort Salonga Property Owners Association (FSPOA)
DATE: September 26, 2019
RE: The Preserve at Indian Hills – Request for Zoning Interpretation

Please accept this as a formal request for an interpretation of the Town Zoning Code pursuant to §198-109 (B). The Preserve at Indian Hills is a Cluster Subdivision involving the development of ninety-eight senior townhouses along with the maintenance of the Indian Hills Country Club. The property consists of approximately 153 acres located in the community of Fort Salonga, north of NYS Route 25A.

Specifically, we are requesting that the Board render determinations on the following interpretations of the Zoning Code:

(1) Is a mixed-use golf course and senior housing development a permitted use in the R-40 Residence District (§198-14 and 198-13)?

(2) Is senior housing a permitted use in the R-40 Residence District (§198-14 and 198-13)?

(3) Does the Zoning Board of Appeals have the statutory authority to authorize a mixed-use golf course and senior housing development pursuant to §198-110 (C)(5) in the R-40 Residence District?

(4) Does the Planning Board have the authority to authorize a Cluster Subdivision pursuant to §198-114 in order to preserve a private membership golf club?

(5) According to Town Code §278 governing Cluster Subdivisions "the number of lots shall in no case exceed the number which could be permitted if the land were subdivided into conforming lots." The Planning Board determined that the number of lots permitted in connection with the Preserve at Indian Hills was ninety-eight townhouse lots along with one additional lot for the clubhouse associated with the golf course. The Planning Board, in reaching its determination on yield, failed to allocate any land for the existing golf course, which is proposed to be retained as a part of the re-development of the property. Does the determination on yield by the Planning Board violate Town and State Cluster provisions by failing to allocate any lot area to the golf course?

For the reasons stated below, we believe that the Planning Board does not, in fact, have the statutory authority to process the Preserve at Indian Hills as a Cluster Subdivision application. It is further our belief that a mixed-use golf course and senior housing development is not a

permitted use in the R-40 Residence District. Similarly, for the reasons outlined below, senior housing is also not a permitted use in the R-40 Residence District. In addition, it is our belief that the yield map adopted by the Planning Board in connection with the Preserve at Indian Hills is fundamentally flawed and inconsistent with both Town Law and the Huntington Town Code. Finally, it is our belief that the appropriate forum for the application is a Change of Zone application before the Town Board, rather than the pending Cluster Subdivision before the Planning Board.

We respectfully submit the following analysis to the Board for use in making its determination.

1. **The Proposed Mixed-Use Golf Course and Residential Development is Not a Permitted Use in the R-40 Residence District**. The R-40 Residence District permits single-family homes on lots that maintain a minimum lot area of 43,560 square feet among other uses. In addition, the Zoning Board of Appeals, pursuant to 198-110(C)(5), is authorized to establish a golf course in a Residence District via a Special Permit application. However, The Preserve at Indian Hills is neither a single-family residence development nor a golf course but a mixed-use golf course and residence development, which is not permitted in the R-40 Residence District.

The Town Code should be interpreted to avoid conflicts between sections. In this instance, mixed-use golf course and residential developments are omitted from the litany of permitted uses in the R-40 Residence District. At the same time, such uses are included within the list of permitted uses within the Residence-Open Space Cluster (R-OSC) District. The simplest and most logical interpretation of these facts is that the Town intended to exclude such uses from the R-40 District and to permit them within the R-OSC District. If the Town had intended to permit mixed-use golf course and residential developments within the R-40 District, it could have simply included them within the litany of permitted uses in said District, as it did in the R-OSC District.

2. **Senior Housing is Not a Permitted Use in the R-40 Residence District**. Senior housing is permitted in a number of Districts in the Town Code including R-RM Retirement Community District (R-RM) and The Greens at Half Hollow PUD (The Greens). Specifically, §198-21 (A)(1) of the R-RM District permits "senior housing" and "dwellings specifically designed for use and occupancy by persons fifty-five years of age and older…" are permitted pursuant to §198-21.2 (F)(1)(a) of the Senior Housing Subdistrict within The Greens PUD.

R-40 Residence District §198-14 (A)(1) states that a building or premises may be used for "any use permitted in the R-80 Residence District." §198-13 (A) of the R-80 Residence District lists a variety of permitted uses including, (1) Single-family dwellings, (2) Farm, nursery, truck garden, country estate, (3) Churches, temples, parish houses, convents, monasteries, (4) Public schools, (5) Private elementary and secondary schools, (6) Library, museum or art gallery, (7) Town park, playground, athletic field, beach, bathhouse, boathouse, marina or other Town recreational use, (8) Municipal parking field, (9) Fire Station and (10) Municipal water supply reservoir, tank, standpipe, pumping station or filter bed.

Notably, there is no provision for senior housing as a permitted use or Special Permitted use in the R-40 or R-80 Residence Districts. In addition, it is noted that the Town Code specifically distinguishes between single-family residences and senior housing as evidenced by the identification of senior housing as a separate and distinct use within The Greens PUD and the R-RM Retirement Community Districts.

Finally, the applicant cannot alter the variety of uses permitted within the R-40 Residence District through the voluntary imposition of covenants designed to restrict the age of the occupants of the proposed townhouses.

2. **The Zoning Board of Appeals is not Authorized to Issue a Special Permit for a Mixed-Use Golf Course and Residence Development**. The Zoning Board of Appeals, pursuant to Town Code §198-110 (C)(5), may authorize the establishment of a "golf course" in a Residence District. However, there is no authority for the Board to authorize the establishment of a mixed-use golf course and residence development. The Preserve at Indian Hills is not simply a golf course or residence development but a mixed-use golf course and residence development. The prior special permit applications considered by the Zoning Board of Appeals, in conjunction with the existing Indian Hills Country Club, did not include any provisions for the development of a mixed-use development and Town Code §198-110 (C)(5) specifically omits any authority to do so. As a result, the proposed mixed-use golf course and residential development is inconsistent with the previously issued Special Permit application(s) issued by the Board of zoning Appeals.

3. **The Planning Board is not Authorized to Approve a Cluster Subdivision in connection with a Mixed-Use Golf Course and Residence Development**. Town Code §198-114 addresses cluster developments. The Cluster provisions in the Town Code omit any mention of golf courses, mixed use developments or private recreational uses. It states that any "*modification of the zoning regulations shall be made to provide an alternative permitted method for the layout, configuration and design of lots, buildings and structures, roads, utility lines and other infrastructure, parks and landscaping in order to preserve the natural and scenic qualities of open space including historic landmarks and sites.*"

It further states that "*any modification of the zoning regulations made by the Planning Board in connection with plat approval shall be limited to size of lot, minimum yard dimensions, location of buildings, location and extent of parking and loading areas and provision of public recreation areas, including parks and playgrounds, or public school sites.*" The private membership golf club involved in connection with the subject application is not a "public recreational resource, park or playground" as envisioned by the Town's Cluster Development code.

Additionally, pursuant to §198-114, the Planning Board is limited to modifying identified dimensional standards in conjunction with cluster subdivisions. The stated purpose of the Board's Cluster authority is to "preserve the natural and scenic qualities of open space…" There

is no authority to utilize the cluster statute to preserve private recreational facilities such as golf courses.

Since the Cluster provision also specifically limits the authority of the Planning Board to vary certain dimensional standards to preserve the natural and scenic qualities of open space, it follows that the Board is statutorily prohibited from utilizing the Cluster provision to preserve recreational resources such as the Indian Hills Country Club. The application of the Cluster Statue to vary the permitted use of the property is simply prohibited by both Town and New York State Cluster provisions.

4. **The Preserve at Indian Hills Exceeds the Maximum Yield for Cluster Developments.** Town Law §278 (1)(a) states that a cluster development *shall mean a subdivision plat or plats, approved pursuant to this article, in which the applicable zoning ordinance or local law is modified to provide an alternative permitted method for the layout, configuration and design of lots, buildings and structures, roads, utility lines and other infrastructure, parks, and landscaping in order to preserve the natural and scenic qualities of open lands.*

Town Law §278 (2) further states that the purpose of Cluster Development is to *enable and encourage flexibility of design and development of land in such a manner as to preserve the natural and scenic qualities of open lands.*

Finally, Town Law §278 (3)(b) states that a *cluster development shall result in a permitted number of building lots or dwelling units which shall in no case exceed the number which could be permitted, in the planning board's judgment, if the land were subdivided into lots conforming to the minimum lot size and density requirements of the zoning ordinance or local law applicable to the district or districts in which such land is situated and conforming to all other applicable requirements.*

In this instance, the density proposed in conjunction with the The Preserve at Indian Hills development greatly exceeds the maximum permitted density "if the land were subdivided into lots conforming to the minimum lot size and density requirements" associated with the R-40 Residence District. The yield analysis for the proposed mixed-use golf course and residence development, in fact, fails to allocate any portion of the property for the existing golf course. This results in a double counting of the lot area and an impermissible increase in development density in violation of both the Town Code and New York State Cluster provisions.

In addition to ensuring that the residential portion of the proposed mixed-use development conforms to the Town's applicable density and dimensional requirements, the applicant must set aside that portion of the property devoted to the golf course, club house, associated maintenance buildings, drainage, parking and access roads. Yield for the proposed townhouses must be limited to that portion of the property outside the boundaries of the golf course, club house and associated facilities.

The yield map submitted in connection with the subject application fails to allocate any of the property to the golf course, with the exception of the club house. This results in a dramatic increase in residential development density, in violation of both Town and County Cluster provisions.

5. **The Residence-Open Space Cluster District (R-OSC).** The R-OSC District was specifically created in March of 2010 to address the type of mixed-use golf course and residential development envisioned by the developer. §198-21.3 Legislative Intent, specifically states that:

"*It is the intention of the Town Board to implement land use policies set forth in the Huntington Comprehensive Plan with specific reference to the conservation and preservation of open space and the support of private recreational endeavors. It further states that; "Owners of properties containing recreational uses may then fully yield their lots while preserving the recreational use and/or the aesthetic and scenic qualities of their properties.*" It is also noted that the Town's Cluster statute fails to provide any mention of the intent to "preserve private recreational endeavors."

The meeting minutes associated with the adoption of the R-OSC District clearly reflect the belief of the Town Board at the time that mixed-use golf course and residential developments were not permitted under then code provisions. Councilman Cuthbertson specifically stated at the time of adoption that,

"*The existing zoning does not accommodate what we're trying to accomplish. Specifically, what we're trying to accomplish is what was going to happen in the case of Cold Spring Harbor Cold Spring Hills Golf Course where there is a golf course where we want to preserve but still be able in case of a golf course that can't exist, that can't subsist financially anymore, that this can accommodate a situation where we can preserve open space and allow cluster development.*"

Councilman Cuthbertson goes on to state in unequivocal terms, "*I don't believe the existing zoning addresses nor can accommodate that situation.*"

In addition, the R-OSC District specifically permits more than one principle building. In fact, §198-21.3 (E)(4), is the only district that specifically states, "*More than one principal building may be placed on a lot.*" The omission of this language from all other Residence Districts is a clear reflection of the fact that multiple uses such as mixed-use golf course and residence developments were not envisioned within a single-family residence district such as R-40.

6. **The Greens at Half Hollow Planned Unit Development (PUD).** Similar to the R-OSC District, The Greens at Half Hollow PUD was specifically created to address mixed-use golf course and residential development proposals such as the instant application. If a mixed-use golf course and residential development were permitted as of right in a residential single-family district such as R-40, there would have been no need for the creation of the PUD.

In summary, it is clear that the proposed mixed-use golf course and residential development is not a permitted use in the R-40 District. Similarly, senior housing is not a permitted use within the R-40 Residence District. In addition, the Zoning Board of Appeals is not authorized to establish mixed-use golf course and residential developments under existing Special Permit provisions. Similarly, the Planning Board is not empowered under either Town Code or New York State Law to utilize Cluster Developments to preserve private recreational uses such as the Indian Hills Country Club. The Planning Board is also not authorized to use a Cluster Development to increase development density or to vary use district standards as proposed in connection with the subject application. The fact that the applicant originally submitted this application as a Change of Zone to R-OSC District supports these conclusions.

Based upon the above, we are respectfully requesting that this matter be removed from consideration by the Planning Board and referred to the Town Board for review as a Change of Zone application. We look forward to your written response and thank you for your consideration of our concerns.

Sincerely,

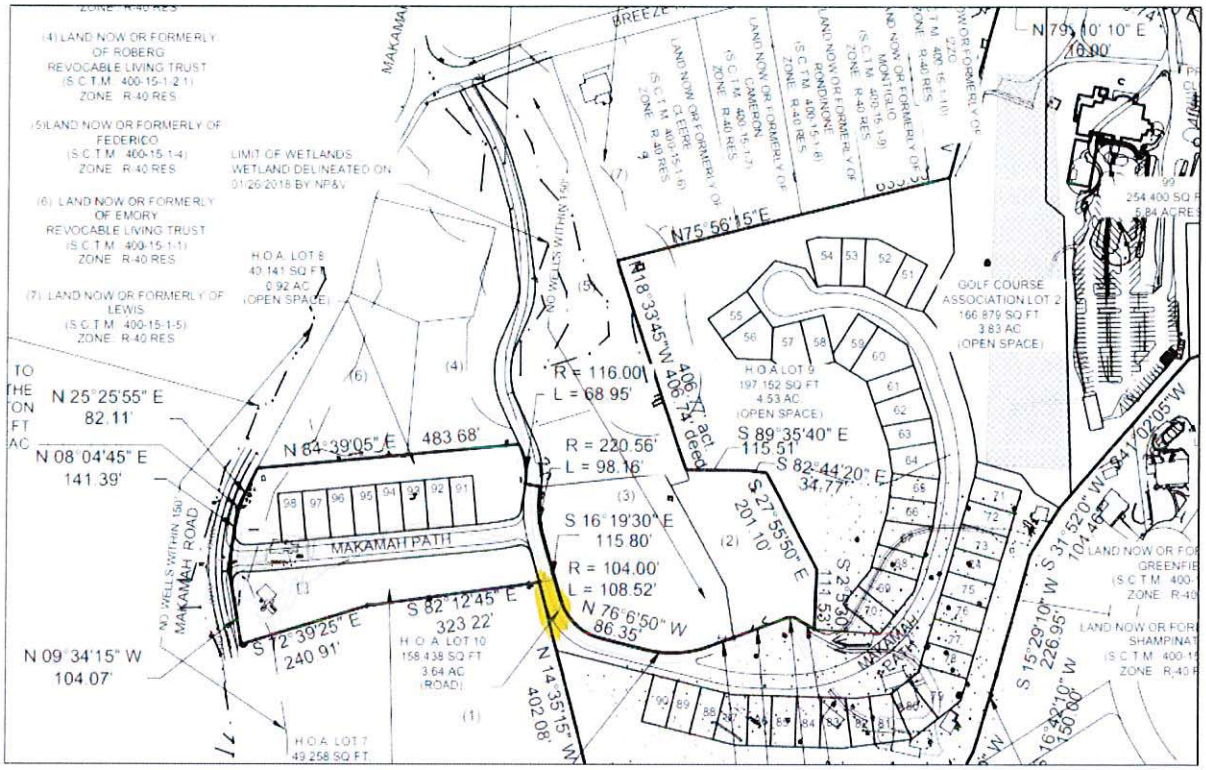
FSPOA

#3

23-Overall Plan.pdf

Overall Plan submitted with DEIS now removes any indication of Width of Private Road

C-305
Sec. 2.16



25-Appendix_B-1_Project_Plans-FULL_SIZE-UPDATED_7-11 - DEIS now removes any indication of the Width of Private Road from the Alignment Plan – South Parcel.



OWNER
T.H.C.C., INC. AND
ROBERG REVOCABLE TRUST
21 BREEZE HILL ROAD
NORTHPORT, NY 11768
(631) 261 - 5700

APPLICANT:
THE PRESERVE AT INDIAN HILLS
1 RABRO DRIVE, SUITE 100
HAUPPAUGE, N.Y. 11788
(631) 351 - 4000

ALIGNMENT PLAN - SOUTH PARCEL

FOR

THE PRESERVE AT INDIAN HILLS

SITUATED AT

NORTHPORT

TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK

S.C.T.M.: DISTRICT 0400, SECT. 014, BLK. 04, LOTS 1 AND 2
DISTRICT 0400, SECT. 015, BLK. 01, LOTS 3.3, 11, 12, 16, 19 AND P/O 22

NELSON & POPE
ENGINEERS & SURVEYORS
572 WALT WHITMAN ROAD, MELVILLE, N.Y. 11747
PHONE (631) 427-5665 FAX (631) 427-5620
WWW.NELSONPOPE.COM

DRAWN BY:	GEO	CADD No.86047 PM 2019.DWG		SCALE:	DRAWING NO.:
CHECKED BY:	JM	FILE NO.	400-014	1"=60'	C - 103
DATE: DECEMBER, 2017		PROJECT NO.:	86047		SHEET NO.: 4 OF 43

On Page 3-13 of Table 3-1 appears to be proposing a Minimum of 10 feet Setback versus a Minimum of 50 feet setback for Front Yard setback and Rear Yard Setback. This proposal is totally unacceptable and should not be considered as it again, proposes to destroy the barrier between the proposed townhomes and the adjacent residences.

C-306
Sec. 2.3

Table 3-1
ZONING AND DEVELOPMENT STANDARDS COMPLIANCE TABLE
(Cluster Golf Development in the R-40 Zone)

Parameter	Requirement	Proposed Development
Golf Course	Special Permit issued by the Zoning Board of Appeals pursuant to Town Code Section 198-110 Issuance of Special Permits and Special Exceptions	Granted without any requirement specified for renewal or extension
Open Space	The preservation of the natural and scenic qualities of open lands in perpetuity	91%
Area per Dwelling Unit	Modified lots conforming to the minimum lot size and density requirements of the applicable zoning ordinance as well as all environmental and historical factors for cluster development	98 units based upon a Yield Map showing lots conforming to the minimum lot size and density requirements of the applicable zoning ordinance as well as all environmental and historical factors; a total of 98 units and continuation of a golf course on 154.56 acres
Maximum Bldg. Height	2 stories / 35 feet	2 stories / 35 feet
Front Yard Setback	Minimum 50 feet	Minimum of 10 feet
Rear Yard Setback	Minimum 50 feet	Minimum 10 feet
Side Yard Setback - Interior Lot	Combined total of 50 feet for two yards; 25 feet minimum for each yard	Combined total of 8 feet for two yards; 0 feet minimum for each yard
Building and Parking Lot Setback	A building and parking lot setback of at least fifty (50) feet in depth shall be provided, as measured from all exterior lot lines of the property under review. Any community building, recreational or related amenity developed for the exclusive use of residents of the cluster development must be set back at least fifty (50) feet from all exterior lot lines of the property under review.	At least 50 feet
Parking Spaces	Golf Course Clubhouse: Dining Area: 2,996 sq.ft. x 1 / 50 sq.ft. = 60 Stalls Golf Course: 18 Holes x 3 / Hole = 54 Stalls Driving Range: 12 Positions x 1 / 1 = 12 Stalls Community Golf Pro Shop: 3,750 sq.ft. x 1 / 200 sq.ft. = 19 Stalls Total General Parking Required = 145 Stalls Senior Housing: Independent Dwelling Unit x 1.5 Stalls = 147 Stalls Total Residential Parking Required=147 Total Sum Parking Required=292	146 (general) + 196 (private, 2 car garage per unit) =Total Sum of 342 parking spaces

On Page 3-13 of Table 3-1 also requests relief for Special use Permit.....and avoid ZBA review. This request is totally unacceptable as it proposes a ZBA stamp of approval granted without any requirement specified for renewal or extension. This is an absurd request given the scope and use and tentacles of this project and devastating effect on residents and community.

C-307
Sec. 2.12

The ZBA needs to do a complete review and evaluation of the Zoning laws and dig in and review any application for Special Permits and Special Exceptions for this project.

Table 3-1
ZONING AND DEVELOPMENT STANDARDS COMPLIANCE TABLE
(Cluster Golf Development in the R-40 Zone)

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Area per Dwelling Unit	Modified lots conforming to the minimum lot size and density requirements of the applicable zoning ordinance as well as all environmental and historical factors for cluster development.	98 units based upon a Yield Map showing lots conforming to the minimum lot size and density requirements of the applicable zoning ordinance as well as all environmental and historical factors, a total of 98 units and continuation of a golf course on 154.56 acres.
Maximum Bldg. Height	2 stories / 35 feet.	2 stories / 35 feet.
Front Yard Setback	Minimum 50 feet.	Minimum of 10 feet.
Rear Yard Setback	Minimum 50 feet.	Minimum 10 feet.
Side Yard Setback - Interior Lot	Combined total of 50 feet for two yards; 25 feet minimum for each yard.	Combined total of 8 feet for two yards; 0 feet minimum for each yard.
Building and Parking Lot Setback	A building and parking lot setback of at least fifty (50) feet in depth shall be provided, as measured from all exterior lot lines of the property under review. Any community building, recreational or related amenity developed for the exclusive use of residents of the cluster development must be set back at least fifty (50) feet from all exterior lot lines of the property under review.	At least 50 feet.
Parking Spaces	Golf Course Clubhouse: Dining Area: 2,996 sq ft. x 1 / 50 sq ft. = 60 Stalls Golf Course: 18 Holes x 3 / Hole = 54 Stalls Driving Range: 12 Positions x 1 / 1 = 12 Stalls Community Golf Pro Shop: 3,750 sq ft. x 1 / 200 sq ft. = 19 Stalls Total General Parking Required = 145 Stalls Senior Housing: Independent Dwelling Unit: x 1.5 Stalls = 147 Stalls Total Residential Parking Required: 147 Total Sum Parking Required: 292	146 (general) + 196 (private, 2 car garage per unit) = Total Sum of 342 parking spaces.

Removing All the Trees and Wiping out the Entire Wooded Area within 100 foot wetland boundary violates DEC regulations.

We have serious concerns that many issues raised in the NYS DEC letters dated 2/13/2018 and 3/6/2018 are still outstanding issues and there are new serious issues regarding Wiping out the Entire Wooded area that is within 100 feet of the Wetland boundary.

C-308
Sec. 2.10

28-Appendix B-4 Tree Preservation Plan.pdf of the DEIS proposes to completely Remove All the Trees and the Entire Wooded Area and leave no barrier between the Wetlands on our property at 10 Breeze Hill Road Northport, New York 11768 - Tax Lot # 0400-.015.00-01.00-004.000 and the proposed cluster townhomes on lot 0400-.015.00-01.00-011.000.

There is ZERO preservation of existing trees to help maintain homeowner privacy and screen the proposed homes from the adjacent residential uses and roadways between tax lot 0400-.015.00-01.00-004.000 and Tax Lot # 0400-.015.00-01.00-011.000.

It is totally unacceptable to remove all the huge tall trees and Entire Wooded area that currently provides a visual privacy and a noise barrier between tax lot 0400-.015.00-01.00-004.000 and Tax Lot # 0400-.015.00-01.00-011.000.
All trees that currently exist should remain and regulations for the 100 foot wetland boundary need to be adhered to.



WE REJECT THIS PROPOSAL!!!!!!!!!!

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 1
SUNY @ Stony Brook, 50 Circle Road, Stony Brook, NY 11790
P: (631) 444-0365 | F: (631) 444-0360
www.dec.ny.gov

February 13, 2018

Mr. Craig Turner, Principal Planner
Huntington Town Hall
100 Main Street
Huntington, NY 11743-6991

Re: Change of Zone Application: 2016-ZM-418
NYSDEC 1-4726-00666/00013
Indian Hills Golf Course/ The Preserve at Indian Hills

Dear Mr. Turner,

The New York State Department of Environmental Conservation (DEC) has reviewed the January 16, 2018 letter from Colleen Walsh and the attached 36 pages of revised site plans and has the following comments:

1. The DEC has no objection to the Town of Huntington assuming Lead Agency for this proposal, however the department has some significant concerns about the project.

2. Freshwater Wetland Issues:
The January 9, 2017 letter from the department states that all work must be kept greater than 100 feet from regulated freshwater wetlands. However recently submitted plans show substantial amounts of grading within 100 feet of each of the wetland areas. **Wetland boundaries and 100 foot limits of jurisdiction should be shown and clearly labeled on all the site plans.** The January 9, 2017 letter indicated that the ponds flagged by Nelson Pope & Voorhis are flagged accurately, but are not clearly labeled on all plans. Regulated wetlands also exist east of Fresh Pond Road where additional development is proposed. These wetlands must be also shown and clearly labeled on the plans.

The wetlands located on or adjacent to the portion of the property which is south of Breeze Hill Road have been described in the August 14, 2017 letter from Carrie Meek Gallagher, Regional Director. Additional information concerning how to show this wetland accurately on the plans can be obtained by contacting Dan Lewis, Region 1 Biologist at 631 444-0278. DEC requires that all freshwater wetlands be clearly shown in the area adjacent to the proposed Mohican Court. Plans suggest that the existing road will be widened substantially. Plans must clearly show the existing and proposed roadway as well as any clearing, grading or fill that will extend beyond the new pavement. **The applicant must explore alternative roadways which do not require access thru this wetland area.**

There is also a chain of **non-regulated** ponds in this portion of the property which now appear to be expanding substantially. **Plan C-114 shows a very large septic system which appears to be located within 100 feet of the new ponds and quite close to existing ponds and regulated wetlands. This septic system should be relocated well away from all the ponds.** Since all the non-regulated ponds

Access to the Private Right of Way via access through Wetland Area still Exists as there is no way to prevent Vehicles from using Entire length of Private Right of Way

C-309
Sec. 2.16

The DEC letter dated February 13, 2018 states, ***the applicant must explore alternative roadways which do not require access through this wetland area.***

The updated plan proposes access to the Private Right of Way by creating a new road, Makamah Path that cuts through tax lot 0400-.015.00-01.00-003.000 which leads to the Private Right of Way.

However, there is ZERO way to prevent any vehicle from using the Entire length of the Private Right of Way as any vehicle can Continue to enter from Breeze Hill Road and use the entire length of the Private Right of Way as the Private Right of Way still needs to be accessible for the current properties that use the Private Right of Way for Ingress and Egress to their homes.

The proposal to access the Private Right of Way from Makamah Road does not change that the entire length of the Private Right of Way will capable of being used for Ingress and Egress and any vehicle will still be able to use the Private Right of Way to access through the Wetland area for ingress and egress alongside our tax lot # 0400-.015.00-01.00-004.000 and tax lot # 0400-.015.00-01.00-002.100

See Existing Site map attached that I am submitting for visual view of entire length of 22 foot Deeded Private Right of Way for which the Deeded Owners currently access the 22 foot Deeded Private Right of Way.



See DEIS Document # 23 for Proposed Overall Plan 23-Overall Plan.pdf

and DEIS /Appendix_B-1_Project_Plans-FULL_SIZE-UPDATED_7-11-19.pdf

Even though the DEIS presents a line drawn separating the lower portion and upper portion of the Deeded 22 foot Private Right of Way, there is no physical way to prevent any vehicle from using the entire length of the Deeded 22 foot Private Right of Way.

On Page 1-1 of the DEIS, in the Project Overview, it incorrectly states, **" No residential access from Breeze Hill Road will be used and the method for access control is evident in that no residential driveway is provided to Breeze Hill Road."**

THIS IS A MISREPRESENTATION.

WE REJECT THIS PROPOSAL!!!!!!!!!!

1.0 DESCRIPTION OF THE PROPOSED PROJECT

1.1 Introduction

This document is a Draft Environmental Impact Statement (DEIS) for the proposed subdivision of a 154.56 acre site, zoned R-40 Residence District (minimum one acre), in order to construct residential senior housing while preserving the existing recreational land use, a golf course property known as the Indian Hills Country Club (Club).

Project Overview

The proposed action involves a clustered subdivision of 99 lots (98 dwellings and 1 clubhouse/fitness center lot) on an existing golf course and several adjoining properties totaling 154.56 acres. The 98 units will be located in 49 duplex buildings and will be age-restricted (55 and over) senior townhomes. The 98 residences will generally be sited in three (3) areas of the site where there is existing road access, and clustered to preserve open space pursuant to New York State Town Law, Section 278 and Town Code §198-114 Cluster Development. Forty-eight (48) senior townhomes will be located south of Breeze Hill Road with access provided via a new private roadway on a 3.44-acre parcel extending east from Makamah Road. No residential access from Breeze Hill Road will be used and the method for access control is evident in that no residential driveway is provided to Breeze Hill Road. Access will also be provided via private roadways from Fresh Pond Road for 14 townhomes; and, from Mystic Lane where an existing road end abuts the subject site, for 36 townhomes.

The site is zoned R-40 in the Town of Huntington, which has a yield based on 43,560 square foot (SF) lots. The 99-lot yield is supported by a yield map and an updated steep slope analysis **(see Pocket in back of this document)** prepared to Town specifications and approved by the Planning Board for yield purposes, and is less than what would be permitted as-of-right under current zoning if each property were developed independently; a residential yield of 0.64 units per acre is proposed. The yield will also be in conformance with Suffolk County Department of Health Services (SCDHS) yield requirements under Article 6 of the Suffolk County Sanitary Code (SCSC) and General Guidance Memorandum #17 for Agricultural and Golf Course Density.

The existing 18-hole Indian Hills Country Club (IHCC, Inc.) will be modified and maintained as an 18-hole course as part of the site redevelopment plan. A new golf course clubhouse will be constructed on the site in a location north of the existing clubhouse, after which, the existing clubhouse will be demolished. The new clubhouse is in conformance with the Agreement and Release dated April 14, 2003 between the Town of Huntington, IHCC, Inc.; and, the Fort Salonga Property Owners Association, Inc., a copy of which is provided in **Appendix A**. The existing golf pro-shop building will be retained, renovated and repurposed as a fitness center for the residents of the subdivision, and the existing golf course maintenance area will remain as it currently exists. The subdivision plan includes the site plan alignment for the new clubhouse and associated parking to be reviewed concurrently with the overall subdivision plan and golf course modifications.

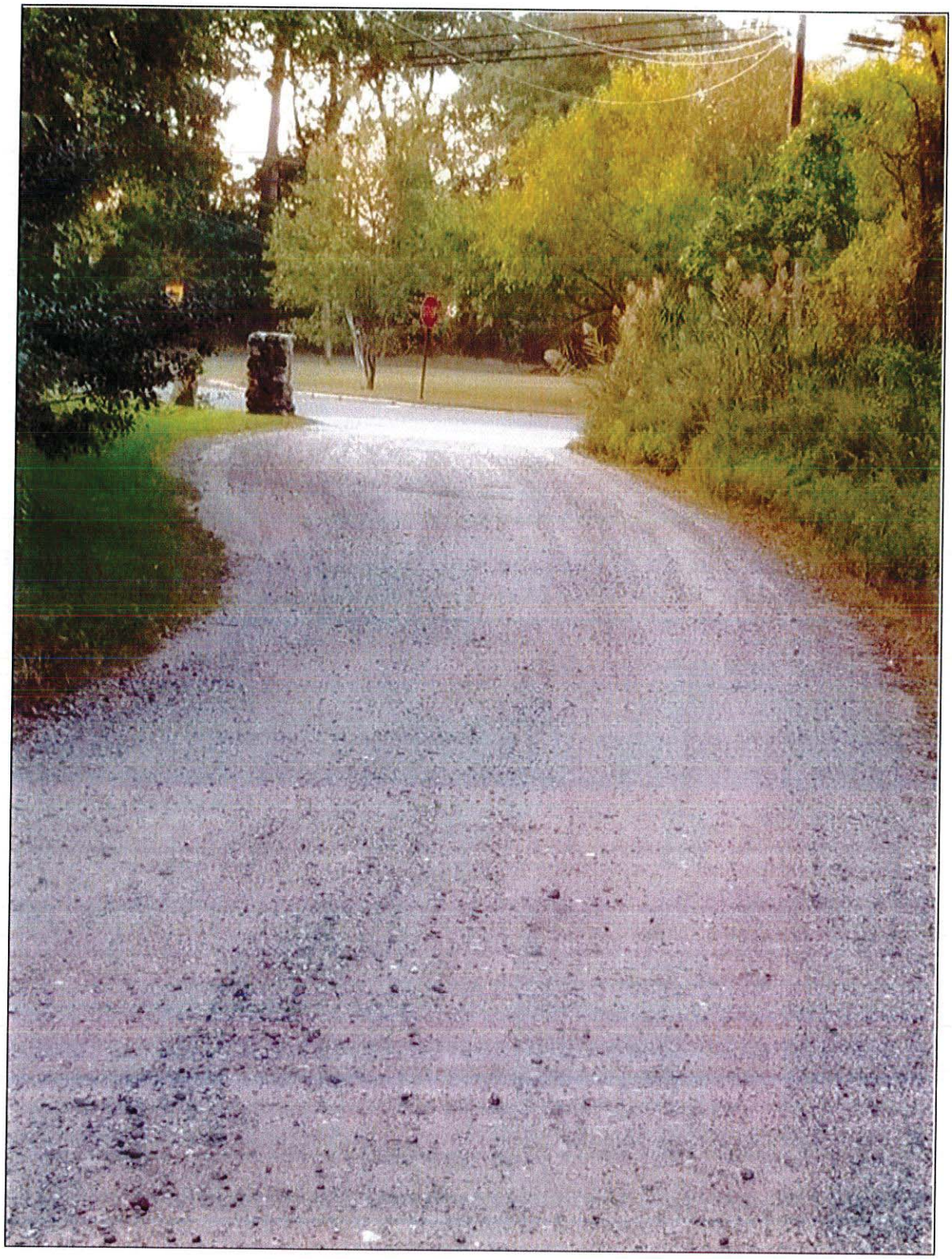
The reality and truth is that there is NO ACCESS CONTROL and there cannot be ANY ACCESS CONTROL for any vehicle to use the entire length of the Private Right of Way as the entire Private Right of Way needs to be accessible for the current Deeded owners of the Private Right of Way for ingress and egress and there is no way to prevent or block any vehicle from accessing the entire length of the Private Right of Way. The proposal to access the Private Road of Way from Makamah is unacceptable as there is ZERO way to have ACCESS CONTROL of any vehicle traversing from and to the Breeze Hill Road Entrance/Exit vs. from Makamah Road.

NO ACCESS CONTROL means that there is no way to control the truck traffic or any vehicles from using the full length of the Private Right of Way during the proposed construction period by construction trucks and any other vehicles and post construction by the Service companies that would provide services for waste removal, road maintenance and plowing and delivery trucks and mail trucks or any other vehicles.

We object to the entire proposed development of cluster homes on the south side of Breeze Hill Road, as we reject that there is a method for access control and we are providing the real facts and truth that there is no way to prevent or block any vehicle from accessing the entire length of the Private Right of Way traversing from and to the Breeze Hill Road Entrance/Exit vs. from Makamah Road.

WE REJECT THIS PROPOSAL!!!!!!!!!!



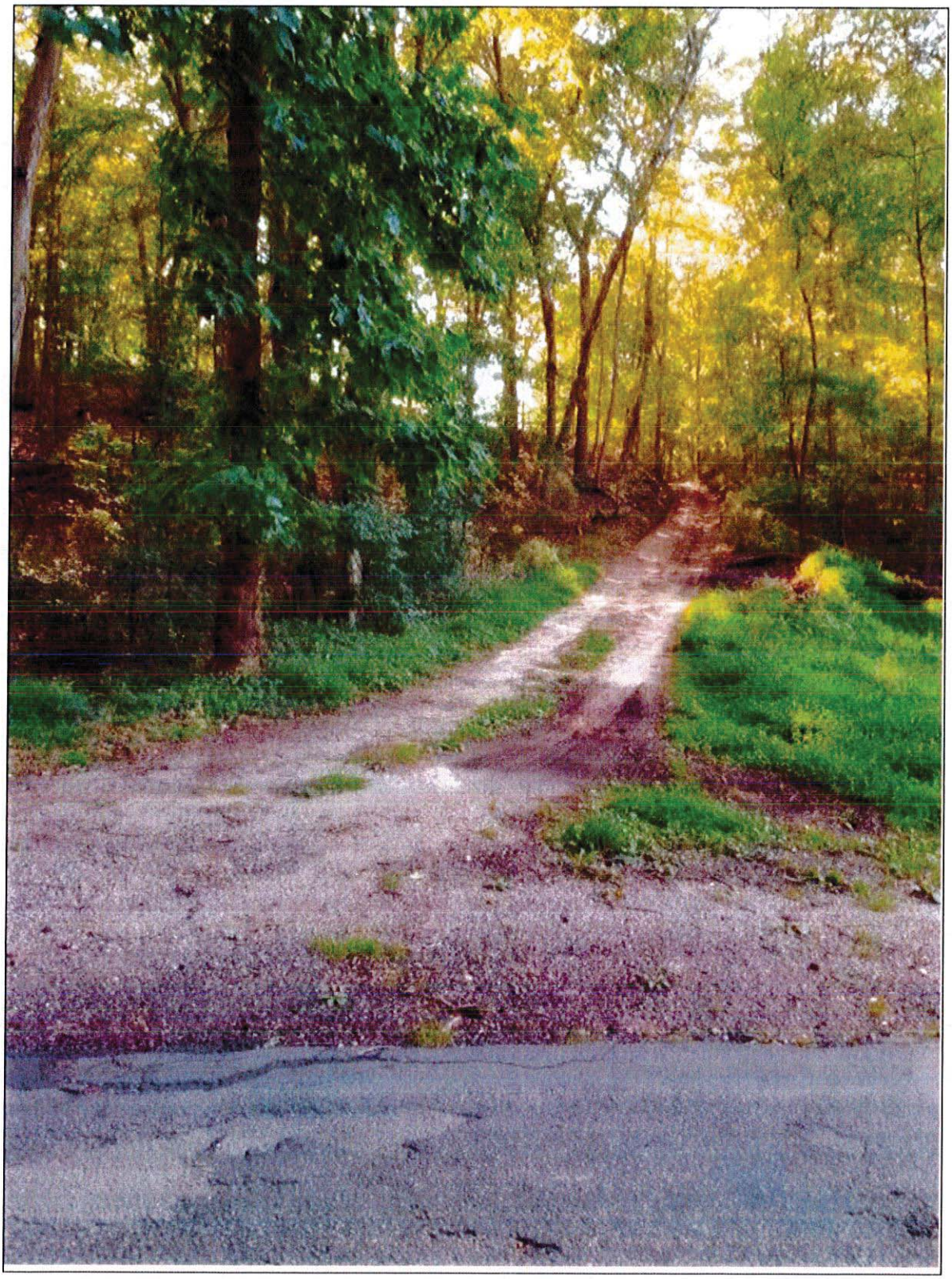


Tax lot 0400-.015.00-01.00-003.003 has serious steep slopes and should not be considered as part of the subdivision nor should any portion of the property be considered to build a road for ingress and egress.

C-310
Sec. 2.3

An Article 78 proceeding on a ZBA Decision is currently in litigation on **Tax lot 0400-.015.00-01.00-003.003 (merged lots 003.001 and 003.002)**

Court:	**Suffolk Supreme Court**
Index Number:	**0001881/2019**
Case Name:	**FEDERICO, MATTHEW vs. HUNTINGTON, TOWN OF**
Case Type:	**OTHER SPECIAL PROCEEDINGS - NT**
Track:	**Standard**



The letter cited in the DEIS from ex Fire Dept Chief, Brad Wine, is outdated and irrelevant as Brad Wine is not the current Northport Fire Dept. Chief and any statement he made related to a prior plan is outdated as the current subdivision proposal has changed since his email.

C-311
Sec. 2.15

I personally spoke with the current Chief of Northport Fire department in Sept 2019 who has confirmed that the Northport Fire Dept definitely has issues with the Road Width of the 22 feet deeded Private Right of Way for ingress and egress as the current Chief of the Northport Fire Dept. confirmed that there is no way the fire trucks can turn around.

The Northport Fire department Chief also cited issues with the length of the Cul-de-Sac exceeding 900 feet from the main access road and confirmed there are issues with the Private Right of Way for access on the South Side of Breeze Hill Road.

NO GUEST PARKING PROVISIONS FOR TOWNHOME GUESTS

The Subdivision plan makes no provision for Guest Parking for the 98 senior townhomes and all of their guests. Has anybody questioned that this ill-conceived plan does not account for the necessity of Guest parking to accommodate guests when a proposed townhome owner hosts an event, party or holiday and 20 cars arrive; there are ZERO provisions for guest parking.

C-312
Sec. 2.3

Clearly this is not an oversight in the proposal, but a deliberate omission to not include guest parking for the sole purpose to increase the developers profits by not allocating land for parking spaces, again at the detriment of the community.

There are many misrepresentations throughout the DEIS that spin this project as favorable and beneficial, where the truth is that this project has far reaching detrimental effects to the community.

The Executive Summary section 1.2 Significant Beneficial and Adverse Environmental Impacts also contains misrepresentations as it is absolutely not beneficial to the surrounding community to have a City of cluster housing in their backyard and the proposed residential cluster homes are NOT consistent with the surrounding area. This is a community of 1 acre residential homes with space, privacy and barriers currently between the properties.

The DEIS on page ES-8 confirms the increased density by stating **"The project will increase the overall density of the site as compared to existing conditions."**

Wastewater and Groundwater Resources on Page ES-4 - the proposal for, if and when a power failure occurs, to use portable skid mounted generators at the location of the pump stations to transmit sewage to the treatment systems; this will produce noise and odors and adversely affect the adjacent properties.

C-313
Sec. 2.3

The DEIS on 2-24 Storm Water and Drainage states, Storm water runoff will be transported to adjacent properties.

C-314
Sec. 2.3

The following activity is totally unacceptable to allow anything to flow to or transport to or from or in any manner to adjacent properties:

Storm water runoff in the southern portion of the property falls on the elevated plateau upon which rests the clubhouse and paved parking areas. Storm water runoff which is not collected by parking lot leaching pools and catch basins for direct recharge to the subsurface is directed to lower elevations to the north, east and west where it will be subject to evapotranspiration processes, infiltrates overlying soils or ***is transported to adjacent properties.***

WE REJECT THIS PROPOSAL!!!!!!!!!!

The project does not conform to SCDHS Guidance 17, as the project proposes "Double Dipping" on the Yield of one acre lots by continuing the current use of the property as the Indian Hills Country Club Private Membership Golf Course and to simultaneously utilize the Same Yield of 1 acre lots to develop and build cluster homes.
"General Guidance Memorandum #17, Agricultural and Golf Course Density," states "only land that is not used for recreational turf is considered to be developable."

C-315
Sec. 2.12

In summary, the applicant's proposed subdivision application will undeniably adversely affect the value of the properties, the character of the neighborhood and the proposed development is inconsistent with the current low density of 1 acres single family homes.

C-316
Sec. 2.1

Please also see the following pending litigation matters, for which the outcome and decisions directly affect the direction of the pending application:

Appellate Division 2nd Dept Index # 2019-02503 – Theresa Federico, Joan and George Bubaris are the Appellants and this Appeal is being perfected. A projected timeframe for a decision on this appeal is end of year 2021.

https://iapps.courts.state.ny.us/nyscef/DocumentList?docketId=pYOw9RzjkAx5moP8DN/BXA==&display=all&courtType=Appellate Division - 2nd Dept&resultsPageNum=1

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2019-02503 - Appellate Division - 2nd Dept

Help

Short Caption: **William C. Berg et al v. MICHAEL J CAHILL et al**
Case Type in Court of Original Instance: **Civil Action - General**
Suffolk Supreme Civil Index Number: **621195/2016**
eFiling Status: **Partial Participation Recorded**

Document List | Case Detail

Print Document List

Narrow By Options

Document Type: Please select | Filed By: Please select
Motion Info: | Filed Date: thru
Document Number:

Display Document List with Motion Folders

Narrow Document List | Clear

Sort By: Doc # | Sort

#	Document	Filed By	Status
1	COPY OF NOTICE OF APPEAL WITH PROOF OF FILING / INFORMATIONAL STATEMENT / ORDER OR JDMT APPEALED FROM	Berger, D. Filed: 02/26/2019 Received: 02/26/2019	**Processed** Confirmation Notice
2	PROOF OF SERVICE OF NOTIFICATION OF CASE NUMBER	Berger, D. Filed: 03/21/2019 Received: 03/21/2019	**Processed** Confirmation Notice
3	PROOF OF SERVICE OF NOTIFICATION OF CASE NUMBER	Berger, D. Filed: 03/21/2019 Received: 03/21/2019	**Processed** Confirmation Notice
4	PROOF OF SERVICE OF NOTIFICATION OF CASE NUMBER	Berger, D. Filed: 03/21/2019 Received: 03/21/2019	**Processed** Confirmation Notice
5	PROOF OF SERVICE OF NOTIFICATION OF CASE NUMBER	Berger, D. Filed: 03/21/2019 Received: 03/21/2019	**Processed** Confirmation Notice

==========

Court: **Suffolk Supreme Court**
Index Number: **0001881/2019**
Case Name: **FEDERICO, MATTHEW vs. HUNTINGTON, TOWN OF**
Case Type: **OTHER SPECIAL PROCEEDINGS - NT**
Track: **Standard**

Motion Information:

Motion Number	Date Filed	Filed By	Relief Sought	Submit Date	Answer Demanded	Status	Decision	Order Signe

1	07/11/2019	Plaintiff	ARTICLE 78	07/23/2019	No	Before Justice: SANFORD N.

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF SUFFOLK

MATTHEW FEDERICO and THERESA FEDERICO,

Petitioners/Plaintiffs,

For a Judgment under Articles 78 of the Civil Practice Law and Rules and for Declaratory Judgment and Article 30 of the Civil Practice Law and Rules,

-against-

THE TOWN OF HUNTINGTON ZONING BOARD OF APPEALS, MICHAEL CAHILL, TRUSTEE OF THE MAUDE ROBERG REVOCABLE LIVING TRUST AND DEMETRIUS TSUNIS,

Respondents/Defendant.

NOTICE OF PETITION

Index No. 19-01681

Date Filed: April 5, 2019

Venue is based on CPLR 506(b)

SIRS:

PLEASE TAKE NOTICE, that upon the annexed Verified Petition/Complaint of Petitioners/Plaintiffs, Theresa Federico and Matthew Federico verified on the 5th day of April, 2019 and the exhibits annexed thereto together with the proceedings had herein, an application will be made at the Supreme Court, Suffolk County, located at 1 Court Street, Riverhead, New York on the 11th day of July, 2019 at 9:30 a.m. or as soon hereafter as counsel can be heard, for an order and judgment of this Court pursuant to Articles 78 and 30 of the New York State Civil Practice Law and Rules as follows:

(a) On the First Cause of Action, an Order pursuant to CPLR Article 78 to annul, set aside and reverse part of the Zoning Board of Appeals Application #21875 which granted the application in part, in that the Grant was arbitrary, capricious, illegal, unjust, an abuse of discretion not based upon substantial evidence and was permeated by an error of law;

(b) For a declaratory judgment on the Second Cause of Action that the decision of the Huntington Zoning Board of Appeals under application of #21875 which granted part of the

application provided relief to the applicant pursuant to Article XV of Chapter 198 of the Zoning Code of the Town of Huntington and did not grant the applicant the right to maintain two main buildings on one lot as prohibited by §198-10(G) of the Zoning Code of the Town of Huntington; and

(c) For such other and further relief as this Court deems just and proper.

PLEASE TAKE FURTHER NOTICE, that answering papers and affidavits, if any, together with a certified transcript of the proceedings under consideration must be served upon the undersigned and filed with the court at least five (5) days before the return date noted hereinabove.

PLEASE TAKE FURTHER NOTICE, that no prior application has been made for the relief sought herein in this Court or to any other court of competent jurisdiction.

Dated: Huntington, New York
April 5, 2019

Respectfully submitted:

DARRIN BERGER, ESQ.
Attorney for Petitioners/Plaintiffs
83 Prospect Street
Huntington, N.Y. 11743
(631) 271-2323

PETITION FOR INTERPRETATIVE RELIEF FOR PENDING PRESERVE AT INDIAN HILLS SUBDIVSION APPLICATION HAS BEEN FILED WITH THE ZONING BOARD OF APPEALS ON 9/27/2019 BY THERESA AND MATTHEW FEDERICO AND JOAN AND GEORGE BUBARIS.

TOWN OF HUNTINGTON
ZONING BOARD OF APPEALS

----------X

IN THE MATTER OF THE APPLICATION OF THERESA FEDERICO, MATTHEW FEDERICO, JOAN BUBARIS, AND GEORGE BUBARIS FOR ZONING CODE INTERPRETATION PURSUANT TO 198-109(B) OF THE HUNTINGTON TOWN CODE

PETITION

Defendant

----------X

JURISDICTION

This proceeding is being instituted by Theresa Federico, Matthew Federico, Joan Bubaris, and George Bubaris (Proponents), pursuant to Huntington Town Code Section 198-09(B) which provides in pertinent part: "That the Zoning Board of Appeals shall have the ... power ... to decide any question involving the interpretation of a provision of the zoning regulations ..."

INTERPRETATION REQUESTED

Proponents seek a decision from the Huntington Zoning Board of Appeals (ZBA) whether The Preserve at Indian Hills LLC, 1 Rabro Drive, Suite 100, Hauppauge, New York 11788 (Applicant) may utilize the benefits of Cluster Development pursuant to Section 198-114 of Huntington Town Code to construct 98 townhomes on the Indian Hills Country Club private golf course while retaining the private status thereof, or whether the applicant may only proceed with such development pursuant to Residence Open Space Cluster pursuant to Section 198-21.3 of the Huntington Town Code.

Based on all the pending litigation matters affecting The Preserve at Indian Hills Subdivision application and all the issues raised above, the proposed project is UNACCEPTABLE and we as ADJACENT HOMEOWNERS would be extremely adversely affected.

Theresa and Matthew Federico OBJECT and REJECT, The Preserve at Indian Hills Subdivision application in its ENTIRETY and the Proposal for the Subdivision Application for the Preserve at Indian Hills should be DENIED IN ITS ENTIRETY.

Theresa and Matthew Federico

10 Breeze Hill Road, Northport NY 11768

Enclosures - Exhibits and Photos

cc:

Suffolk County Planning Commission

Andrew Freleng

Chief Planner Suffolk County
Dept. of Economic Development and Planning
100 Veterans Memorial Highway, 11th Floor

Hauppauge, NY 11788

Appellate Division Docket No.: 2019-02503

NEW YORK SUPREME COURT
APPELLATE DIVISION – SECOND DEPARTMENT

WILLIAM C. BERG,

Plaintiff,

GEORGE BUBARIS, JOAN BUBARIS and THERESA M. FEDERICO,

Plaintiffs-Appellants,

-against-

MICHAEL J. CAHILL AS TRUSTEE OF THE MAUDE D. ROBERG REVOCABLE LIVING TRUST, MAUDE D. ROBERG REVOCABLE LIVING TRUST, TOWN OF HUNTINGTON, TOWN OF HUNTINGTON PLANNING BOARD, FORT SLONGO LLC, THE PRESERVE AT INDIAN HILLS, LLC and THE INDIAN HILLS CC, LLC,

Defendants-Respondents.

RECORD ON APPEAL

GORDON & JUENGST, P.C.
Attorneys for Plaintiffs-Appellants
GEORGE BUBARIS, JOAN BUBARIS
BUBARIS & THERESA M. FEDERICO
15 Norman Drive
Shoreham, New York 11786
(631) 738-0505
Jennifer@gordonjuengstlaw.com

J. EDWARD GATHMAN, JR., ESQ.
NICHOLAS R. CIAPPETTA, TOWN ATTORNEY
Attorney(s) for Defendants-Respondents
TOWN OF HUNTINGTON AND TOWN
OF HUNTINGTON PLANNING BOARD
100 Main Street
Huntington, New York 11743
(631) 351-3042
egathman@huntingtonny.gov

[Respondent Counsel Continued on Reverse Side]

Printed on recycled paper

Suffolk County Clerk's Index No. 621195/2016

GLYNN MERCEP AND PURCELL, LLP
Attorneys for Defendants-Respondents
MICHAEL J. CAHILL, AS TRUSTEE OF THE MAUDE D. ROBERG REVOCABLE TRUST AND THE MAUDE D. ROBERG REVOCABLE TRUST
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(631) 751-5757
acpurcell@glymerlaw.com

ESSEKS, HEFTER, ANGEL, DI TALIA & PASCA LLP
Attorneys for Defendants-Respondents
THE PRESERVE AT INDIAN HILLS, LLC, FORT SLONGO LLC, THE INDIAN HILLS CC, LLC
108 East Main Street, P.O. Box 279
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(631) 369-1700
apasca@ehalaw.com

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Regional Director, Region 1
SUNY @ Stony Brook, 50 Circle Road, Stony Brook, NY 11790
P: (631) 444-0345 | F: (631) 444-0349
www.dec.ny.gov

RECEIVED
SUPERVISOR'S OFFICE
TOWN OF HUNTINGTON, N.Y.
17 AUG 16 PM12:13

August 14, 2017

Huntington Town Supervisor
Honorable Frank P. Petrone
Town Hall (Room 200)
100 Main Street
Huntington, NY 11743

Dear Supervisor Petrone:

In 1975, the New York State Freshwater Wetlands Act (Act) was passed to preserve, protect and conserve our valuable wetlands and the benefits they provide to the environment and citizens of the State. Permits are required to undertake certain activities in or within 100 feet of wetlands 12.4 acres (5 hectares) in size or larger, or certain smaller wetlands determined to be of "unusual local importance." To help landowners, local officials and other interested parties determine where protected wetlands are located, the Act requires the New York State Department of Environmental Conservation (NYSDEC) to prepare maps and to file copies of those maps with the affected local government clerks.

NYSDEC originally filed final Freshwater Wetlands Maps for Suffolk County in 1993 and provided your office with copies of the maps for your jurisdiction. Since then, NYSDEC staff has identified an inaccuracy on those maps. NYSDEC now proposes an amendment to Map 13 of 39 to adjust the boundary of an existing wetland, Wetland # N-8, on the Northport Quadrangle, to include additional wetlands. These additional wetlands are located at the southeast corner of Makamah Road and Breeze Hill Road on both sides of the existing extended driveway.

A copy of the map showing the proposed amendment is included and is being provided to the affected landowners, local clerks' offices. In addition, copies of the map are

available for inspection at the NYSDEC regional office in Stony Brook. The maps show the approximate location of the actual wetland boundaries. They are not intended to represent legal land survey boundaries.

Besides being a repository of official wetland maps, Huntington Town is also a landowner affected by this map amendment. As such, you will be receiving a separate letter written for impacted landowners. That letter has been included in this mailing.

Landowners and other interested parties may submit written comments on the accuracy of the proposed amendments through **September 15, 2017** to Daniel Lewis, DEC Region 1 Biologist at the above address, or contact him at 631-444-0278. All comments received before the close of the comment period will be considered.

Regulations implementing the Freshwater Wetlands Act (6 NYCRR Part 664) state that once the announcement of a proposed amendment has been made, no activity subject to regulation under the Freshwater Wetlands Act may be initiated without a permit from NYSDEC within the area that is the subject of the proposal (including the 100 foot wetland adjacent area) until the Commissioner has either amended the map or denied the amendment.

Occasionally, landowners need to determine precisely where the wetland is on their property in order to conduct a regulated activity near the wetland. At that time they can request a delineation, and a NYSDEC biologist will "flag" the wetland in the field (at no charge) and discuss the proposed project with the landowner.

Once the maps are completed, you and all affected landowners will be notified that the maps are finalized and a copy of the final revised maps will be filed with you.

We do not expect you to answer questions about the Article 24 Freshwater Wetland maps or Article 24 regulatory program, so please feel free to refer questions to the NYSDEC Region 1 office in Stony Brook. However, if at any time you should have

questions, please feel free to contact Daniel Lewis, DEC Region 1 Biologist at the above address or contact him at 631-444-0278.

For additional information regarding the Freshwater Wetlands Act, or project applications, view our website at: www.dec.ny.gov/lands/305.html

For further information regarding how to apply for a wetlands permit, view our website at: www.dec.ny.gov/permits/6277.html

Wetlands and other waters of the United States are also protected by the U.S. Army Corps of Engineers (ACOE) and the U.S. Environmental Protection Agency under Section 404 of the Clean Water Act. NYSDEC's wetland maps should not be used to identify wetlands subject to jurisdiction by the Army Corps of Engineers. Questions on the Section 404 program should be directed to the ACOE New York District Office at 917-790-8411.

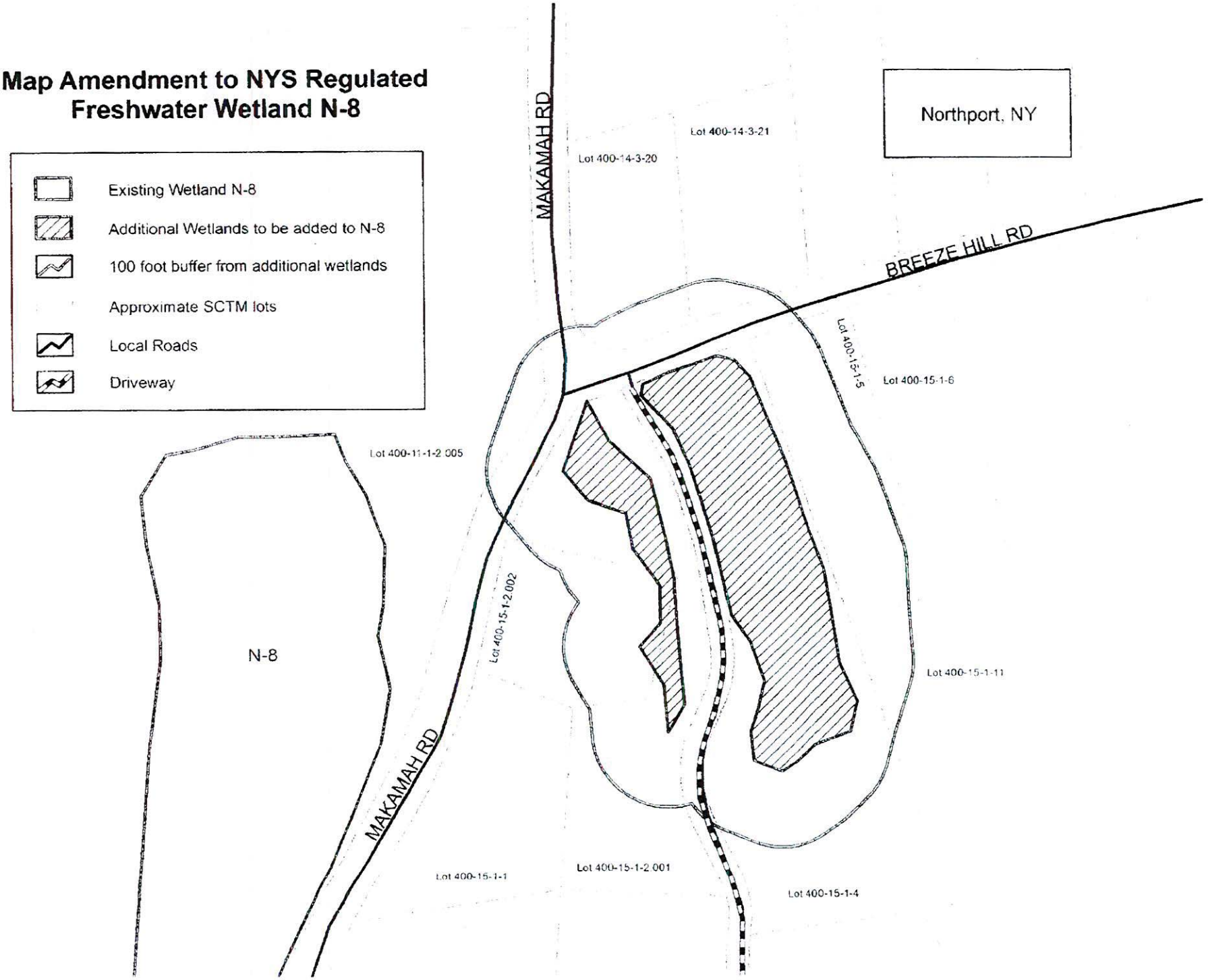
Sincerely,

Carrie Meek Gallagher
Regional Director

CMG:del

enclosure: Proposed Amended Map, N-8

Map Amendment to NYS Regulated Freshwater Wetland N-8



#4

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 1
SUNY @ Stony Brook, 50 Circle Road, Stony Brook, NY 11790
P: (631) 444-0365 I F: (631) 444-0360
www.dec.ny.gov

RECEIVED
MAR 13 2018
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

March 6, 2018

Ms. Hanna Emouna
Nelson Pope & Voorhis LLC
527 Walt Whitman Road
Melville, New York 11747

Re: 1-4726-00666/00014
Northwind Group LLC c/o Jim Tsunis
Indian Hills Country Club
21 Breeze Hill Road, Northport

Dear Ms. Emouna,

On January 19, 2018, the New York State Department of Environmental Conservation received correspondence in accordance with the State Environmental Quality Review Act (SEQRA) from the Town of Huntington Office of Planning and Environment which included 36 pages of detailed site plans for redevelopment of the golf course listed above. After review of these plans, it is apparent that the NYSDEC Tidal Wetlands application (received 10/02/2017 and currently under review) for the addition of one new hole to the existing golf course is directly related to the larger action to redeveloped the entire site with condominiums and to reconfigure and regrade much of the golf course.

NYCRR Part 617.3(g)(1) states that "considering only a part or segment of an action is contrary to the intent of SEQR". Therefore, SEQR requires that review of this application cannot be completed until the Town of Huntington as SEQR Lead Agency and this Department as a SEQR Involved Agency complete the SEQR process for the entire project. Because of this provision in SEQR and because of the many potentially significant concerns that this department has with the overall development (some of which have been outlined in the February 13, 2018 letter to Craig Turner at the Town of Huntington-copy enclosed), **this application will remain incomplete until the SEQR review for the entire action has been completed, all environmental concerns have been adequately addressed and an application for the full redevelopment proposal has been submitted and reviewed by this Department.**

In addition, the archaeological work presented in the October 2016 Voluntary Draft Environmental Impact Statement (sections 3-5 and appendix J) appears to only address possible artifacts in the specific and limited areas of the condominiums which were proposed at that time. The 36 pages of updated plans received this year show that most of the golf course property will be substantially disturbed with a revised configuration of condominiums, expanded ponds, access roadways, regraded golf tees, retaining walls and septic systems. The applicant must contact the New York State Office of Parks, Recreation and Historical Preservation(OPRHP) with plans for the entire site to determine if additional archaeological or historical work is necessary on the site. Provide a written sign off from OPRHP to this Department when this process is completed.

Sincerely,

Susan Ackerman
Environmental Analyst II

cc: Colleen Walsh -Huntington Planning
Jim Tsunis- Northwind Group LLC
Craig Turner – Huntington Planning

Director	
Deputy Director	
Agenda	
File	

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 1
SUNY @ Stony Brook, 50 Circle Road, Stony Brook, NY 11790
P: (631) 444-0365 I F: (631) 444-0360
www.dec.ny.gov

February 13, 2018

Mr. Craig Turner, Principal Planner
Huntington Town Hall
100 Main Street
Huntington, NY 11743-6991

Re: Change of Zone Application: 2016-ZM-418
NYSDEC 1-4726-00666/00013
Indian Hills Golf Course/ The Preserve at Indian Hills

Dear Mr. Turner,

The New York State Department of Environmental Conservation (DEC) has reviewed the January 16, 2018 letter from Colleen Walsh and the attached 36 pages of revised site plans and has the following comments:

1. The DEC has no objection to the Town of Huntington assuming Lead Agency for this proposal, however the department has some significant concerns about the project.

2. Freshwater Wetland Issues:
The January 9, 2017 letter from the department states that all work must be kept greater than 100 feet from regulated freshwater wetlands. However recently submitted plans show substantial amounts of grading within 100 feet of each of the wetland areas. **Wetland boundaries and 100 foot limits of jurisdiction should be shown and clearly labeled on all the site plans.** The January 9, 2017 letter indicated that the ponds flagged by Nelson Pope & Voorhis are flagged accurately, but are not clearly labeled on all plans. Regulated wetlands also exist east of Fresh Pond Road where additional development is proposed. These wetlands must be also shown and clearly labeled on the plans.

The wetlands located on or adjacent to the portion of the property which is south of Breeze Hill Road have been described in the August 14, 2017 letter from Carrie Meek Gallagher, Regional Director. Additional information concerning how to show this wetland accurately on the plans can be obtained by contacting Dan Lewis, Region 1 Biologist at 631 444-0278. DEC requires that all freshwater wetlands be clearly shown in the area adjacent to the proposed Mohican Court. Plans suggest that the existing road will be widened substantially. Plans must clearly show the existing and proposed roadway as well as any clearing, grading or fill that will extend beyond the new pavement. **The applicant must explore alternative roadways which do not require access thru this wetland area.**

There is also a chain of **non-regulated** ponds in this portion of the property which now appear to be expanding substantially. **Plan C-114 shows a very large septic system which appears to be located within 100 feet of the new ponds and quite close to existing ponds and regulated wetlands. This septic system should be relocated well away from all the ponds.** Since all the non-regulated ponds

eventually drain across Fresh Pond Road into NYSDEC regulated Freshwater Wetlands, care must be taken during any construction related activity to prevent any sediment or other contaminants from reaching the ponds. Erosion control down slope of all construction activity, and up slope of the ponds, must be used.

3. Mined Lands Issues:
Plans indicate that many of the unregulated ponds in the center of the property will be substantially expanded. **The DEC Mined Land Regulations require that created ponds which total over 2 acres may need permits for the department.**

Plans must show the acreage of all proposed ponds as well as total combined acreage of new ponds.
What is the purpose of the expanded pond system?
Will excavated material remain on site?
Will ponds be lined?
How will ponds be filled and maintained?
Will and excavated ponds extend below the water table?

4. Coastal Erosion Issues:
Plans show a substantial amount of clearing and regrading located seaward of the Coastal Erosion Boundary line, including construction of retaining walls, reconfiguring existing golf course and construction of a new golf hole. These activities are proposed on the face of the bluff and are not for the purpose of erosion control nor shoreline access and are thereby prohibited by Coastal Erosion Hazard Area Regulations.

5. A possible NYSDEC Wildlife concern in this area is the northern long-eared bat: Tree clearing within suitable habitat could be considered a take if bats are present. Therefore, NYSDEC recommends that tree clearing be minimized and any necessary clearing be done between November 1st and March 31st.

6. Storm water and Wastewater discharge may require NYSDEC SPDES Permits &/or SCDHS approval.

Sincerely,

Susan Ackerman
Environmental Analyst II

cc: NP&V
C Walsh - Huntington

email 10/18/19

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 1
SUNY @ Stony Brook, 50 Circle Road, Stony Brook, NY 11790
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OCT 2 4 2019

TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Director	
Deputy Director	
CG	
CW	
VC	
Agenda	
File	

October 16, 2019

Christian Granelli
Town of Huntington Planning & Environment
100 Main Street
Huntington, NY 11743-6991

Re: Comments on the DRAFT/FINAL EIS
Preserve at Indian Hills/ Demetrius Tsunis/ Northwind Group LLC
(File #D-17-005-P)
1-4726-00666

Dear Mr. Granelli,

Thank you for your August 22, 2019 Notice which offers the NYS Department of Environmental Conservation the opportunity to comment on DRAFT/FINAL EIS for the proposed cluster condominium development on the existing Indian Hills Golf Course.

The proposal to construct 98 condominiums & 1 clubhouse, reconfigure the existing golf course and expand the associated ponds will require Freshwater Wetland (Article 24) permits from this agency. NYSDEC Freshwater Wetland jurisdiction extends 100 linear feet landward of the Freshwater Wetland Boundary Line. Each of the 4 areas of proposed condos comes close to or is located within Article 24 jurisdiction. The project is located near of the Coastal Erosion Hazard Boundary Line (Article 34) and regulated Tidal Wetlands (Article25) are present at the north end of the property along the Long Island Sound.

The following comments apply Wetlands, Plants and Animals, and Coastal Resources.

- NYSDEC regulated Freshwater Wetlands are located near each area of the proposed condo development. The January 9, 2017 and the September 4, 2018 letters from this department state that all work, including clearing and grading must be kept greater than 100 feet from regulated freshwater wetlands. However, plans associated with the EIS including sheet C-112 show clearing, grading and construction of retention basins within 100 feet of the freshwater wetland areas adjacent to Makamah Path and Fresh Pond Court development areas. **Alternatives outlined in section 1.4.2 of the EIS do not include an alternative in which no disturbance is proposed within the NYSDEC wetlands jurisdiction.** Alternatives which provide a setback of more than 100 feet must be evaluated. Clearing of the existing vegetative buffer must be minimized, especially in the wooded area adjacent to the Makamah Path development and the vegetated areas adjacent to the wetlands along Fresh Pond Court. Any vegetation which is removed will require justification and mitigation.
- Figure 2-4 NYSDEC Wetlands Map does not include the proposed map amendment as per the August 14, 2017 letter to the Town Supervisor (enclosed)
- Figure 2-8 Habitat Map does not include the parcel to the south west immediately adjacent to Makamah Road.
- The New York Natural Heritage Program database indicates that endangered or

threatened species could be present in the project area and vicinity including the long-eared bat. In 2.5.1 Existing Conditions, the DEIS indicates that there is potential summer roosting habitat for northern long eared bat (NLEB) on the site. It also states that NLEB's were not identified during the site visits, however it is unlikely that NLEB would be seen and identified by site visits alone. Section 2.5.1- Anticipated Impacts, indicates that precautions could be taken to limit tree clearing to the winter months when the species is not present on Long Island. However, Section 2.5.3 Proposed Mitigation, indicates that tree clearing will be limited to the period August 1 through May 31, and will avoid the period June 1 through July 31. NYSDEC has determined that the site appears to provide potential habitat for northern long-eared bats. However, the subject property is currently not located within 1.5 miles of a known summer occurrence. Therefore, at this time, the associated tree clearing would not be considered a take. **No tree clearing should occur between April 1 and October 31 to avoid impacting roosting bats.**

Please forward any further correspondence regarding SEQRA reviews of this project to my attention at the above address.

Sincerely,

Susan Ackerman
Regional Permit Administrator
cc: NP&V

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Regional Director, Region 1
SUNY at Stony Brook, 50 Circle Road Stony Brook, NY 11790
P: (631) 444-0345 | F: (631) 444-0349
www.dec.ny.gov

August 14, 2017

Huntington Town Supervisor
Honorable Frank P. Petrone
Town Hall (Room 200)
100 Main Street
Huntington, NY 11743

Dear Supervisor Petrone:

In 1975, the New York State Freshwater Wetlands Act (Act) was passed to preserve, protect and conserve our valuable wetlands and the benefits they provide to the environment and citizens of the State. Permits are required to undertake certain activities in or within 100 feet of wetlands 12.4 acres (5 hectares) in size or larger, or certain smaller wetlands determined to be of "unusual local importance." To help landowners, local officials and other interested parties determine where protected wetlands are located, the Act requires the New York State Department of Environmental Conservation (NYSDEC) to prepare maps and to file copies of those maps with the affected local government clerks.

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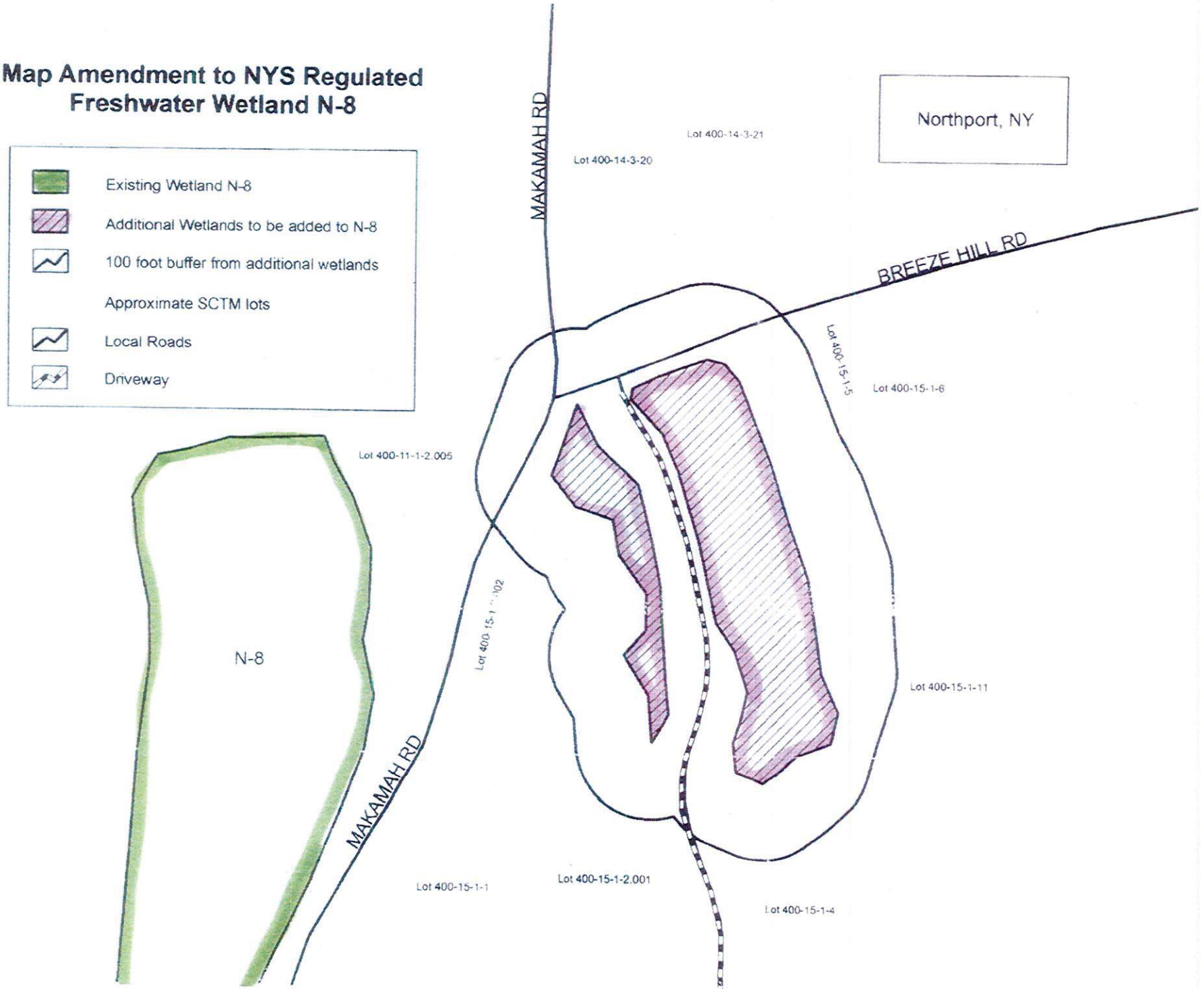
Regulations implementing the Freshwater Wetlands Act (6 NYCRR Part 664) state that once the announcement of a proposed amendment has been made, no activity subject to regulation under the Freshwater Wetlands Act may be initiated without a permit from NYSDEC within the area that is the subject of the proposal (including the 100 foot wetland adjacent area) until the Commissioner has either amended the map or denied the amendment.

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We do not expect you to answer questions about the Article 24 Freshwater Wetland maps or Article 24 regulatory program, so please feel free to refer questions to the NYSDEC Region 1 office in Stony Brook. However, if at any time you should have

Map Amendment to NYS Regulated Freshwater Wetland N-8

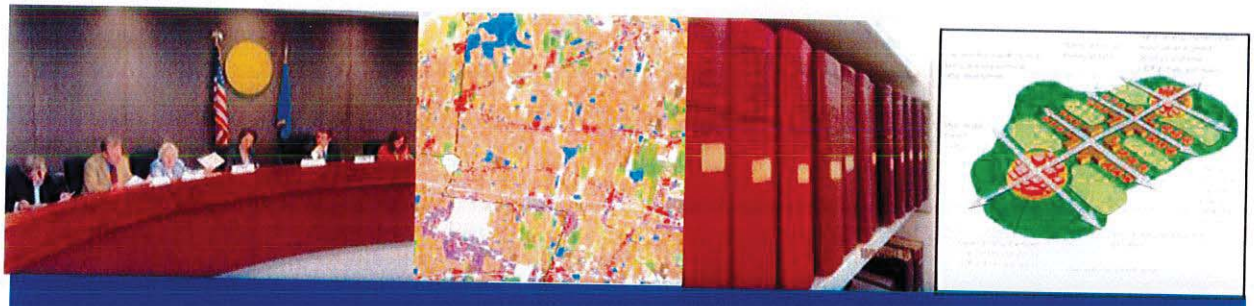


2012

SUFFOLK COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT & PLANNING

July 2012

Suffolk County Planning Commission Guidebook



Policies and Guidelines for the Referral of Proposed Municipal Subdivision and Zoning Actions

Use your smart phone and a QR app for more information

Steven BELLONE
SUFFOLK COUNTY EXECUTIVE

PREPARED BY:
SUFFOLK COUNTY DIVISION OF PLANNING & ENVIRONMENT

- *Promote access to the coastal zone and the preservation of water dependent uses.*

Suffolk County's maritime history is tied to the public's right to access the coastal zone and the preservation of those uses dependent upon the shoreline and associated water body for survival. Access to the coast preserves the public's right to enjoy the many recreational aspects of the coastal zone. In addition, the preservation of water dependent uses within the coastal zone promotes the region's tourist and maritime economies.

- *Promote environmental remediation associated with development proposals.*

4.8 Design

General Policy Goal: *Encourage high-quality and innovative design which incorporates universal design principles to positively shape the built environment for living, working, and playing. Sustainable design, which incorporates universal design principles, ensures that the built environment facilitates function, creates an identity of place, provides equal access to all members of society and strengthens a sense of community.*

Suffolk County is home to a diverse collection of communities including traditional pedestrian-oriented downtowns, exclusively residential villages and sprawling suburban neighborhoods dominated by strip commercial development.

Future design policies must protect the region's collection of successful and vibrant pedestrian-oriented downtowns and enhance those areas impacted by sprawl, congestion and a lack of community character.

Specific Design Policies:

- *Encourage flexibility of design in order to promote a mixture of uses in order to minimize traffic, encourage pedestrian activity and create a sense of place.*

- *Utilize green infrastructure to minimize community and environmental impacts and reduce both private and public development costs.*

- *Historic Assets: Many sites contain material and/or buildings that are of historic value. To the greatest extent possible, the historic and/or cultural attributes of these sites should be preserved for the enjoyment of future generations. The Commission may request that a site be examined closely to determine: (1) if portions of the site should be preserved, (2) if clearing, excavation and construction on the property should be delayed for a reasonable period of time to allow for the exploration, excavation and salvage of items of historic worth, or (3) whether alternatives should be explored for the adaptive reuse, relocation or preservation of historic structures.*

- *Noise and Other Impacts: When a tract of land abuts the right-of-way of a railroad, a vegetated buffer should be created along the right-of-way to help preserve any amenities created on site by reducing noise levels and minimizing visual intrusion. Where the area*

adjacent to the right-of-way is open field, a landscaped earthen berm should be constructed. Utilizing a design that would place a large open space area between the railroad right-of-way and the new structures or amenities would be preferable in place of the wooded buffer or the landscaped earth berm.

Should the subject application be in the vicinity of residentially zoned land the premises should be encumbered by appropriate operational restrictions to adequately protect nearby residences (i.e. limitations on lighting, hours of operation, truck deliveries, garbage pick-up, truck idling, outdoor speaker systems, building alarms, trash compaction, etc.). When a commercial or industrial use is proposed adjacent to residential property, a buffer strip should be created to help preserve residential amenities from the noise, dirt, and lighting created by commercial and industrial activities. The buffer strip should contain either a natural wooded area or a landscaped earth berm.

- *Promote energy efficient site plan and subdivision design which encourages compact development and clustering to minimize energy use, encourage open space preservation and the efficient use of infrastructure.*

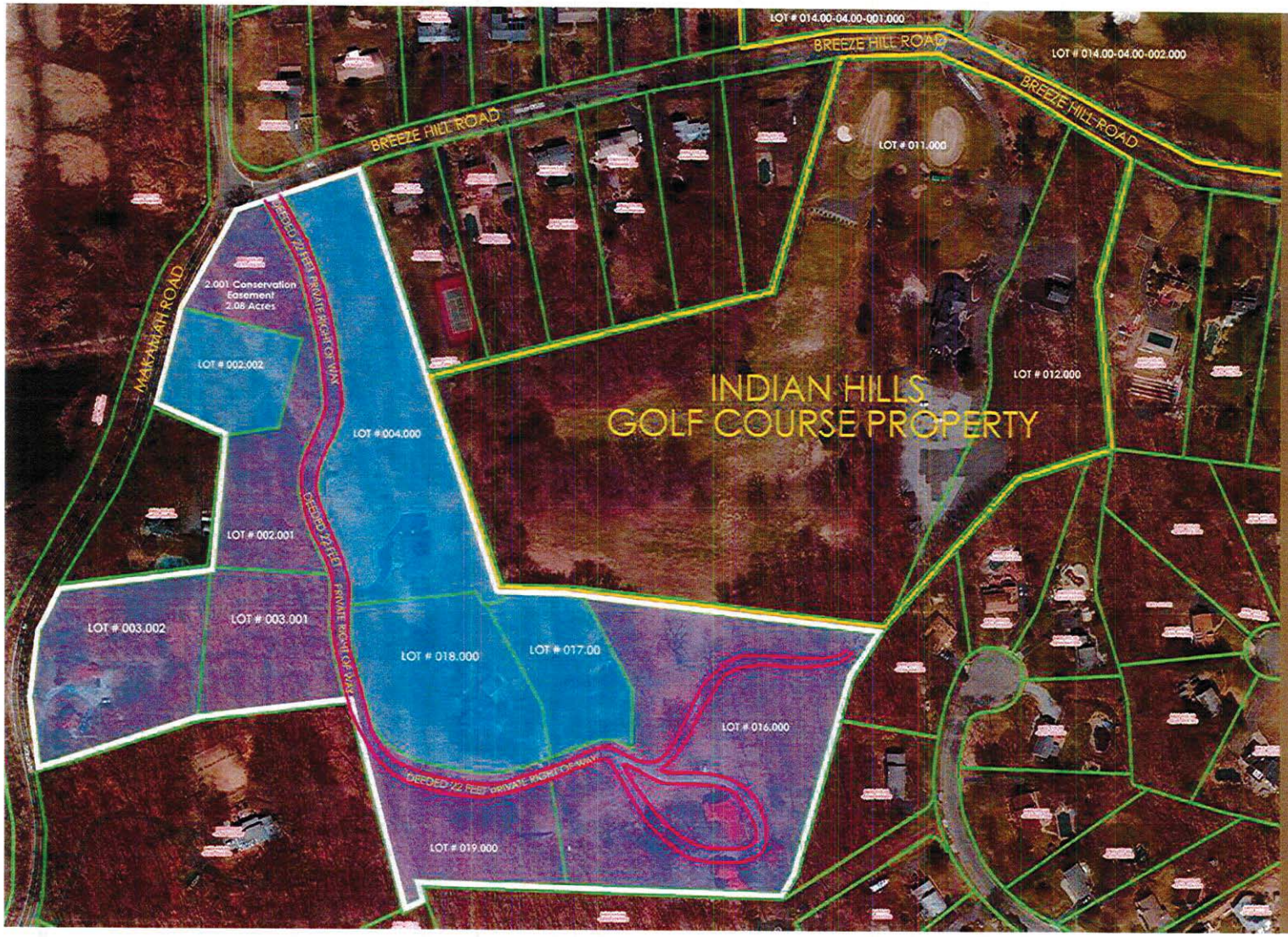
Design principles which discourage sprawl and encourage compact development can help to minimize sprawl, preserve open space and reduce energy consumption. These steps can also promote the more efficient use of infrastructure and increase the viability of public transit.

- *Incorporate "universal design" features into development projects in order to ensure that Suffolk County is equally accessible to all members of the community. See Appendix on SC Planning Commission website.*

Universal design principles are intended to improve access to homes, businesses and all development types for all members of the community including those with disabilities and seniors. Low cost modifications to design and construction standards can be a simple and effective method for improving the quality of life for a broad spectrum of community members. Building code and construction standards that incorporate such features as no-step entranceways, first floor bedrooms, first floor bathrooms and improved internal accessibility can dramatically improve the quality of life for a variety of individuals.

- *Whenever the shape and area of the parcel is such that a degree of flexibility in the layout of the subdivision is possible, the tract should be laid out as a cluster subdivision. A cluster design will help to preserve open space, preserve existing vegetation and avoid construction on steep hillsides. At the very least the tract should be granted a lot area modification so that the larger lots are located where there are steep slopes and the smaller lots are located where there are flatter slopes.*

- *No landlocked parcels should be created. A landlocked parcel is a parcel that does not have frontage on an existing or proposed public road and is dependent upon a right-of-way over adjacent parcel(s) for access. The creation of such lots is contrary to good subdivision layout principles and can create access problems for emergency and service vehicles. This lack of access could result in health, safety and welfare problems for the future residents of landlocked lots, not to mention potential disputes over the use and maintenance of any right-of-way over an adjacent parcel that may be created for the purpose of access.*



EXISTING SITE ON THE SOUTH SIDE OF BREEZE HILL ROAD

= 19.393 Acre Tract of Land
= Parcels Retained by Davis/ Roberg
= Parcels Sold Off by Davis /Roberg
= Indian Hills Golf Course Property
= Deeded Right of Way over said Private Road running 22 feet wide per 1938 Deed - Libor 2022 Page 358
= Tax Lot Parcel Property Lines

4 TAX MAP LOTS - INDIAN HILLS GOLF COURSE PROPERTY		
Tax Map Lot #	Acres	Current Owner
0400-015.00-01.00-012.000	2.9	FORT SLONGO, LLC & THE PRESERVE AT INDIAN HILLS, LLC
0400-015.00-01.00-011.000	15	FORT SLONGO, LLC & THE PRESERVE AT INDIAN HILLS, LLC
0400-014.00-04.00-001.000	26	FORT SLONGO, LLC & THE PRESERVE AT INDIAN HILLS, LLC
0400-014.00-04.00-002.000	100	FORT SLONGO, LLC & THE PRESERVE AT INDIAN HILLS, LLC
Total Acreage	143.9	

9 TAX MAP LOTS - 19.393 ACRE TRACT OF LAND		
Tax Map Lot #	Acres	Current Owner
0400-015.00-01.00-004.000	3.37	THERESA M FEDERICO
0400-015.00-01.00-018.000	2	WILLIAM C BERG
0400-015.00-01.00-017.000	0.75	GEORGE AND JOAN BUBARIS
0400-015.00-01.00-002.001	2.08	MAUDE D ROBERG, REV LIV TRUST
0400-015.00-01.00-002.002	1	TOWN OF HUNTINGTON
0400-015.00-01.00-016.000	5.2	MAUDE D ROBERG, REV LIV TRUST
0400-015.00-01.00-019.000	1.5	MAUDE D ROBERG, REV LIV TRUST
0400-015.00-01.00-003.001	1.3	MAUDE D ROBERG, REV LIV TRUST
0400-015.00-01.00-003.002	2.2	MAUDE D ROBERG, REV LIV TRUST
Total Acreage	19.4	


INTEX






TAHOE

November 4, 2019

TO: Anthony Aloisio, Director of Planning
CC: Planning Department, Andrew Freleng SCPC ✓

Please find the public comments from Fort Salonga Property Owners Association (FSPOA) regarding the Draft Environment Impact Statement (DEIS) for The Preserve at Indian Hills.

We are formally requesting that you send a copy of these documents at your earliest convenience to the Suffolk County Planning Commission (SCPC) since we understand that all documentation for their review needs to come from the town.

Sincerely,

John Hayes, FSPOA President

RECEIVED
NOV 0 6 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

MR ALOISIO

WHEN I SPOKE TO YOU AT THE RECENT SPECIAL MEETING OF THE PLANNING BOARD I EXPLAINED THAT THE SCPC WOULD ONLY FORMALLY REVIEW DOCUMENTATION PROVIDED BY THE TOWN AND ASKED IF YOU COULD SEND THE FSPOA COMMENTS TO THE SCPC.

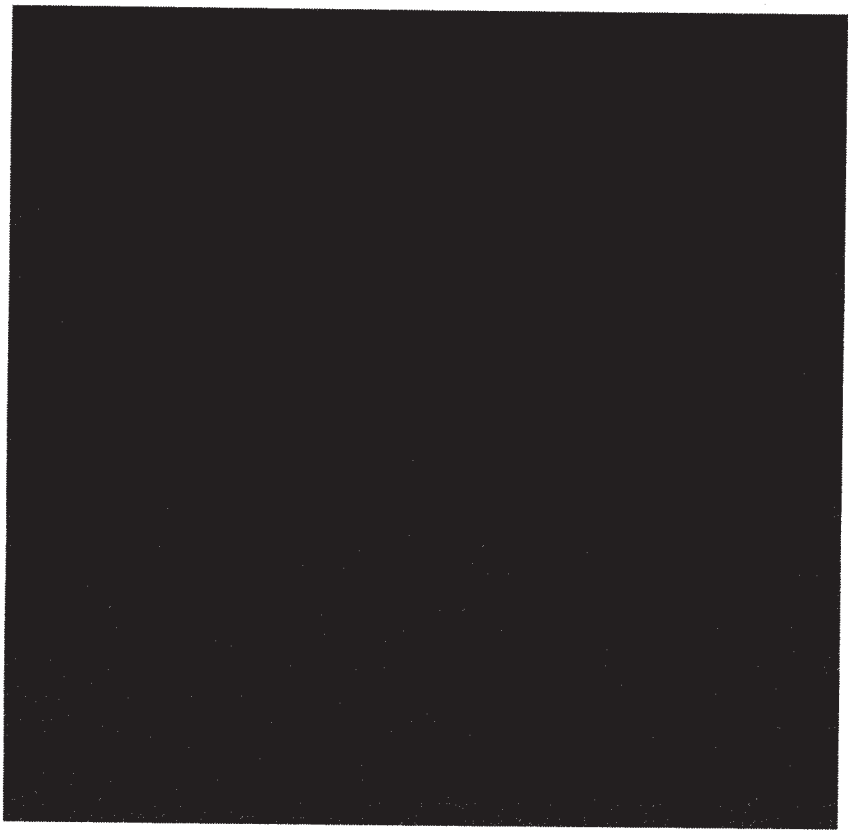
YOU AGREED TO DO SO AND I ATTACH OUR COMMENTS WHICH WERE SUBMITTED TODAY, NOV 4TH

THANK YOU FOR YOUR COOPERATION

John Hayes
FSPOA

FORT SALONGA PROPERTY OWNERS ASSOCIATION (FSPOA)

REVIEW OF THE PRESERVE AT INDIAN HILLS DEIS

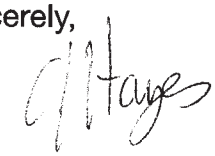


November 4, 2019

Attached are the comments of members of Fort Salonga Property Owners Association (FSPOA).

We are including 27 sections. We look forward to your comments addressing all of our concerns.

Sincerely,



John Hayes, FSPOA President

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The following comments were prepared by Mr. Andrew Rapiejko, an expert in the environmental field. Mr. Rapiejko possesses a Bachelor's Degree in chemistry, and a Masters Degree in Hydrogeology. He has been employed by the Suffolk County Department of Health Services' Division of Environmental Quality, Office of Water Resources for more than 31 years, and his current title is Associate Hydrogeologist. He has supervised the Bureau of Water Resource Management for more than ten years.

Mr. Rapiejko has provided expert witness testimony related to environmental and water resource issues multiple times before the Suffolk County Legislature, in court documents to obtain inspection warrants, and in litigation. Most recently he provided expert witness testimony before a Special Grand Jury for the Suffolk County District Attorney's Office.

Mr. Rapiejko has participated in, designed and led hundreds of environmental investigations in his career. He has been responsible for collecting, overseeing and interpreting results from all kinds of environmental samples, including groundwater, surface water, air, soil, sediments, plants, fish, etc. He has authored numerous reports documenting a variety of environmental investigations and their findings.

Mr. Rapiejko's comments are being provided solely as a resident and taxpayer of Huntington Town. His statements and opinions included in the following written comments are his own and do not represent those of Suffolk County or the Suffolk County Health Department.

Water Resources

Groundwater

Suffolk County Executive Steve Bellone has stated that nitrogen pollution is "public enemy number one". This is primarily due to the detrimental consequences that arise when excess nitrogen is discharged into surface water bodies. Nitrogen also has potential human health implications, and the New York State Department of Health has established a nitrogen drinking water standard of 10 mg/l. Due to the environmental and health concerns regarding nitrogen, Suffolk County Department of Health Services' (SCDHS) Article 6 density requirements are designed to limit total nitrogen concentrations in groundwater to 4 mg/l or 6 mg/l, depending upon the Groundwater Management Zone. The recently released Suffolk County Draft Revised

- Table 2-5 in the DEIS illustrates the results of water quality testing performed on the irrigation well located on the IHCC property. Nitrogen was analyzed in May and August of 2016 and the results indicated concentrations of 7.21 mg/l and 7.56 mg/l respectively, nearing the New York State nitrate drinking water standard of 10 mg/l. Table 2-6 is the results of testing performed in 2018, and it confirmed nitrate concentrations still in excess of 7 mg/l. It is also important to note that Suffolk County Department of Health Services' (SCDHS) Article 6 density requirements are designed to limit total nitrogen concentrations in groundwater to 4 mg/l or 6 mg/l, depending upon the Groundwater Management Zone. These concentrations, without any additional development, already exceeds the intent of the Article 6 density nitrogen concentrations. This should be discussed.

C-317
Sec. 2.8

- The Suffolk County Department of Health Services maintains a groundwater monitoring well (S-11518) specifically installed in a location and depth to assess water quality impacts from the Indian Hills Golf Club. Annual or bi-annual testing of this well at the 100-105 foot screen zone depth has been conducted since February of 2000. A summary of the nitrate, volatile organic compound (VOC0, and pesticde setections can be found in Table 1. The most recent nitrate concentrations for a sample collected in March of 2019 exhibited a nitrate concentration of 5.3 mg/l. A concerning increasing trend in nitrate concentrations are observable in this well, going from 3.6 mg/l in 2000 to 5.3 mg/l in 2019. Although the DEIS includes some data from this well, in only includes data up until 2015. The DEIS should be updated to include all of the SCDHS data from this well (including pesticide analyses), and this data, and the nitrate trends, should be discussed

C-318
Sec. 2.8

- The SONIR "Existing Conditions" model analysis included in Appendix J-3 determines the nitrate in recharge from existing conditions is 0.76 mg/l. Since Table # shows a groundwater nitrate concentration of 7.56 mg/l, and the SCDHS IHCC glf course monitoring well shows a nitrate concentration of 5.3 mg/l, it appears that the SONIR Model analysis does not reflect real world data. This suggests that the model was not properly calibrated, and there are errors in the inputs and/or assumptions used. In their 2007 North Shore Embayments Watershed Management Plan, NP&V discusses the importance of having a calibrated model, "*The development of a model is a continuous, assumption based process. It is important for the user to keep in mind that the results produced by a given model are directly related to the assumptions built into it. The*

C-319
Sec. 2.8

accuracy of a model is governed by many factors. For example, the quality of the real world data collected to create ***and calibrate the model****, computational power, quantity of inputs, and the ability to translate real world input behaviors to mathematical expressions are just a few of these factors."*[1] Since the SONIR model does not accurately reflect (or even come anywhere close) to matching actual conditions, the nitrogen concentrations predicted in all the proposed scenarios is not reliable, and should be discounted Since the SONIR model if off by a factor of 10 in predicting current conditions, there is no confidence that the SONIR can accurately predict nitrogen concentrations. The lack of calibration of this model needs to be discussed. Additionally, please see the more detailed questions/comments regarding the assumptions, inputs and outputs of the NP&V SONIR Model raised by WBL Associates.

Table 1

Suffolk County Department of Health Services
IHCC Golf Course Monitoring Well S-115186

Well Screen Interval (feet below grade)	Sample Date	Nitrate mg/l	MTBE ug/l	Alachlor ug/l	Ethofumesate ug/l	Imidacloprid ug/l	Metalaxyl ug/l	Tetrachloroterephthalic acid ug/l	Bentazon ug/l	Propiconazole (TILT) ug/l	Bisphenol A ug/l	1,4-Dioxane (ug/l
100-105	2/3/2000	3.6					0.14	30				
	8/31/2000	3.8					0.1	32				
	8/25/2001	3.7	0.7					27				
	7/31/2002	3					Trace	25				
	6/3/2003	3.7		0.13			Trace	34				
	10/7/2004	4.3	0.6			0.1	0.17	29				
	10/6/2005	4.7					0.11	28				
	8/2/2007	4.3						29				
	11/17/2008	4.2						13				
	2/24/2009	4.3					0.1	18				
	8/24/2009	4.3					Trace	15	4.1			
	3/29/2012	4.6			<0.2	Trace						
	11/27/2012	4.6					Trace					
	7/29/2013	4.1										
	11/20/2013	4.7					<0.2					
	5/14/2015	5			Trace	Trace	Trace	22		Trace		
	9/22/2015	5.3			<0.4		<0.2	16				
	6/9/2016	4.63										
	3/23/2017	4.88										
	8/16/2017	4.29										
	3/26/2018	5.16									0.2	0.1
	10/15/2018	5.29										0.1
	3/26/2019	5.3										

[1] Suffolk County North Shore Embayments Watershed Management Plan, Nelson Pope & Voorhis, LLC and EEA, Inc., February 2007, page 3-27.

- Scenarios in the SONIR assumed 19 mg/l discharges for all the innovative/alternative (I/A) septic systems proposed to be used in the project. This is not an appropriate assumption since reports released by the SCDHS show that all the I/A systems do not consistently discharge concentrations of total nitrogen of 19 mg/l or less. In fact, the latest report released by the SCDHS showed one system discharging total nitrogen at a concentration of 140 mg/l[2]. Additionally, the testing data released by the SCDHS to date on the I/A systems was collected only from single family residences. There is no publically available data to show how these systems perform in the configuration in this proposal (clustered systems connected to multiple dwellings) C-320 Sec. 2.8

- In addition to nitrogen percolating through the ground from fertilized areas, nitrogen within stormwater runoff that is washed into recharge basins, or directly into surface waters needs to be accounted for. In the 2007 Suffolk County North Shore Emabyments Watershed Management Plan, Nelson, Pope, and Voorhis (NP&V) stated that "*No attenuation of nitrogen in stormwater runoff was considered for coastal tier watersheds, such as Long Island, due to proximity to the shoreline and a subsequently short travel time.*"[3] This should be addressed and considered in all evaluations of nitrogen loading, and will be consistent with this NP&V determination. C-321 Sec. 2.8

- The impacts to nitrogen groundwater concentrations demonstrated by the IHCC irrigation well samples, and the SCDHS IHCC golf course monitoring well data are concerning. The 2015 Suffolk County Comprehensive Water Resources Management Plan (SCCWRMP) stated that the average nitrate concentration in the Upper Glacial Aquifer was 3.44 mg/l.[4] The observed groundwater data indicates that the use of fertilizers on the golf course have significantly increased nitrate concentrations above the average upper glacial nitrate concentration in the groundwater, and therefore is potentially impacting the three sensitive surface water bodies (Crab Meadow, Fresh Pond, Long Island Sound) that receive this groundwater through sub-surface discharges. C-322 Sec. 2.8

- Table 2-6 in the DEIS summarizes results of the irrigation well sample and, under pesticides, indicates "*None Detected*". However, Table 1 illustrates SCDHS pesticide testing results for well S-11518. These results show that 7 pesticides or pesticide breakdown products were detected in this well. The DEIS concurs that data from this well is "…representative of upgradient golf use…"[5] The irrigation well should be resampled and testing should include all of the pesticides analyzed by the SCDHS in IHCC golf course monitoring well S-115186. C-323 Sec. 2.8

- Water quality data from IHCC golf Course monitoring well S-115186 demonstrates that golf course operations have impacted groundwater quality with respect to nitrogen, VOCs, semi-volatiles and 7 pesticides or pesticide breakdown products. Due to the C-324 Sec. 2.8

[2] 2017 Annual Technology Review of Innovative/Alternative OWTS, Suffolk County Department of Health Services, New York state Center for Clean Water Technology at Stony Brook University, December 2018, Page 2-17

[3] Ibid, page 3-118

[4] Suffolk County Comprehensive Water Resources Management Plan, March 2015, Table 3-1, page 3-14.

[5] DEIS, 2-33

complexities with respect to groundwater flow conditions, and complex geology, a comprehensive groundwater monitoring plan should be developed and implemented. Due to the large size and complex hydrogeologic conditions at the site, this plan should include, at a minimum, multiple groundwater profile monitoring wells located to appropriately assess groundwater throughout the 154 acre site. Additionally, monitoring wells should be located to assess the quality of the water leaving the boundaries of the site, which will ultimately impact one of the three surface water bodies that receive the groundwater (Crab Meadow, Fresh Pond, Long Island Sound). In order to appropriate assess the current groundwater conditions, a three dimensional groundwater model should be developed. This model can then be used to accurately predict water quality impacts, and impacts to water tabel elevations from drainage basins, septic leaching fields, and the proposed reduction in pumpage of the on-site irrigation well.

- A list of pesticides, currently and historically used on the golf course should be developed. These pesticides (and their breakdown products) should be tested for in additional groundwater samples. C-325 Sec. 2.8

- Table 2-5 in the DEIS indicates a total phosphorus concentration of 2.04 mg/l in August of 2016, which exceeds the reported New York State Department of Environmental Conservation (NYSDEC) TOGS 1.1.1 of 0.02 mg/l (included in Table 2-6). This exceedance is **100 times** the standard, and is not mentioned. The potential impacts must be discussed C-326 Sec. 2.8

- The results for the "*Semi-Volatile*" analysis portrayed in Table 2-3 (and Table 3 in Appendix J) state "*None Detected*", however this contradicts the analytical datasheets included in Appendix A of Appendix J of the Limited Phase II. These datasheets indicate that several semi-volatiles were detected, including Benzyl alcohol, and 4-Nitrphenol. This omission is concerning since these tables (and possibly others) do not reflect the actual laboratory reports, and are therefore very misleading to the reviewers. All of these tables should be checked, and corrected, and the DEIS should be re-issued with a new public comment period, so that the public may perform an appropriate review on the current conditions and potential impact of this project. C-327 Sec. 2.8

- Appendix A of Appendix J contains analytical data sheets from only Long Island Analytical Laboratories, however there is a chain of custody for TestAmerica Laboratories for a sample collected from the irrigation well. Why are there no analytical data sheets from TestAmerica Laboratories included? If analyses were run by TestAmerica Laboratories, the analytical data sheets should be included and the results discussed. C-328 Sec. 2.8

- Page 4 of Appendix J states "*All of the sediment, surface water and groundwater samples were analyzed for the presence of volatile and semi-volatile organic compounds, pesticides, herbicides, PCBs, metals and dioxin.*" None of the summary tables, text, or analytical data sheets reference analytical results for "dioxin", this needs to be explained and clarified. Additionally, "dioxin" is not indicated on the summary of analysis methods provided by Long Island Analytical Laboratory on page one of each report, why? C-329 Sec. 2.8

- 1,4-dioxane in an emerging contaminant and was detected in two of the most recent samples collected by the SCDHS in IHCC golf course monitoring well S-115186 (Table 1). A discussion on potential 1,4-dioxane sources located on the property of should be included in the DEIS. C-330 Sec. 2.8

- Since a known source of 1,4-dioxne is common consumer products such cosmetics, detergents and shampoos[6], a discussion on potential increases in 1,4-dioxane concentrations inn groundwater and surface waters on the site, due to the proposed project, should be included (e.g., discharges in septic wastewater). Also, impacts to these discharges to the surrounding sensitive surface water bodies (Crab Meadow, Fresh Pond and Long Island Sound), and impacts to human health and wildlife (including the biota of these waterbodies) should be evaluated. C-331 Sec. 2.8

- In the very limited water quality testing performed in the DEIS, there were some samples analyzed for 1,4-dioxane. However, the detection limit of 100 ppb that was used is not appropriate (the New York State Department of Health's current drinking water standard is 50 ppb, and there is a proposed drinking water standard of 1 ppb). Testing for 1, 4-dioxane needs to be redone with lower detection limit (0.1 ppb is the typical, appropriate detection limit). C-332 Sec. 2.8

- Another recently emerging group of contaminants that were not evaluated in the DEIS are per- and polyfluoroalkyl substances (PFAS). There have been widespread reports of impacts to water resources from these compounds in Suffolk County from a variety of sources. These compounds are extremely persistent in the environment. The United States Environmental Protection Agency (USEPA) states that some sources of PFAS include "*Food packaged in PFAS-containing materials, processed with equipment that used PFAS, or grown in PFAS-contaminated soil or water. Commercial household products, including stain- and water-repellent fabrics, nonstick products (e.g., Teflon), polishes, waxes, paints…*"[7] In addition, U.S. Food and Drug Administration states that "*…certain PFAS are authorized by the FDA for limited use in cookware, food packaging and processing.*"[8] In order to appropriately assess the current environmental conditions at the site, PFAS testing should be performed on the groundwater and surface waters of the site. These compounds are persistent in the environment, and are known to have potential health implications at extremely low concentrations. The USEPA has established a Lifetime Health Advisory Level (HAL) of 70 ppt for combined concentration of two PFAS compounds, PFOS and PFOA. The NYSDOH currently has proposed a drinking water standard for two individually for PFOS and PFOA of 10 ng/l, therefore the PFAS sampling should have an appropriate detection limits, are on the order of 2 ng/l. C-333 Sec. 2.8

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[6] Agency for Toxic Substances and Disease Registry, Public Health Statement, 1,4-Dioxane, CAS# 123-9-1, April 2012.

[7] United States Environmental Protection Agency, Basic Information of PFAS, website at: https://www.epa.gov/pfas/basic-information-pfas

[8] U.S. Food & Drug Administration, Per and Polyfluuoroalkyl Substances (PFAS), website at: https://www.fda.gov/food/chemicals/and-polyfluoroalkyl-substances-pfas

- The United State Geological Survey (USGS) has performed studies that show sewage discharges may be a significant source of PFAS contamination to groundwater. A recent USGS study found that twelve PFAS compounds were detected in the groundwater of monitoring wells surrounding leaching fields of three different decentralized wastewater treatment plants "*...with individual compound concentrations ranging from 5 to 620 ng/L...*" They go on to conclude that "*These preliminary results indicate that decentralized wastewater treatment systems may be a point source of PFAS to groundwater in Long Island.*"[9] Since the proposed plan will generate a calculated wastewater discharge of more than 33,000 gallons per day, and many potential sources of PFAS will be present at the Preserve at Indian Hills, the impacts to the groundwater must be appropriately assessed. C-334 Sec. 2.8

- In addition to nitrates and pesticides, a semi-volatile (Bisphenol A) and volatile organic compound, (methyl-tertiary-butyl-ether or MTBE) were detected in the SCDHS IHCC golf course monitoring well S-115186 (Table 1). A discussion on potential sources of these contaminants should be included. C-335 Sec. 2.8

- Figure 2-6 in the DEIS shows a water table contour map, and an approximate groundwater flow direction. This figure contains no reference as to what data the groundwater contours are based upon and the source of the data. There are no monitoring wells elevations displayed in the figure and it is not possible to check the accuracy of the assumption used in creating the groundwater contours. The depicted groundwater flow direction is inconsistent with groundwater flow for this area depicted in groundwater flow model results included in the Suffolk County Draft Subwatershed Plan. This should be discussed. C-336 Sec. 2.8

- The project proposes to reduce irrigation well pumping by the use of stored pond water for irrigation. This change could have significant impacts on the groundwater flow direction. Additionally, the reduction in pumping may result in an increase in water table elevations on the eastern portion of the site, which may result in more flooding issues, in particular to neighbors whose homes are already prone to flooding, exacerbate the existing flooding problems on Fresh Pond Road, and may also impact the wetlands on the east side of Fresh Pond Road. All of this needs to be appropriately discussed and evaluated. C-337 Sec. 2.8

- Basement floor elevations for several proposed units along Fresh Pond Road appear to be close to, or actually below the current groundwater table. This needs to be discussed. C-338 Sec. 2.8

- Due to the proposed reduced pumping of the golf course irrigation well, an analysis should be performed (using he aforementioned groundwater model that will be developed) assessing the impacts to the water table elevations relative to the proposed basement elevations of these proposed units along Fresh Pond. Road. C-339 Sec. 2.8

- Piezometers should be installed and surveyed to mean sea level, and groundwater measurements should be taken to determine the actual elevation of the groundwater table C-340 Sec. 2.8

[9] Fisher, I.J., and Phillips, P.J., 2019, Occurrence of per- and polyfluoroalkyl substances, Long Island and New York City, New York: U.S. Geological Survey data release, https://doi.org/10.5066/P9CJ22DU

throughout the site. Measurements should be conducted over several seasons in order to reflect seasonal fluctuations in the groundwater table.

- In the early 2000s the SCDHS conducted a private well survey in the neighborhood surrounding the IHCC golf course in order to assess impacts from golf course operations on drinking water wells. Several homes had impacts from a breakdown product of the pesticide Dacthal, which is attributable to golf course operations. There must be an assessment to determine if private wells still exist in the neighborhood, if so a current water quality analysis must be obtained. If any homes are found to be using private wells, current impacts related to golf course operations, in any, must be discussed. Potential impacts on private well water quality from the proposed project should also be discussed.

C-341
Sec. 2.8

Surface Waters

The Preserve at Indian Hills properties are located within the groundwater contributing area of three sensitive surface water bodies. This means that surface or sub-surface discharges on the subject property will travel to one of three proximate waterbodies: Crab Meadow, Fresh Pond or Smithtown Bay. Figures 1 - 4 are from the recently released Suffolk County Revised Subwatershed Plan[10] and were created using a groundwater model. These figures indicate the areas and time it takes for surface or sub-surface discharges to reach a particular surface water body. The defined area is known as the groundwater contributing area (i.e., the area where surface or subsurface discharges enter Crab Meadow is known as the Crab Meadow groundwater contributing area). Groundwater flow directions can also be inferred from these figures. For example if the groundwater in a defined area is discharging to Crab Meadow, then the groundwater flow in that area is toward Crab Meadow. Figure 1 and Figure 2 illustrate the groundwater contributing area to Crab Meadow, and Figure 3 and Figure 4 illustrate the groundwater contributing area to Fresh Pond and Smithtown Bay. These groundwater contributing were digitized into a geographical information system (GIS) and Figure 5 presents the groundwater contributing areas to Crab Meadow and Fresh Pond/Smithtown Bay in a more detail, relative to the Preserve at Indian Hills project site location.

- The groundwater contributing areas from the project site have an extremely short travel time to surface waters (0 to 2 years, or 2 to 10 years). This is concerning because there is little time for contaminants to degrade before entering surface waters. Additionally, contaminants such as 1,4-dioxane that was detected by the SCDHS in their IHCC golf monitoring well, do not degrade. PFAS compounds, which have not been assessed and need to be, also do not degrade, and will travel very quickly from any discharges on-site into these sensitive surface water bodies. Impacts from discharges, and any contaminant releases, either currently or in the proposed project, and the short groundwater travel time to these surface water bodies should be discussed or assessed regarding impacts.

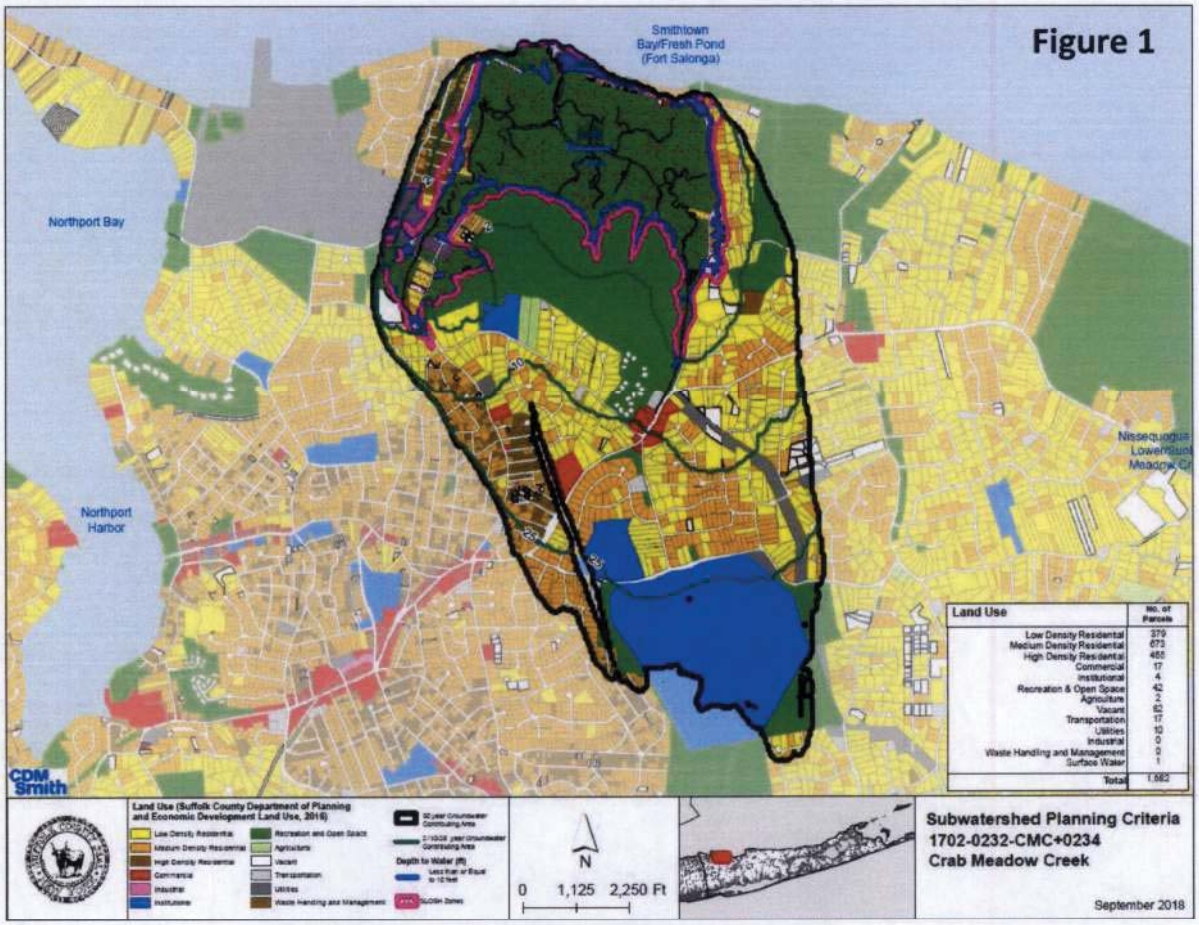
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- A study performed at Stony Brook University states that "*It appears from these results that Smithtown Bay, like western LIS itself, is physically predisposed to hypoxia. For this reason, it is likely that the current management solution to hypoxia, implementing total maximum daily loads of nitrogen, will not alleviate the reoccurring summertime bottom water hypoxic problem in Smithtown Bay.*"[11] Figure 6 illustrates the poor water quality (extremely low dissolved oxygen) in Smithtown bay and the proximity to the project site. Figure 3 – 5, illustrate the groundwater contributing area to Smithtown Bay developed as a part of the Suffolk County Revised Draft Subwatershed Plan. This indicates that many of the proposed plan's subsurface discharges of stormwater and sewage will travel very quickly to Smithtown Bay. In light of these concerning findings, impacts to the hypoxia in Smithtown Bay as a result of increased contaminant discharges to groundwater from this project should be evaluated.

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[10] Suffolk County Draft Revised Subwatershed Plan, August 2019

[11] Physical Processes Contributing to Localized, Seasonal Hypoxic Conditions in the Bottom Waters of Smithtown Bay, Long Island Sound, New York, A Thesis Presented by Cassandra Leigh Bauer to The Graduate School in Partial Fulfillment of the Requirements for the Degree of Master of Science in Marine and Atmospheric Science Stony Brook University, May 2012, page 45.


Figure 1
Smithtown Bay/Fresh Pond (Fort Salonga)
Northport Bay
Northport Harbor
Land Use
No. of Parcels
Low Density Residential 379
Medium Density Residential 673
High Density Residential 455
Commercial 17
Institutional 4
Recreation & Open Space 43
Agriculture 2
Vacant 82
Transportation 17
Utilities 10
Industrial 0
Waste Handling and Management 0
Surface Water 1
Total 1,682
Land Use (Suffolk County Department of Planning and Economic Development Land Use, 2016)
0 1,125 2,250 Ft
Subwatershed Planning Criteria
1702-0232-CMC+0234
Crab Meadow Creek
September 2018

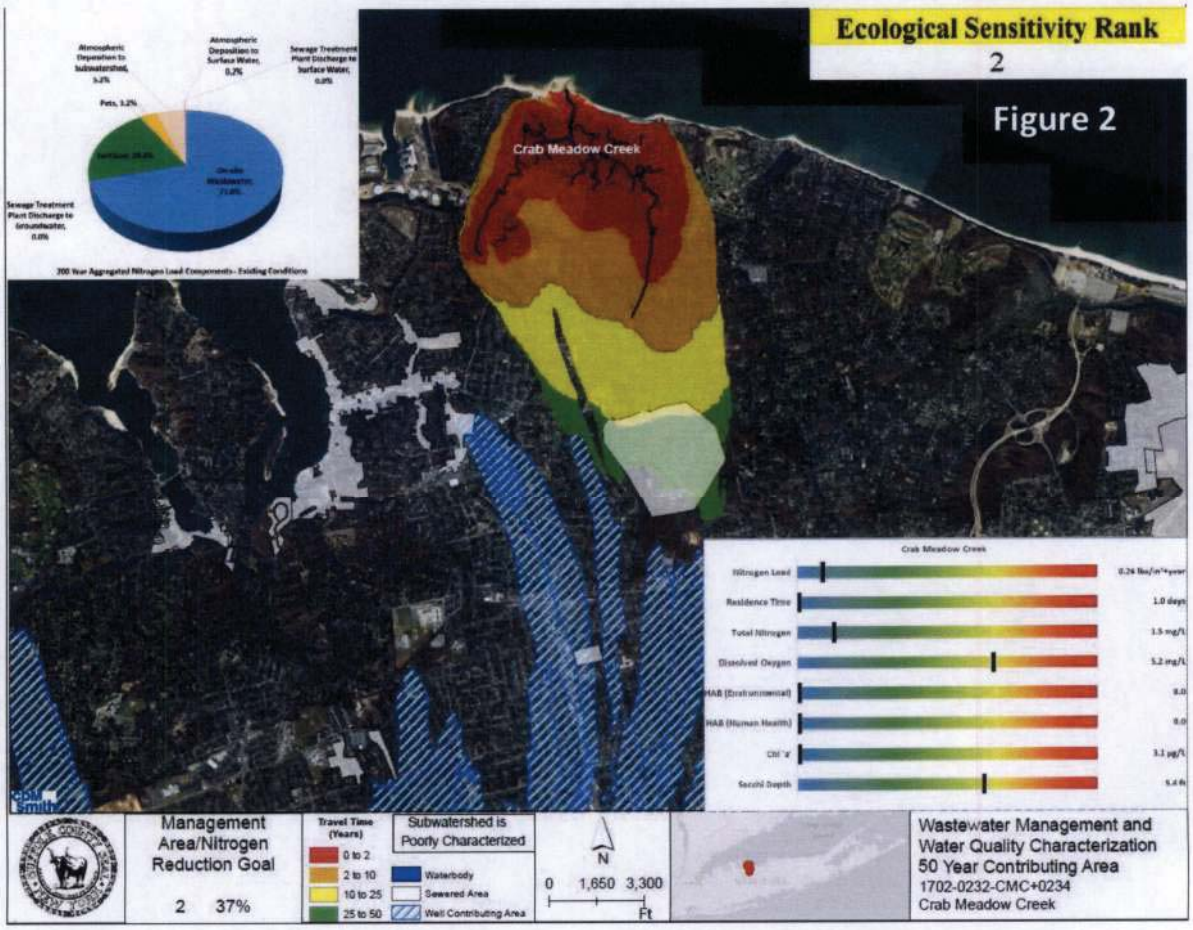

Ecological Sensitivity Rank
2
Figure 2
Crab Meadow Creek
Atmospheric Deposition to Surface Water, 0.2%
Pets, 1.2%
Sewage Treatment Plant Discharge to Groundwater, 0.0%
Crab Meadow Creek
Nitrogen Load
Residence Time
Total Nitrogen
Dissolved Oxygen
Secchi Depth
Management Area/Nitrogen Reduction Goal
2 37%
Travel Time (Years)
0 to 2
2 to 10
10 to 25
25 to 50
Subwatershed is Poorly Characterized
Waterbody
Sewered Area
Well Contributing Area
0 1,650 3,300 Ft
Wastewater Management and Water Quality Characterization
50 Year Contributing Area
1702-0232-CMC+0234
Crab Meadow Creek

Figure 3

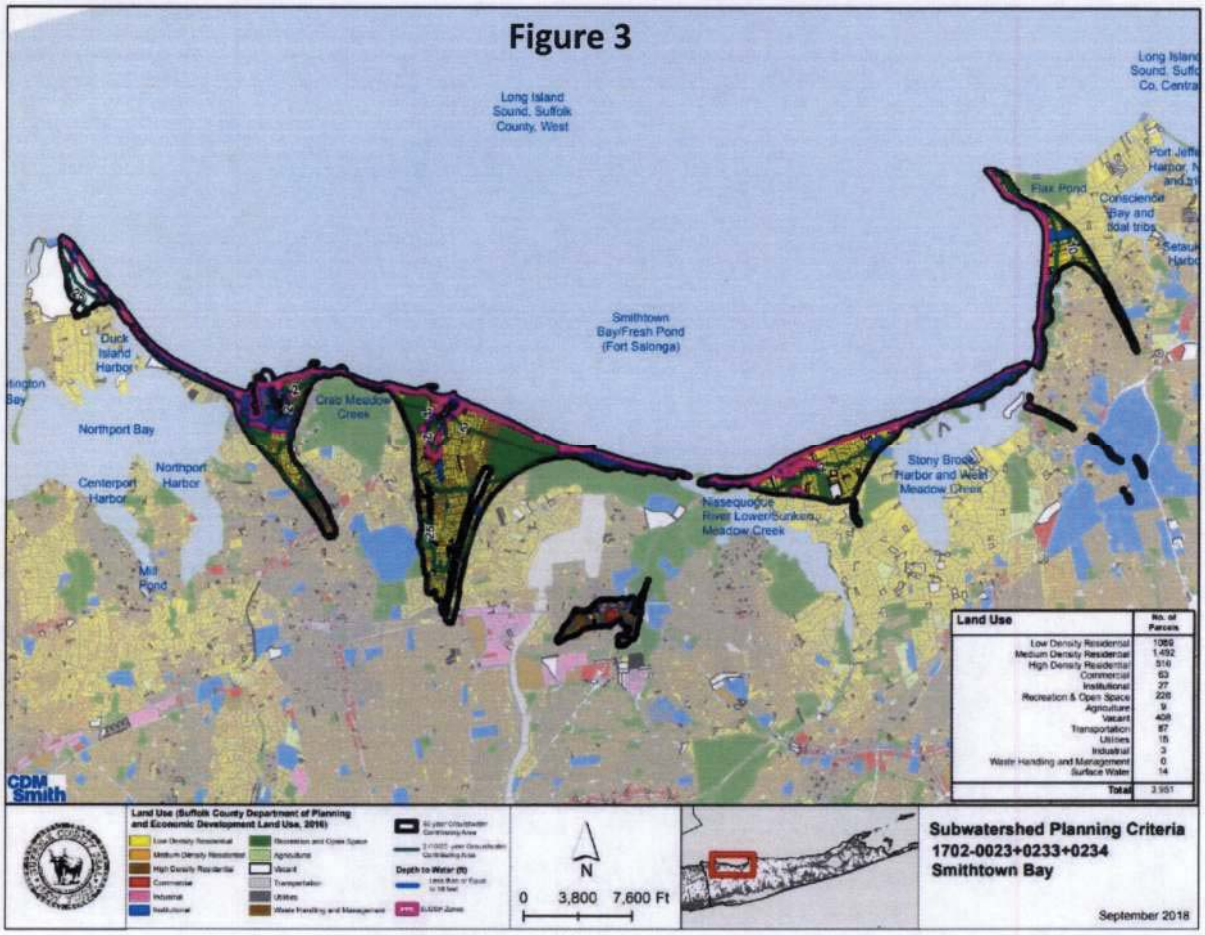
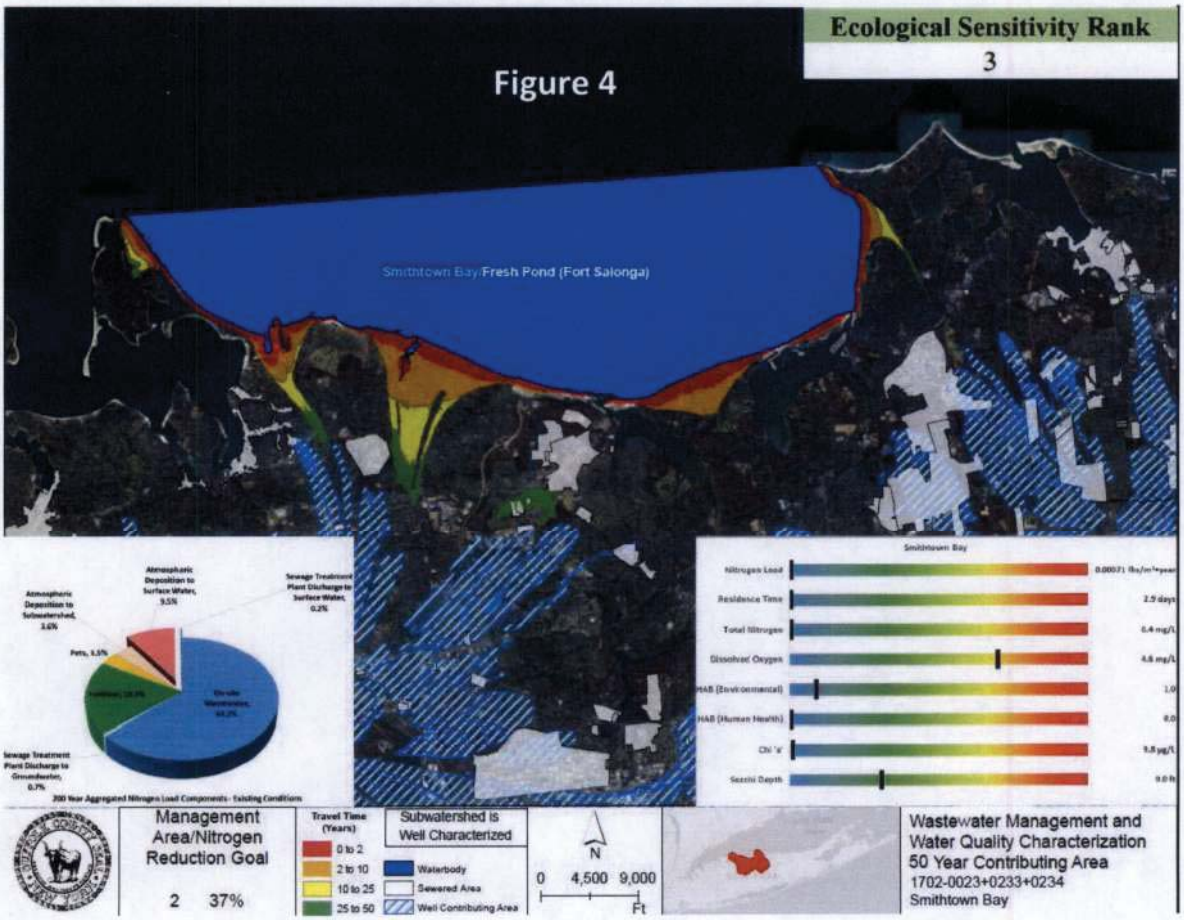


Figure 4



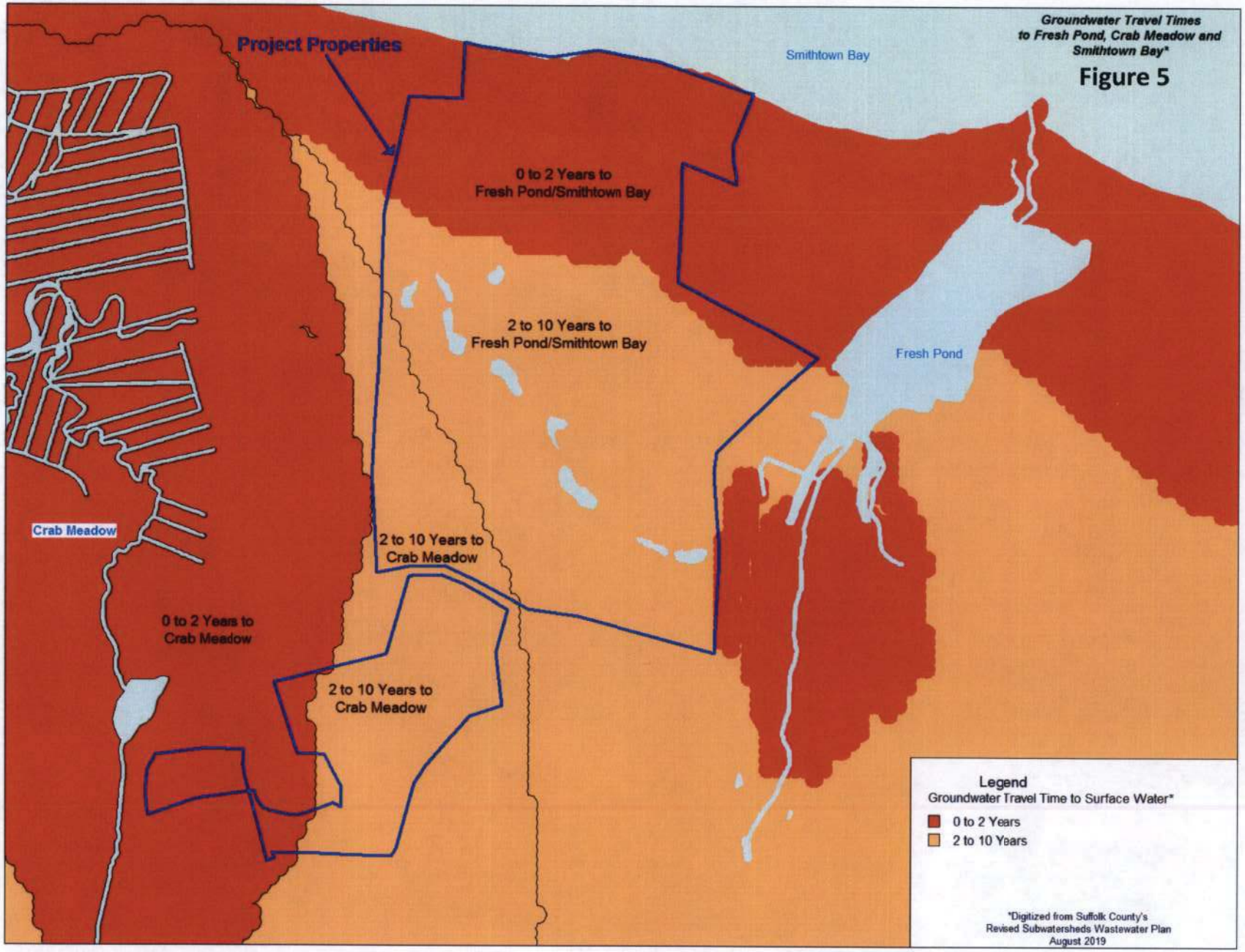

Groundwater Travel Times
to Fresh Pond, Crab Meadow and
Smithtown Bay*
Figure 5
Project Properties
Smithtown Bay
0 to 2 Years to
Fresh Pond/Smithtown Bay
2 to 10 Years to
Fresh Pond/Smithtown Bay
Fresh Pond
Crab Meadow
2 to 10 Years to
Crab Meadow
0 to 2 Years to
Crab Meadow
2 to 10 Years to
Crab Meadow
Legend
Groundwater Travel Time to Surface Water*
0 to 2 Years
2 to 10 Years
*Digitized from Suffolk County's
Revised Subwatersheds Wastewater Plan
August 2019

Figure 6[12]

Dissolved Oxygen in Long Island Sound Bottom Waters
August 3 and 4, 2010

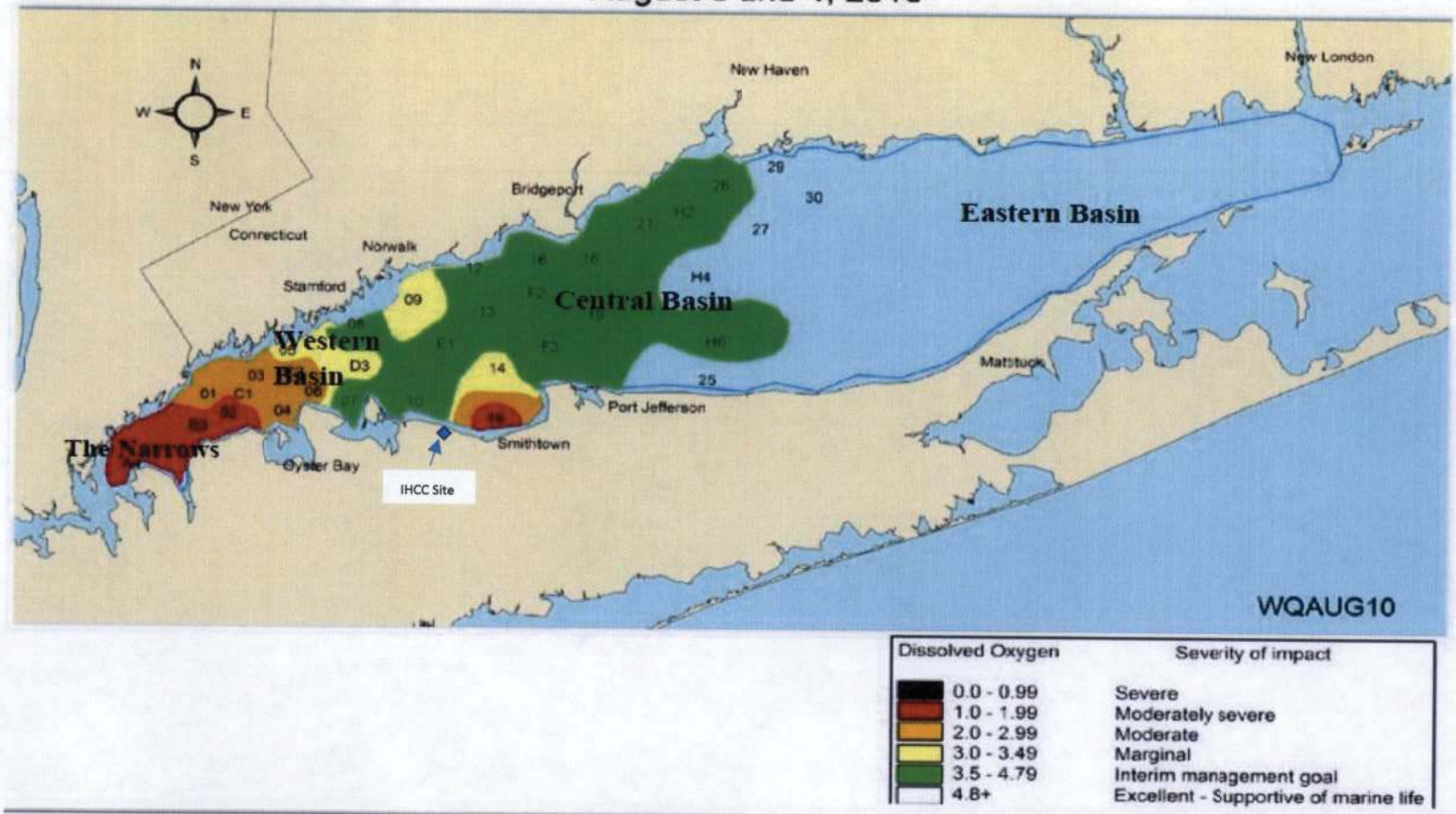


Figure 2: A contour, created by the CT DEP, of bottom dissolved oxygen concentrations in Long Island Sound during a cruise in August 2010. Smithtown Bay experienced dissolved oxygen concentrations as low as 1.0 mg L^{-1} while its surrounding bottom waters remained above 3.5 mg L^{-1} (CT DEP, 2010).

[12] Physical Processes Contributing to Localized, Seasonal Hypoxic Conditions in the Bottom Waters of Smithtown Bay, Long Island Sound, New York, A Thesis Presented by Cassandra Leigh Bauer to The Graduate School in Partial Fulfillment of the Requirements for the Degree of Master of Science in Marine and Atmospheric Science Stony Brook University, May 2012, page 45.

- The subject site consists of a series of ponds located through the central portion of the golf course, which are interconnected and discharge into Fresh Pond wetlands (located just to the east of the property). The DEIS includes Table 2-4 Pond Outfall Analytical Results. This table illustrates the results of water quality testing performed in May and August of 2016 at the outfall of the easternmost pond located on the property, prior to the discharge into the Fresh Pond wetlands. The results indicate Total Nitrogen concentrations of 1.73 mg/l and 6.03 mg/l. When compared to the EPA Ambient Water Quality Criteria Recommendation of 0.32 mg/l, these concentrations are significantly elevated. The August sample exhibited 1.75 mg/l of Total Phosphorus, a concentration which is 218 times the EPA Ambient Water Quality Criteria Recommendation of 0.008 mg/l. Although page 2-20 mentions these results, there needs to be a discussion regarding how these concentrations compare to appropriate standards and/or ecological health criteria/indicators, potential ecological and/or human health impacts, potential causes for any exceedances and concrete mitigation measures to prevent continuing exceedances, if any exceedances exist.

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Sec. 2.9

- Page 2-19 states "*With regard to the general chemistry analysis total coliform and fecal coliform were all detected in all of the ponds sampled but no TOGS 1.1.1 standards for general aquatic life has been established for these constituents.*" Although there are no TOGS 1.1.1, total and fecal coliform are regulated under *Part 703 Surface Water and Groundwater Quality Standards and Groundwater Effluent Limitations, 703.4 Water quality standards for coliforms, enterococci, and E. coli*. The results should be compared to these standards and discussed.

C-345
Sec. 2.9

- Although exceedances of TOGS 1.1.1 standards established for general aquatic life are mentioned in passing a number of times in the DEIS, there needs to be a discussion regarding potential sources and concrete mitigation measures that will be implemented to prevent such exceedances in the future.

C-346
Sec. 2.9

- Table 2-3 on page 2-23 of the DEIS is a summary of surface water samples collected by NP&V in 5 on-site ponds, and in Fresh Pond. The Suffolk County Draft Revised Subwatershed Management Plan includes Table 2-47[13] (below) (referenced from the Long Island Nitrogen Action Plan and developed by the USEPA in 2005) displays water quality indicators for the ecological health of a water body.

C-347
Sec. 2.9

Table 2-47 Water Quality Indicators and Ecological Health

Indicator	Good Water Quality	Fair Water Quality	Poor Water Quality
Dissolved Inorganic Nitrogen	< 0.1 mg/L	0.1 – 0.5 mg/L	> 0.5 mg/L
Dissolved Inorganic Phosphorus	< 0.01 mg/L	0.01-0.05 mg/L	> 0.05 mg/L
Chlorophyll-a	< 5 µg/L	2 – 20 µg/L	>20 µg/L
Water clarity	> 2 meters	1-2 meters	< 1 meter
Dissolved Oxygen	> 5 mg/L	2-5 mg/L	< 2 mg/L

[13] Suffolk County Draft Revised Subwatershed Plan, August 2019, page 2-103.

- There is no ability to perform an appropriate comparison to the NP&V data to this criteria since:

    1. The detection limits for nitrate and nitrite (components of dissolved inorganic nitrogen) are each 0.5 mg/l, too high to be able to determine if an exceedance of the criteria exists.
    2. Only total phosphorus was analyzed, not dissolved inorganic phosphorus.
    3. Other criteria such as chlorophyll-a, water clarity and dissolved oxygen were not analyzed.

- In order to assist in properly evaluating the current environmental conditions in the surface waters of on-site ponds and Fresh Pond, these water bodies should be resampled for the parameters listed in this table. The detection limits should be low enough that an appropriate comparison to Table 2-47 in the Suffolk County Subwatershed report can be performed to assist in establishing the ecological health of these water bodies. The DIES should be revised and re-issued, and another appropriate public comment period should be granted to allow the public to review and comment on information to assess the current environmental conditions of the site, and potential impacts.

C-348
Sec. 2.9

Table 3 in Appendix J of the DEIS is a summary of results from seven surface water samples: five from on-site ponds, and two from Fresh Pond. This table indicates that total phosphorus was detected in two of the seven samples at concentrations of 0.105 mg/l and 0.113 mg/l. (Pond-4 and Fresh Pond-2, respectively). The table indicates that the NYSDEC TOGS 1.1.1 total phosphorus standard for general aquatic life is 0.02 mg/l.

- Page 6 of Appendix J states "*Total phosphorus was detected in the surface waters of Pond 2 but at a concentration below its respective TOGS 1.1.1 standard for general aquatic life.*" This statement is false since the indicated total phosphorus TOGS 1.1.1 standard is 0.02 mg/l, and the reported Fresh Pond-2 total phosphorus concentration is 0.113 mg/l, which is more than ***5 times above*** the indicated TOGS standard.

C-349
Sec. 2.9

- Five results in Table 3 of Appendix J indicate total phosphorus concentrations of "*ND*", indicating no detection. The detection limits for total phosphorus used for these samples was 0.100 mg/l and since the indicated NYSDEC TOGS 1.1.1 total phosphorus standard for general aquatic life is 0.02 mg/l, this detection limit is not appropriate since it is ***5 times higher*** than the indicated standard. This is concerning since a sample result could exceed the standard, and be reported as "ND". The reported results do not allow for an appropriate evaluation of current environmental conditions. An evaluation of the appropriateness of the detection limits used for ***all*** of the analytical results reported in the DEIS should be performed to ensure they are ***lower*** than the appropriate standards. Any analytical results (including the total phosphorus in these surface water samples) that are determined to have detection limits higher than the appropriate standard need to be resampled and re-analyzed using lower, more appropriate detection limits. The DEIS should be revised and re-issued, and another appropriate public comment period should be granted to allow the public to review and comment on data that can accurately be compared to appropriate criteria and standards.

C-350
Sec. 2.9

- The USEPA has developed an ambient water quality target for total phosphorus for the eco-sub-region which comprises Long Island of 0.009 mg/l.[14] Total phosphorus results in surface waters should be compared to this standard, and discussed. In order to make an appropriate comparison to this water quality target, the total phosphorus detection limits should be lower than this criteria 0.009 mg/l. C-351 Sec. 2.9

- Are nitrogen detection limits in low enough for appropriate comparisons to the Water Quality Indicators and Ecological Health presented in the Suffolk County Draft Revised Subwatershed Plan of 0.1 mg/l as indicated in Table 2-47? C-352 Sec. 2.9

The SCDHS has collected surface water samples since 2014 from Fresh Pond (Station 805-01), from the outfall of the easternmost on-site golf pond located along the western side of Fresh Pond Road (Station 805-30) since 2002, and from an on-site golf course pond (Station Ind. H-2-SW) since 2005. A summary of the SCDHS testing results are included in Tables 2 and 3.

- The DEIS should include all of the SCDHS testing data, a discussion of the results, how they compare to appropriate ecological standards and/or indicators, potential ecological and/or human health impacts, potential causes for any exceedances and concrete mitigation measures to prevent continuing exceedances, if any exceedances exist. C-353 Sec. 2.9

- In particular, it should be noted and discussed that in samples collected on January 21st, 2016 by the SCDHS from an on-site golf pond, the outfall on Fresh Pond Road, and in Fresh Pond, the pesticide ethofumesate was detected in all three samples at concentrations of 18 µg/l, 19 µg/l and 1µg/l, respectively. These results strongly imply that the golf course may be a source of the detection of this pesticide in Fresh Pond. A discussion of the use of ethofumesate on the site, and how it may have impacted these surface waters must be included in the DEIS. C-354 Sec. 2.9

- The SCDHS data indicates that **18 different pesticides or pesticide breakdown products have been detected in these ponds**. This data contrasts sharply with the data presented in the DEIS which indicates that there were no pesticides detected in any of the surface water samples collected. It appears that none of the pesticides detected by the SCDHS (some since 2002) were analyzed as part of the assessment of current conditions in the DEIS. All the surface water locations sampled in the DEIS should be resampled, and, at a minimum, each of the pesticides and/or pesticide breakdown products detected by the SCDHS should be analyzed. This will provide a more appropriate evaluation of the impacts occurring to the environment from the current use of the site. C-355 Sec. 2.9

- In order to ensure a proper environmental evaluation is performed, the DEIS should include a catalog of all the pesticides (and their potential breakdown products) used at the golf course, both currently and historically. This catalog can be used to establish a list of pesticides and pesticide breakdown products that should be analyzed, in addition to those already detected by the SCDHS. C-356 Sec. 2.9

[14] Suffolk County Revised Subwatershed Plan, Appendix E – Pilot Area Evaluations, Ronkonkoma Piot Area Evaluation, page 5.

Table 2 – Summary of SCDHS Pond Outfall Samples

Station	Sample Site Description	Sample Date	Fecal Coliform - MPN	Total Coliform - MPN	Nitrate (ppm)	Total Nitrogen (ppm)	Total Kjeldahl Nitrogen (ppm)	Ammonia (ppm)	Total Phosphorous (ppm)	Methyl sulfide (ppb)	Carbon Disulfide (ppb)	Caffeine (ppb)	DEET (ppb)	Phenytoin (Dilantin) (ppb)
805-01	805-01 Fresh Pond e/s Fresh Pond Rd. and Claymore Rd, Ft. Salonga	5/21/2014	140	>16,000	<5	NS	NS	<0.5	NS	2	<0.5	Trace	<0.2	<0.2
		8/10/2015	NS	NS	1.89	NS	NS	<0.5	NS	<0.5	<0.5	<0.2	<0.2	<0.2
		1/21/2016	NS	NS	<1	NS	NS	NS	NS	<0.5	<0.5	<0.2	<0.2	<0.2
		7/27/2016			<0.1	NS	NS	NS	NS	<0.5	<0.5	Trace	Trace	<0.2
		11/28/2016			<1	NS	NS	<0.5	NS	<0.5	<0.5	<0.2	<0.2	<0.2
		6/5/2018	800	1700	<1	0.582	NS	<0.5	0.0769	<0.5	<0.5	<0.2	<0.2	<0.2
805-30	805-30 Fresh Pond tributary w/s Fresh Pond Rd, e/s Indian Hills Golf, Fort Salonga	10/21/2002	3,000	170	<0.2	NS	NS	<0.2	NS	<0.5	0.6	<0.5	Trace	NS
		4/28/2003	500	300	<0.2	NS	NS	<0.2	NS	<0.5	<0.5	<0.5	<0.2	NS
		7/26/2005	NS	NS	0.2	NS	NS	0.3	NS	<0.5	<0.5	<0.5	<1	NS
		3/14/2013	70	<20	<5	NS	NS	<0.5	NS	<0.5	<0.5	Trace	<0.2	<0.2
		7/29/2013	NS	NS	<2	NS	NS	<0.5	NS	<0.5	<0.5		Trace	0.5
		5/21/2014	9,000	500	1.4	NS	NS	<0.5	NS	<0.5	<0.5	0.2	<0.2	0.2
		9/14/2015	NS	NS	<0.5	NS	NS	<0.5	NS	<0.5	<0.5	<0.2	<0.2	Trace
		1/21/2016	NS	NS	<5	NS	NS	NS	NS	<0.5	<0.5	<0.2	<0.2	<0.2
		12/1/2016	NS	NS	<5	NS	1.766	<0.5	NS	<0.5	<0.5	<0.2	<0.2	<0.2
		6/5/2018	130	800	<1	1.17	NS	<0.5	0.0872	<0.5	<0.5	<0.2	Trace	<0.2

Station	Sample Site Description	Sample Date	Ethofumesate (ppb)	Propiconazole (TILT) (ppb)	Chlordane (ppb)	G-28279 (ppb)	Imidacloprid (ppb)	Iprodione (ppb)	Vinclozolin (ppb)	Dichlorvos (ppb)	Triadimefon (ppb)	Propamocarb hydrochloride ug/l	Imidacloprid Urea (ppb)	Metalaxyl (ppb)	Aldicarb Sulfoxide (ppb)	Aldicarb Sulfone (ppb)	Carbaryl (ppb)
805-01	805-01 Fresh Pond e/s Fresh Pond Rd. and Claymore Rd, Ft. Salonga	5/21/2014	Trace	<0.2	<0.2	<0.2	<0.2	<0.5	<0.5	<0.5	<0.5	<0.3	<0.2	<0.2	<0.5	<0.5	<0.5
		8/10/2015	<1	<1	<0.2	<0.2	<0.2	<2.5	<2.5	<0.5	<2.5	<0.3	<0.2	<0.2	<0.5	<0.5	<0.5
		1/21/2016	1	<0.4	<0.2	<0.2	<0.2	<1	<1	<0.5	<1	<0.3	<0.2	<0.2	NS	NS	NS
		7/27/2016	<0.5	<0.5	<0.2	<0.2	<0.2	<2	<2	<0.5	<2	<0.3	<0.2	<0.2	<0.5	<0.5	<0.5
		11/28/2016	<0.5	<0.5	<0.2	<0.2	<0.2	<2	<2	<0.5	<2	<0.3	<0.2	<0.2	<0.5	<0.5	<0.5
		6/5/2018	<1	<1	<0.2	<0.2	<0.2	<2.5	<2.5	<0.5	<2.5	<0.3	<0.2	<0.2	<0.5	<0.5	<0.5
805-30	805-30 Fresh Pond tributary w/s Fresh Pond Rd, e/s Indian Hills Golf, Fort Salonga	10/21/2002	<0.2	NA	<1	<0.2	<0.2	<0.5	7.4	2	Trace	NA	NA	<0.2	Trace	<0.5	<0.5
		4/28/2003	0.57	NA	<1	<0.2	<0.2	Trace	<0.5	<0.5	<0.5	<0.3	NA	<0.2	Trace	Trace	Trace
		7/26/2005	<1	NA	<1	<0.2	<0.2	Trace	<2.5	<0.5	<2.5	<0.3	NA	2.1	<0.5	<0.5	<0.5
		3/14/2013	6	<1	<0.2	<0.2	<0.2	<2.5	<2.5	<0.5	<2.5	<0.3	<0.2	<0.2	<0.5	<0.5	<0.5
		7/29/2013	<0.5	10	<0.2	<0.2	0.3	2.6	<2	<0.5	<2	<0.3	0.2	2	<0.5	<0.5	<0.5
		5/21/2014	1.5	0.6	<0.2	<0.2	<0.2	<0.5	Trace	<0.5	<0.5	<0.3	Trace	<0.2	<0.5	<0.5	<0.5
		9/14/2015	<2	2.8	0.57	0.3	2.7	<5	<5	<0.5	<5	Trace	Trace	Trace	<0.5	<0.5	<0.5
		1/21/2016	19	<2	<0.2	<0.2	Trace	<5	<5	<0.5	Trace	<0.3	<0.2	<0.2	NS	NS	NS
		12/1/2016	2.4	1.6	<0.2	Trace	Trace	<0.5	<0.5	<0.5	<0.5	<0.3	<0.2	<0.2	<0.5	<0.5	<0.5
		6/5/2018	<2	<2	<0.2	<0.2	<0.2	<5	<5	<0.5	<5	<0.3	<0.2	<0.2	<0.5	<0.5	<0.5

Table 3 – Summary of SCDHS IHCC Golf Pond Samples

Sample Station ID	Water Body	Location	Sample Date	Total Coliform MPN/100 mL	Fecal Coliform MPN/100 mL	Ethofumesate (ppb)	Propiconazole (TILT) (ppb)	Iprodione (ppb)	Triadimefon (ppb)	Imidacloprid (ppb)	Imidacloprid Urea (ppb)	Metalaxyl (ppb)	Aldicarb Sulfoxide (ppb)	Methomyl (ppb)	3,5-Dichloraniline (ppb)
Ind.H-2-SW	Indian Hills Golf Pond	East end lower pond at spillway #2 Fairway	9/19/2005					8.8				Trace			1.5
			10/31/2006							Trace					
			10/2/007											Trace	
			8/5/2008			Trace	Trace	Trace			Trace	0.3	1	Trace	
			7/23/2009	500	500		3.1			0.3		2.7			
			10/24/2011	500	80		0.9					2.2			
			1/21/2016			18	1		Trace	Trace					

- The product labels for 6 of the 18 pesticides detected in the SCDHS surface water samples were researched, and the toxicity statement and environmental hazard statements included on the product labels are compiled in Table 6. Five of the six pesticide product labels state that the pesticides are toxic to fish, and all six state that they should not be applied near surface waters. All six of these pesticides were detected in the on-site golf pond. The DEIS should include a discussion on how these pesticides contaminated the on-site pond, and the potential impacts to aquatic biota offsite (Fresh Pond, Smithtown Bay). C-357 Sec. 2.9

- Since results from SCDHS IHCC monitoring well S-11518 indicate a potential source of 1,4-dioxane may exist on site (see above comments), the resampling of all the surface water locations discussed above should include analysis for 1,4-dioxane using an appropriate detection limit.[15] C-358 Sec. 2.9

- There have been reports that some pesticides can be related to PFAS contamination.[16] The resampling of all the surface water locations should also include analysis for PFAS. PFAS compounds are highly persistent in the environment and are known to bioaccumulate in wildlife. One study states that the "*primary non-occupational route of PFAS exposure is diet, and fish and other seafood contain the highest concentrations.*"[17] Also, since the locations of the proposed project's wastewater leaching fields are within an extremely short travel time to one of 3 sensitive surface water bodies, Crab Meadow, Fresh Pond and Long Island Sound, (Figure 7) and previously discussed recent studies have demonstrated significant PFAS contamination of groundwater from wastewater discharges, there needs to be an assessment of PFAS impacts to the surface water bodies, and the biota existing in those bodies, from the proposed project. C-359 Sec. 2.9

- The proposed project includes a proposal to use water from the on-site ponds for irrigation. Since the SCDHS has data that shows onsite surface water have been impacted by 10 pesticides or pesticide breakdown products, there is a concern about impacts to humans, wildlife, and other environmental receptors (surface waters, biota, neighboring properties, etc.) that spraying of this water into the air may have. At a minimum, an evaluation of the spraying of each contaminant detected in the ponds (DEIS & SCDHS) and pond sediment on impacts to surface water runoff to Crab Meadow, Fresh Pond , Smithtown Bay, road storm drains, and neighboring residential properties. There should also be a study conducted that will evaluate the potential to aerosolize contaminants that can be breathed in by humans (golfers, workers, passersby and neighbors) and wildlife, and the potential resultant impacts. C-360 Sec. 2.9

- Figure 8 illustrates the proposed locations of both storm water drainage basins and septic leaching fields. These are all located within a very short groundwater travel time to Fresh Pond, Crab Meadow and Smithtown Bay. There should be a discussion regarding the cumulative impacts of pollutant loads to these three surface water bodies, and alternatives to their placement in these locations. C-361 Sec. 2.9

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[15] Although 1-4-dioxane was included in the water quality analyses performed for the DEIS, a detection limit of 100 µg/l was used. This is not appropriate since a drinking water standard of 1 µg/ l is currently being considered by the New York State Department of Health.

[16] Brazil's Pesticide Industry is Creating Massive PFOS Contamination, Lerner, Sharon, The Intercept, April 2019, https://theintercept.com/2019/04/29/brazil-pfos-sulfluramid-pesticide/

[17] Perfluoroalkyl substances (PFASs) in edible fish species from Charleston Harbor and tributaries, South Carolina, United States: Exposure and risk assessment, Fair, Patricia A., et al., Environmental Research 171, (2019) pages 266 – 277.

Table 6

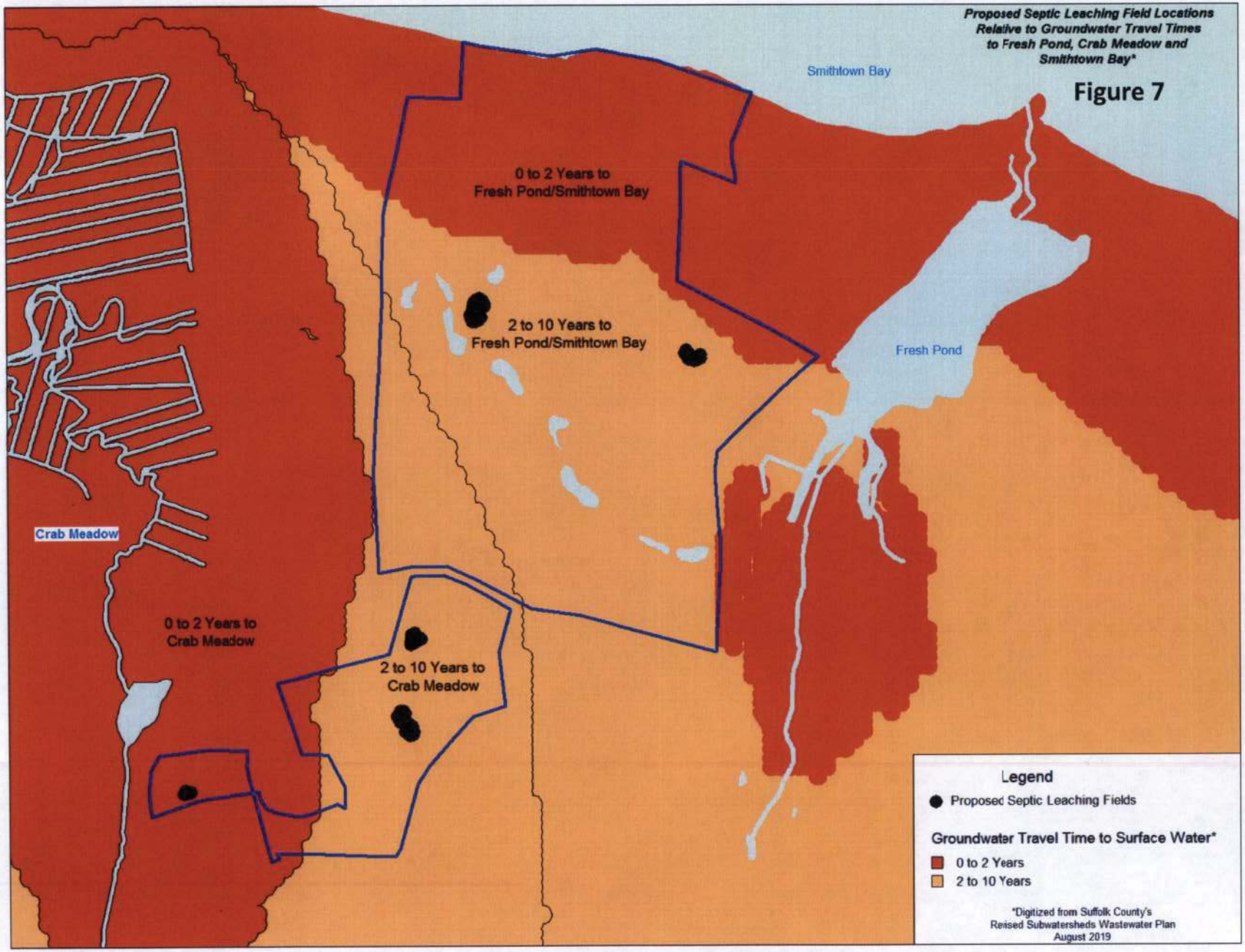
Sample of Pesticides Detected in Surface Water Pond on Golf Course[18]

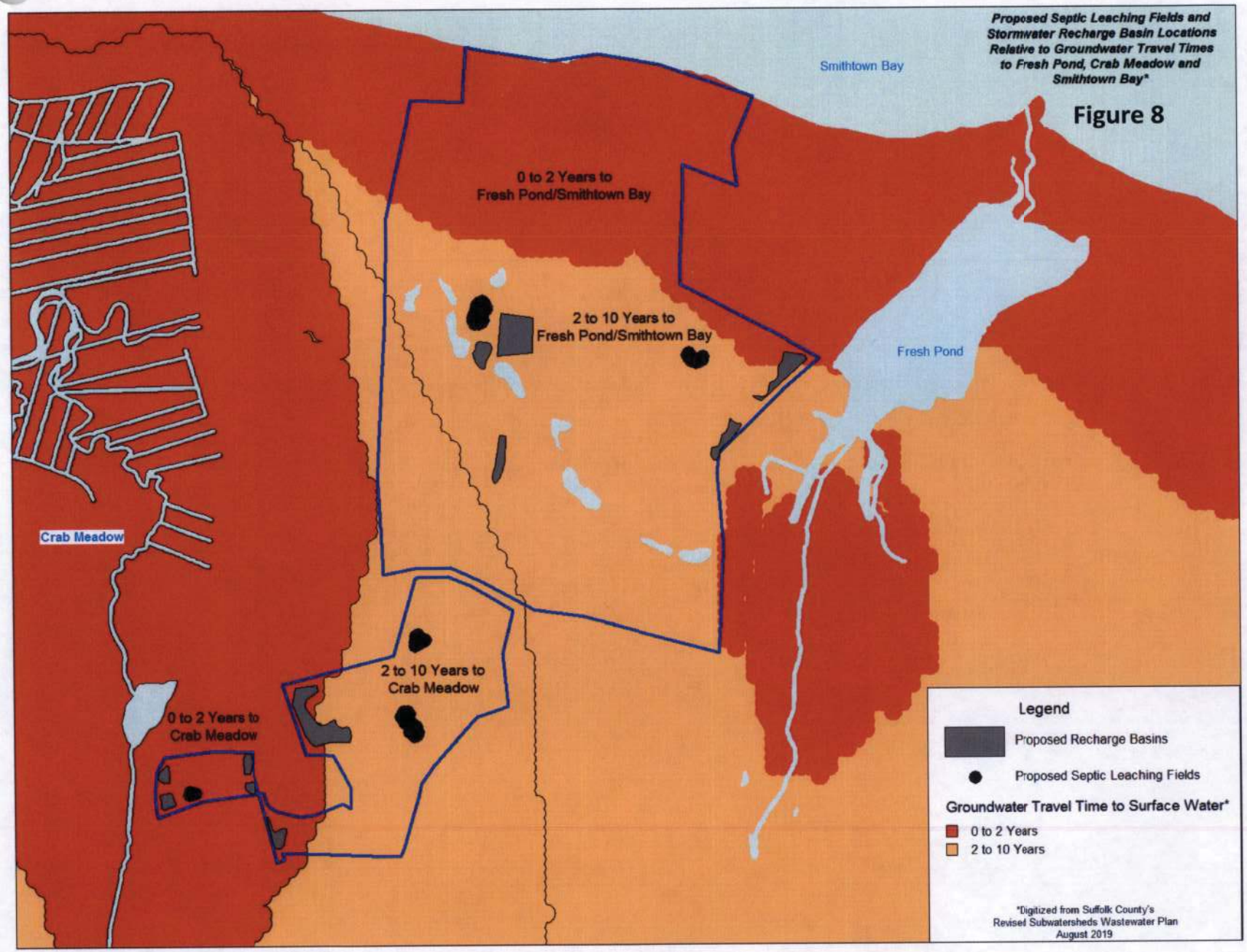
Pesticide Active Ingredient	IHCC Related Detections	Use	Product Label Toxicity Statement	Environmental Hazards From Product Label
Ethofuse-mate	2 detections in Fresh Pond 5 detections in golf pond runoff to Fresh Pond 2 detections in on-site golf course pond 1 detection in golf course groundwater well	Herbicide	Toxic to Fish	***This pesticide is toxic to fish. Do not apply directly to water, to areas where surface water is present****, or to intertidal areas below the mean high water mark. Do not contaminate water when disposing of equipment washwater or rinsate.*
Propicon-azole (TILT)	4 detections in golf pond runoff to Fresh Pond 4 detections in on-site golf course pond 1 detection in golf course groundwater well	Fungicide	Toxic to Fish	***This pesticide is toxic to fish. Do not apply directly to water, to areas where surface water is present****, or to intertidal areas below the mean high water mark. Do not contaminate water when disposing of equipment washwater or rinsate.*
Methomyl	2 detections in on-site golf course pond	Insecticide	Toxic to fish aquatic mammals and invertebrates	***This pesticide is toxic to fish, aquatic invertebrates, and mammals. Do not apply directly to water or to areas where surface water is present*** *or to intertidal areas below the mean highwater mark. Drift and runoff may be hazardous to aquatic organisms in neighboring areas. Do not contaminate water when disposing of equipment washwater or rinsate.* *This product is highly toxic to bees exposed to direct treatment on blooming crops or weeds. Do not apply this product or allow it to drift to blooming crops or weeds while bees are actively visiting the treatment area.* *This chemical is known to leach through soil into ground-water under certain conditions as a result of label use. Use of this chemical in areas where soils are permeable, particularly where the water table is shallow, may result in groundwater contamination. This chemical can contaminate surface water through spray drift. Under some conditions, it may also have a high potential for runoff into surface water for several days to weeks after application. These include poorly draining or wet soils with readily visible slopes toward adjacent surface waters, frequently flooded areas, areas overlaying extremely shallow groundwater, areas with in-field canals or ditches that drain to surface water, areas not separated from adjacent surface waters with vegetated filter strips, and areas overlaying tile drainage systems that drain to surface water.* *Do not apply by ground equipment within 25 feet, or by air within 100 feet of lakes, reservoirs, rivers, estuaries, commercial fish ponds and natural, permanent streams, marshes or natural, permanent ponds. Increase the buffer zone to 450 feet from the above aquatic areas when ultra-low volume application is made.*

[18] As only 5 of the 20 pesticides or pesticides degredates detected in the groundwater and surface waters of the golf course are shown this table, this table should be considered only as small example of potential environmental impacts from golf course pesticides.

Table 6
Sample of Pesticides Detected in Surface Water Pond on Golf Course

Pesticide Active Ingredient	IHCC Related Detections	Use	Product Label Toxicity Statement	Environmental Hazards From Product Label
Triadimefon	**4 detections in golf pond runoff to Fresh Pond** **1 detections in on-site golf course pond**	**Fungicide**	**May be hazardous to organisms in neighboring areas**	***Do not apply directly to water, or to areas where surface water is present*** *or to intertidal areas below the mean high water mark. Do not contaminate water when disposing of equipment washwaters or rinsate. Do not apply when weather conditions favor drift from treated areas. Drift and runoff from treated areas may be hazardous to organisms in neighboring areas. This product may contaminate water through runoff. This product has a high potential for runoff for several months or more after application. Poorly draining soils and soils with shallow water tables are more prone to produce runoff that contains this product.* ***Groundwater Advisory:*** *This chemical demonstrates the properties and characteristics associated with chemicals detected in groundwater. The use of this chemical in areas where soils are permeable, particularly where the water table is shallow, may result in groundwater contamination.*
Iprodone	**3 detections in golf pond runoff to Fresh Pond** **2 detections in on-site golf course pond**	**Fungicide**	**Toxic to Invertebrates**	***This product is toxic to invertebrates.*** ***Do not apply directly to water, or areas where surface water is present*** *or to intertidal areas below the mean high water mark.* ***Drift and runoff from treated areas may be hazardous to aquatic organisms in neighboring areas.*** *Cover, incorporate or clean up spills. Do not contaminate water when disposing of equipment washwater or rinsate. This chemical can contaminate surface waters through aerial and ground spray applications. Under some conditions, it may also have a high potential for runoff into surface water after application. These include poorly draining or wet soils with readily visible slopes toward adjacent surface waters, frequently flooded areas, areas overlaying extremely shallow ground water, areas with in-field canals or ditches that drain to surface water, areas not separated from adjacent surface waters with vegetated filter strips and areas overlaying tile drainage systems that drain to surface water.*
Imidacloprid	**3 detections in golf pond runoff to Fresh Pond** **3 detections in on-site golf course pond** **3 detection in golf course groundwater well**	**Insecticide**	**Highly Toxic to Aquatic Invertebrates**	***This product is highly toxic to aquatic invertebrates.*** ***Do not apply directly to water, or areas where surface water is present*** *or to intertidal areas below the mean high water mark. Do not contaminate water when disposing of equipment washwater or rinsate. This chemical demonstrates the properties and characteristics associated with chemicals detected in groundwater. The use of this chemical in areas where soils are permeable, particularly where the water table is shallow, may result in groundwater contamination.*


Proposed Septic Leaching Field Locations
Relative to Groundwater Travel Times
to Fresh Pond, Crab Meadow and
Smithtown Bay*
Figure 7
Smithtown Bay
0 to 2 Years to
Fresh Pond/Smithtown Bay
2 to 10 Years to
Fresh Pond/Smithtown Bay
Fresh Pond
Crab Meadow
0 to 2 Years to
Crab Meadow
2 to 10 Years to
Crab Meadow
Legend
Proposed Septic Leaching Fields
Groundwater Travel Time to Surface Water*
0 to 2 Years
2 to 10 Years
*Digitized from Suffolk County's
Revised Subwatersheds Wastewater Plan
August 2019


Proposed Septic Leaching Fields and Stormwater Recharge Basin Locations Relative to Groundwater Travel Times to Fresh Pond, Crab Meadow and Smithtown Bay*
Figure 8
Smithtown Bay
0 to 2 Years to Fresh Pond/Smithtown Bay
2 to 10 Years to Fresh Pond/Smithtown Bay
Fresh Pond
Crab Meadow
2 to 10 Years to Crab Meadow
0 to 2 Years to Crab Meadow
Legend
Proposed Recharge Basins
Proposed Septic Leaching Fields
Groundwater Travel Time to Surface Water*
0 to 2 Years
2 to 10 Years
*Digitized from Suffolk County's Revised Subwatersheds Wastewater Plan August 2019

Stormwater

- On page 2-42, the DEIS states that *"Stormwater will be **recharged on-site** through the use of leaching pools."* However, on page 3-22 the DEIS states that *"The project provides drainage infrastructure improvements and stormwater control BMPs, such as installing recharge and catch basins and leaching pools... to capture and retain stormwater runoff **before discharging into Fresh Pond**."* These contradictory descriptions on how stormwater generated on the site will be handled are concerning because the reader cannot determine which is being proposed, and therefore cannot possibly make proper comments on the proposal's environmental impacts. This discrepancy needs to be corrected and a clear, consistent description of how stormwater is proposed to be handled in this project needs to be articulated in a revised DEIS. The DEIS needs to be reviewed for other contradictory statements such as this, and any discrepancies found need to be corrected and included in the revised DEIS. The revised DEIS should then be released to the public, and there should be another public comment period granted so that the public can review and comment on the corrected DEIS. C-362 Sec. 2.9

- *"Stormwater will be recharged on-site through the use of leaching pools. Based on information presented in the NURP Study, this is an appropriate means of handling stormwater and as a result, such recharge is not anticipated to contain significant concentrations of pollutants. Therefore, the proposed project is in conformance with the applicable recommendations of the NURP Study in regard to the proposed stormwater recharge system and no significant adverse impacts are expected."* In drawing this conclusion, the DEIS only referenced NURP study conclusions concerning inorganic chemical constituents and bacteria impacts on groundwater. The DEIS failed to reference the NURP Study finding on organic compounds, and the NURP Study conclusion which states, in part, "*In view of the need to assure groundwater of acceptable quality, further investigations of stormwater runoff as a possible significant source of organic chemicals is essential.*"[19] If the DEIS is going to reference NURP Study findings, all relevant findings should be discussed. The DEIS should include an evaluation of potential impacts to groundwater and surface waters from all possible pollutants contained in stormwater (e.g., inorganics, bacteria, organics, pesticides, etc.). C-363 Sec. 2.9

- The NURP study was published 37 years ago. The DEIS should reference a more recent study in the discussion on stormwater pollutants. For example, the 2015 New York State Stormwater Management Design Manual contradicts the NURP Study conclusion used in the DEIS, and says, "*Certain land uses and activities are known to produce higher loads of metals and toxic chemicals and are designated as stormwater hotspots. Soluble pollutants, such as chloride, nitrate, copper, dissolved solids and some polycyclic aromatic hydrocarbons (PAH's) can migrate into groundwater and potentially contaminate wells.*"[20] C-364 Sec. 2.9

- In light of the contradictory statements in the DEIS regarding stormwater continuing to be discharged to Fresh Pond, stormwater pollutant impacts to Fresh Pond must be discussed. Also, some stormwater will continue to run off the natural slopes of the site and enter the surrounding roads, discharging to storm drains and surface waters. Figures 9 and Figure 10 illustrate stormwater runoff from the golf course flooding Fresh Pond Road. C-365 Sec. 2.9

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[19] National Urban Runoff Program (NURP) Study, Long Island Segment, 1982, page 116.

[20] New York State Department of Environmental Conservation, New York State Stormwater Management Design Manual (January 2015), Page 2-9

Figure 9

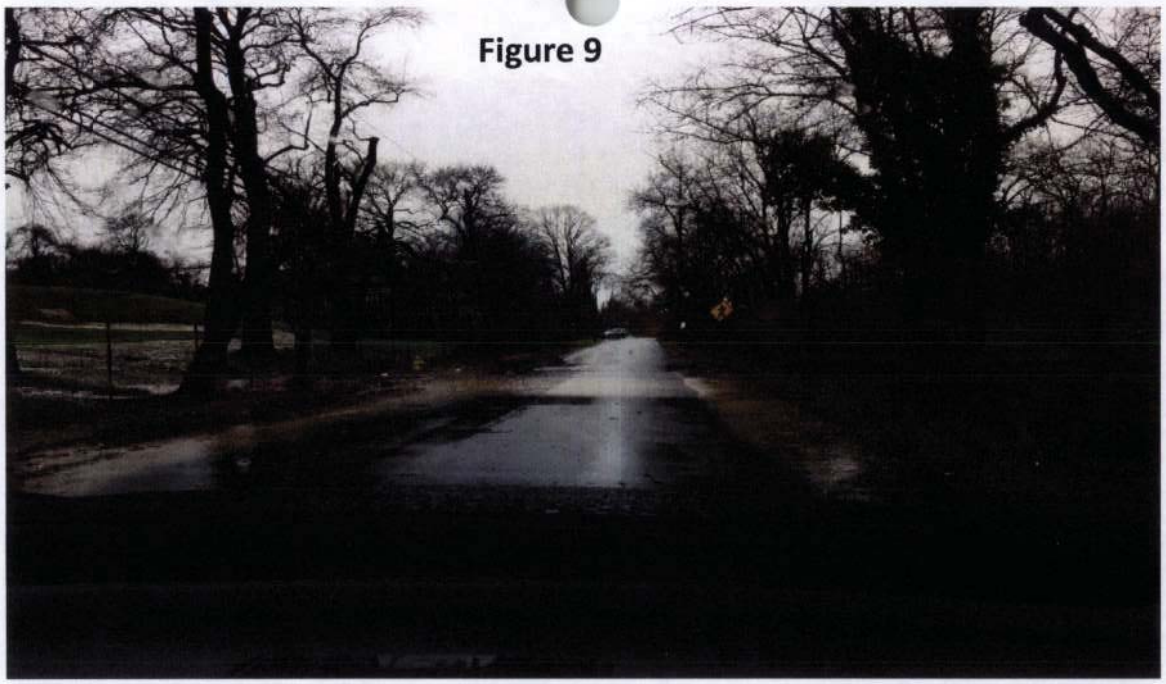


Figure 10



- The runoff in these pictures was entering Fresh Pond, and this is a frequent occurrence. A realistic discussion on potential pollutant loads from this stormwater and current and potential future impacts, needs to be included in the DEIS. C-366 Sec. 2.9

- Since the SCDHS detected 10 pesticides or pesticide breakdown products in the on-site golf pond, stormwater can be assumed to contain these and other pesticides or pesticide breakdown products. All the discussions and analysis on the impact of pollutants in stormwater must include the assumption that the stormwater contains pesticides. C-367 Sec. 2.9

- Stormwater is known to potentially have significant environmental impacts, particularly to surface waters. A study performed on Lake Ronkonkoma stated *"Stormwater runoff is a transport vehicle for contaminants deposited on impermeable and/or semi-permeable surfaces. Since the contaminants become incorporated in the runoff and are carried to the surface waters, stormwater runoff is often an important contributor to surface water degradation.*[21]*"* The lack of any discussion or evaluation on current or potential stormwater pollutant impacts to groundwater, Fresh Pond, Crab Meadow, or Smithtown Bay is not acceptable. C-368 Sec. 2.9

- Figure 10 illustrates the locations of the proposed storm water recharge basins relative to the groundwater contributing areas and groundwater travel time to Fresh Pond/Smithtown Bay, and Crab Meadow. All of the stormwater recharge basins located on the southwest portion of the project are located within the 0 to 2 year groundwater travel time to Crab Meadow. This is very concerning, and a detailed discussion regarding the pollutant loads that may be in this stormwater (e.g., pesticides, nitrogen, organic contaminants, etc.), and the impacts to Crab Meadow must be discussed. Alternative locations for these recharge basins must also be considered and discussed. C-369 Sec. 2.9

- The proposed locations of the recharge basins north of Breeze Hill Road are also depicted on Figure 11. It is clear that these recharge basins are proposed in the 2 to 10 year groundwater travel time to Fresh Pond/Smithtown Bay[22]. Again, this is very concerning, and a detailed discussion regarding the pollutant loads that may be in this stormwater (e.g., pesticides, nitrogen, organic contaminants, etc.), and the impacts to Fresh Pond/Smithtown Bay must be discussed. Alternative locations for these recharge basins must also be considered and discussed. C-370 Sec. 2.9

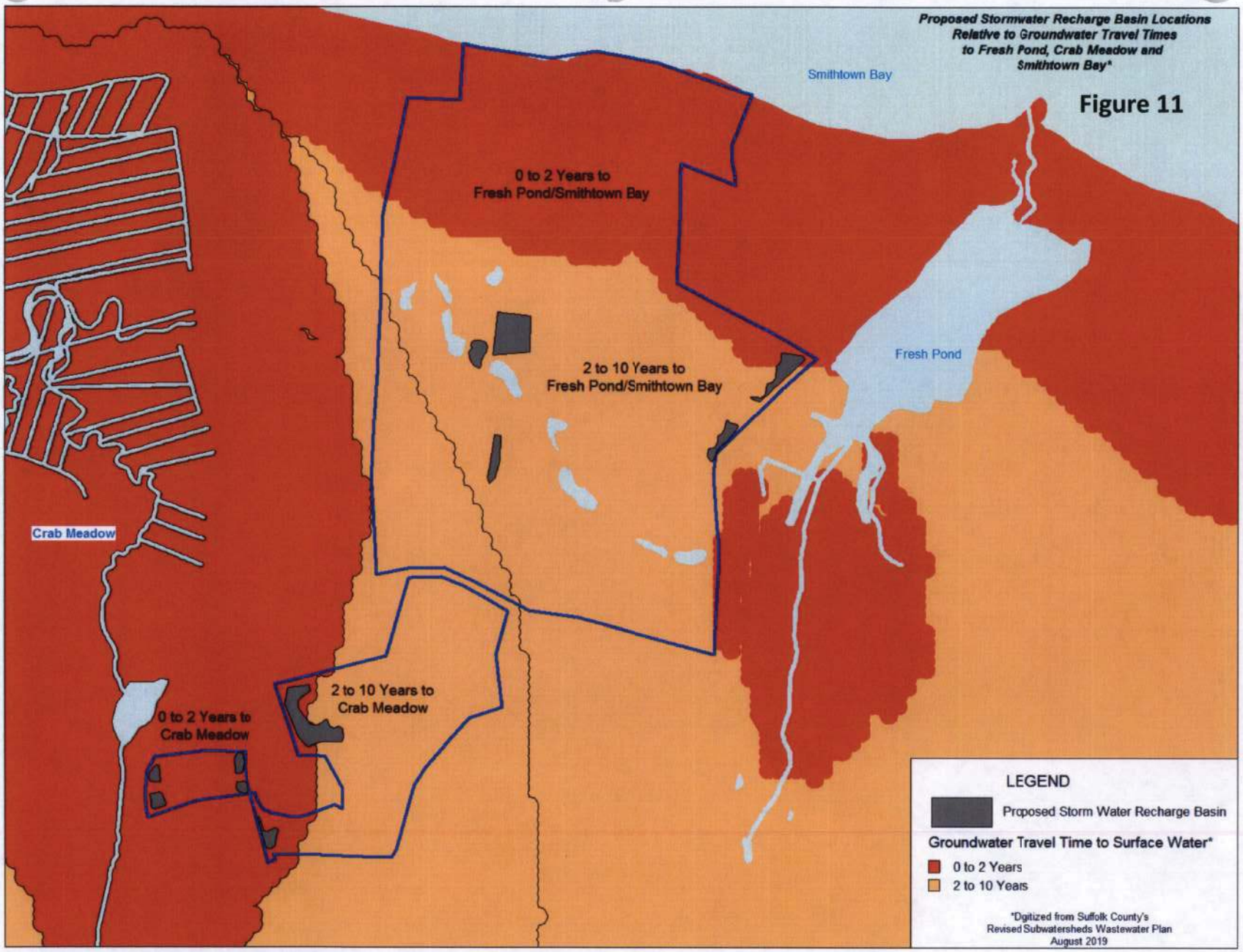
- Due to the proximity of the project site to these three sensitive surface waters, and the short groundwater travel time to the water bodies, a stormwater assessment model, similar to the stormwater runoff/pollutant loading analysis NP&V did for the 2008 Lake Ronkonkoma Clean Lake Study Update[23], should be performed. C-371 Sec. 2.9

- Stormwater runoff from wildlife feces can result in degradation to surface water quality. Flocks of Canadian Geese are frequently observed on the open spaces of the golf course. The DEIS C-372 Sec. 2.9

[21] Lake Ronkonkoma, Clean Lakes Study- 1986, County of Suffolk, page 21.

[22] Although located in the 2 to 10 year groundwater travel time, it can be inferred from the proximity of the recharge basins to the 0 t 2 year travel time that the true travel time will be in the order of 2 to 5 years.

[23] Lake Ronkonkoma Clean Lake Study Update, Town of Brookhaven, Nelson, Pope and Voorhis, July 2008.


Proposed Stormwater Recharge Basin Locations
Relative to Groundwater Travel Times
to Fresh Pond, Crab Meadow and
Smithtown Bay*
Figure 11
Smithtown Bay
0 to 2 Years to
Fresh Pond/Smithtown Bay
2 to 10 Years to
Fresh Pond/Smithtown Bay
Fresh Pond
Crab Meadow
2 to 10 Years to
Crab Meadow
0 to 2 Years to
Crab Meadow
LEGEND
Proposed Storm Water Recharge Basin
Groundwater Travel Time to Surface Water*
0 to 2 Years
2 to 10 Years
*Dgitized from Suffolk County's
Revised Subwatersheds Wastewater Plan
August 2019

fails to adequately discuss or address this issue. NP&V included a lengthy discussion on this topic in the Lake Ronkonkoma Clean Lake Study Update, stating that "*Water quality of Lake Ronkonkoma has suffered impacts from the resident Canada Goose population in the areas surrounding the lake*"[24] This was also identified as a potential surface water quality issue in the recent Suffolk County Draft Revised Subwatershed Plan, which states that "*...in many cases, observed contamination may also be caused by stormwater runoff, wildlife populations, or pets.*"[25] This issue needs to be discussed in the DEIS. The discussion should include the elevated total coliform and fecal coliform levels documented in the DEIS and SCDHS in the surface waters and Fresh Pond, and the potential causes related to geese or other wildlife on the golf course property.

- Since "*NP&V has received Geese Peace training and consulted other studies (Smith et al. 1999, Shinn et al. 2001) regarding geese management.*"[26] , mitigation measures regarding the resident geese population, including monitoring to ensure desired results are achieved, should be provided. C-373 Sec. 2.9

- There is a considerable concern that, based on the information presented in the DEIS, some of the proposed recharge basin bottom elevations may be lower than the groundwater table. For example, soil boring SB-12 is located at 35 feet above sea level (Figure 12). The soil boring log for SB-12 indicates a depth to groundwater of 25 feet (Figure 13), placing the groundwater table at 10 feet above mean sea level. The proposed recharge basin along Fresh Pond Road, in the northeast corner of the subject property, indicates a proposed bottom elevation of 8 feet above mean sea level (Figure 14). This means that the bottom of the recharge basin will be 2 feet below the groundwater table. Since the soil boring log does not contain a date, there is a potential that the depth to water measured in the boring was at a seasonal low, which means that the groundwater table may normally be at higher levels than what was recorded. There are many significant environmental consequences associated with placing a recharge basin below the groundwater table. This proposal needs to be rejected, and a viable alternative needs to be proposed. Additionally, all proposed recharge basins need to be evaluated as to their depths relative to the ***highest expected groundwater elevation***, and a discussion and evaluation of potential impacts should be included. C-374 Sec. 2.9

- The DEIS sates that the project plans to reduce the pumping of the on-site irrigation well. This reduction of pumping will result in an increase in the water table elevation sin the vicinity. The impacts of this need to be evaluated and discussed including impacts concerning potential additional flooding in the basements of neighboring houses. C-375 Sec. 2.9

- The resulting increase in water table elevations due to reduced irrigation well pumping should be considered and discussed with respect to water table elevations in all of the proposed drainage basins. C-376 Sec. 2.9

[24] Lake Ronkonkoma Clean Lake Study Update, Town of Brookhaven, Nelson, Pope and Voorhis, July 2008, page 25.
[25] Suffolk County Draft Revised Subwatershed Plan, August 2019, page 2-134
[26] Lake Ronkonkoma Clean Lake Study Update, Town of Brookhaven, Nelson, Pope and Voorhis, July 2008, page, page 26.

Figure 12

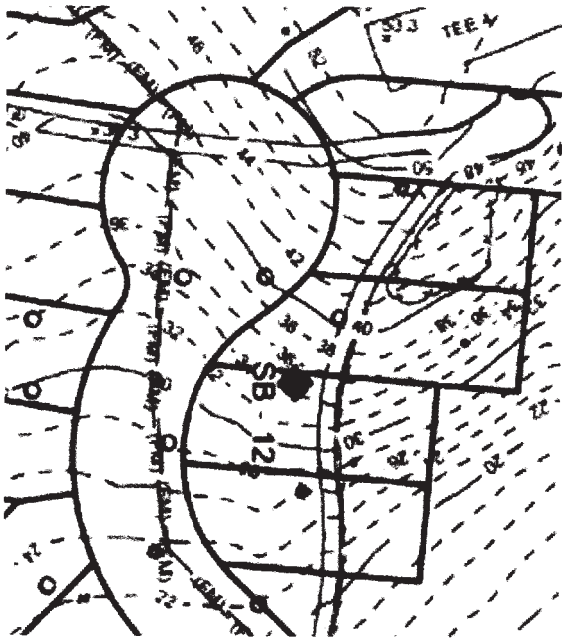


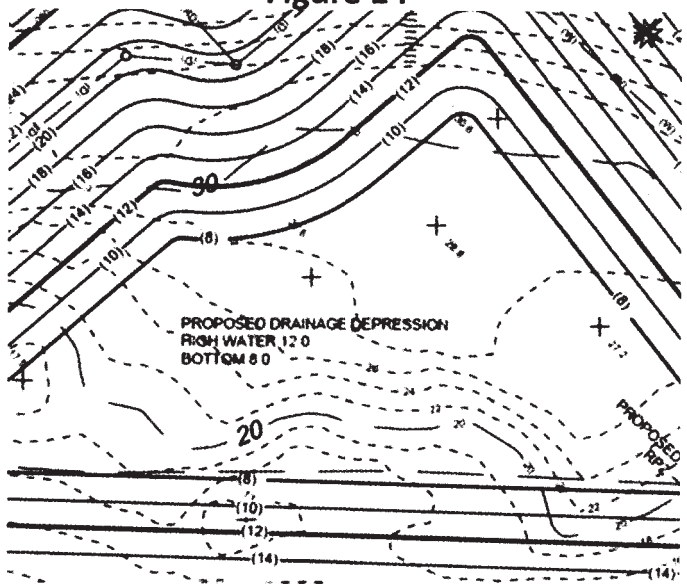
Figure 13

SOIL BORING LOG

Page 1 of 1

BORING I.D. SB-12	PROJECT NO. ECG# 8604?	PROJECT NAME Indian Hills Country Club
LOGGED BY Eric Arnesen	APPROVED BY Eric Arnesen	LOCATION Breeze Hill Road, Northport, New York
DRILLING CONTRACTOR East Coast Geoservices, LLC	DRILLER Jonathan McGinn	
DRILL BIT DIAMETER/TYPE 2.0 inch core barrel	BOREHOLE DIAMETER 2 inch	BORING LOCATION DESCRIPTION Between Holes 3 & 4
LAND SURFACE ELEVATION NA	COORDINATES NA	DRILLING EQUIPMENT/METHOD Power Probe 9600
DEPTH OF BORING 30 feet	DEPTH TO WATER DTW @ ~25 feet	START/FINISH DATE

Figure 14



Soils

- The DEIS makes contradictory statements regarding the suitability of site soils for use in the proposed project. Page 2-11 states *"...all but one of these soils were found to pose "moderate" and "severe" limitations for site use and development due to high water table, sandy surface layer, slopes and slow permeability."* Additionally, page 2-13 states that 34 of the 37 soils borings installed across the site had *"...perched* [groundwater] *conditions due to low permeability clay and silty clay units that underlie portions of the site...Review of soil boring data for the site indicates the presence of a variety of soil textures and mixtures, with much of the upper layer of soil consisting of silt, silty sand, silty clay and clay...extensive clay zones were encountered in several borings and revealed clay zones ranging from twenty to forty feet in thickness."* However this findings are outright dismissed on page 2-15, which states *"...based on an extensive test home program, suitable soils have been located for drainage and sanitary effluent leaching."* There needs to be a detailed analysis regarding the suitability of the soils for this project, and all contradictory statements and conclusions need to be rectified. C-377 Sec. 2.7

- The DEIS includes a plan titled "Test Boring Plan – North Parcel" that indicate soil boring locations for borings labelled SB-30, SB-31 and SB-32, however there are no boring logs included in the DEIS for these soil boring locations. Additionally, the plan titled, "Test Boring Plan – South Parcel" indicates a soil boring location for boring SB-19, yet there is no soil boring log included in the DEIS for this location. There should be an explanation as to why these boring logs were not included in the DEIS. The community is well aware that the Fort Salona area has poor soils, and public review and comment on this aspect of the project is important. Since this is a critical omission, and the public is unable to perform an adequate review of the environmental conditions and impacts, these boring logs need to be included in a revised DEIS. This revised DIES should be re-issued, and another appropriate public comment period should be granted to allow the public to review and comment on the suitability of soils, and potential related environmental impacts, for the proposed project. C-378 Sec. 2.7

- The soil boring log for SB-12 indicates clay and/or silt fairly consistently from the surface to the water table. This boring is located in the vicinity of the proposed recharge basin located on the north east portion of the project, along Fresh Pond Road. These soils have low permeability, and are poorly drained, and there is great concern that locating a stormwater recharge basin in an area of with very low permeable soils will result in flooding of Fresh Pond Road (and this stormwater will drain into Fresh Pond, adding pollutants), and potentially flood the proximate neighboring properties. As discussed above, this recharge basin is being proposed to be installed in groundwater. This recharge basin should be removed from the proposal, and another suitable alternative should be proposed. C-379 Sec. 2.7

- Soil boring logs B-31 and B-32 indicate that they are located within or very close to where a recharge basin is proposed to be located. Boring B-31 indicates substantial clay was encountered (continuous from 2 feet to 50 feet below the surface). Boring B-32 indicates similar soils, with clay/silt fairly consistently form the top of the boring, down to 40 feet below the surface. Both borings were terminated without encountering sand (the bottom of both borings indicated "*All brown clay*". As with the recharge basin being proposed in the C-380 Sec. 2.7

northeast portion of the project along Fresh Pond Road, these soils are not acceptable for locating a recharge basin, as flooding will likely result.

- Soil boring SB-8 is located near the location of a proposed septic leaching field. This boring indicates there are questionable soils in this vicinity (clay and silt throughout the boring) that may not provide adequate leaching capacity for this leaching field. This information calls into question the blanket statement on page 2-15, which states, *"...based on an extensive test home program, suitable soils have been located for drainage and sanitary effluent leaching."* A detailed discussion regarding the soil information in each of the boring logs located near the proposed leaching fields needs to be included so that an appropriate evaluation can be made regarding the suitability of the soils for septic waste discharges. Additionally, a map depicting the soil boing locations, proposed recharge basins and proposed septic leaching fields should be included in the revised DEIS in order to facilitate a review of this information. C-381 Sec. 2.7

- Page 2-15 states that, *"In February 2019 surface soil samples were collected from the backfilled parking area in the maintenance yard..."* The letter report in Appendix I-5 regarding this sampling effort has no information regarding the sample collection methods employed. This is a critical omission as the depth of soil sample collection is a very important component in evaluating the results. A description of the soil sampling methodology should be included in the revised DEIS so it can be properly evaluated and commented upon. C-382 Sec. 2.7

- The DEIS states that contaminant concentrations were compared to "Part 375 Protection of Groundwater" standards, and there were no exceedances. However, if the concentrators are compared to "Part 375 Unrestricted Use Soil Cleanup Objectives", which are designed for the protection of human health, several contaminants exceed this standard in both the samples collected, including 4,4-DDD, 4,4-DDT, and the PCB isomer Aroclor-1260. Since this is in and area located 30 feet from a neighboring dwelling, and is a parking area for site workers, this is a more appropriate standard to use. C-383 Sec. 2.7

- The results of these samples are very concerning. Piles of fill were brought to the site in March of 2017, and grading of this material was commenced (apparently without any re-grading permit issued by the Town of Huntington). The piles of this fill were placed at the neighboring property line, in an area where the IHCC fence had fallen in disrepair (Figure 15 and Figure 16). A close examination of the material revealed that it did not appear to be consistent with General-Use Fill as defined in NYCRR Part 360[27]. The fill contained what appeared to be construction and demolition material (tile, wood, coal, slag, metal, wire) (Figure 17), and was graded into the ground in the maintenance area, next to a neighboring property (Figure 18). According to a NYSDEC press release dated June 20, 2014, fill material containing these items is not considered "clean fill" (Figure 19). Suffolk County District C-384 Sec. 2.7

[27] The Suffolk County District Attorney's Office recently released Special Grand Jury Report on illegal dumping and sand mining states that, *"General-Use Fill is defined as fill that contains soil, sand, gravel, or rock and does not contain any non-soil constituents."* - Supreme Court, State of New York Suffolk County Tenth Judicial District, July 18, 2018 – August 2, 2019, Term 8-F, Grand Jury Report, CPL § 190.85(1)(c), August 2, 2019, page 6.

Attorney Timothy Sini recently stated that there is an epidemic of illegal dumping.[28] In fact the Suffolk County District Attorney's Office (SCDAO) recently released a Special Grand Jury Report on the topic of illegal dumping and sand mining, the report can be accessed at the following link:

[28] Newsday, November 2, 2019, page 2.

Figure 15

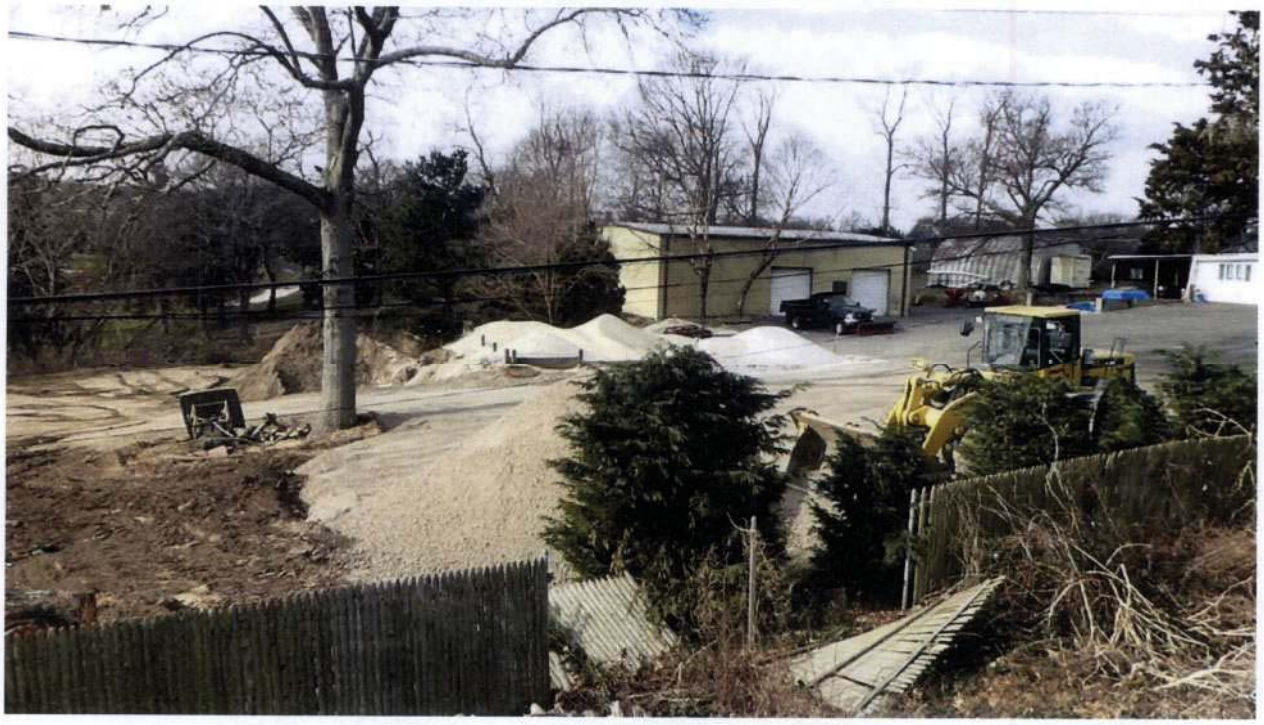


Figure 16



Figure 17



Figure 18



Figure 19

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

For Release: Friday, June 20, 2014

DEC Warns Long Island Homeowners to be Wary of 'Clean Fill' Offers to Level Properties

DEC Urges Caution to Avoid Being Victimized By Illegal Solid Waste Dumping

The New York State Department of Environmental Conservation (DEC) today urged residents to use caution when contractors offer to provide free fill materials for use in leveling or grading of their residential properties.

As the saying goes: A deal too good to be true probably is, Regional Director Peter A. Scully said. Homeowners should be skeptical and ask tough questions when a contractor offers to provide fill material at no charge. The 'clean fill' often ends up being solid waste and homeowners could find their properties burdened with contaminated material.

DEC offers the following suggestions to homeowners on Long Island seeking to obtain suitable fill for leveling or adjusting the grade of their properties:

- notify the DEC Regional Office in Stony Brook and the local town clerk in writing, in accordance with the regulation 6NYCRR Section 360-8.6(b), at least 30 days prior to undertaking any grade adjustment project;
- identify where the materials are coming from;
- ensure that the contractor is licensed by a government authority; and
- ensure that the materials are free of any regulated wastes such as asbestos, drywall, plaster, roofing materials, wood, metal, tiles, paint chips, ash, slag, coal, pieces of particle boards, carpet, petroleum-contaminated soil and other contaminated materials.

The most effective way homeowners can protect themselves is by taking steps to prevent being victimized. Once contaminated soil is placed on a property and graded, the process of removal becomes costly and difficult.

For information, residents should contact DEC's Office of Materials Management, at (631) 444-0375.

https://www.suffolkcountyny.gov/Portals/6/DA/PDFs/Grand%20Jury%20Reports/Suffolk%20County%20Special%20Grand%20Jury%20Report%20on%20Environmental%20Crimes.pdf?ver=2019-09-30-135401-453 This report states that, "*Materials that are used in construction of buildings, and that are discarded when those buildings are demolished, or waste generated by new construction projects often contain substances that are hazardous or acutely hazardous to the environment. However, even C&D material lacking hazardous or acutely hazardous substances often contain common items that may be dangerous to the public such as nails, screws, bolts, brick, broken wood, tile, batteries, tools, glass, and other miscellaneous household debris.*"[29] The results of the sampling conducted as part of this DEIS where this questionable fill material was released and graded into the ground reveal that this material was contaminated with pesticides and PCBs. The testing also revealed that the material contained the pesticide endrin in which 6 NYCRR Part 597 defines as an acutely hazardous substance. 6 NYCRR Part 597 states that a substance is considered acutely hazardous if "*the substance causes or is capable of causing death, serious illness or serious physical injury to any person or persons as a consequence of release into the environment.*"[30]

The presence of this substance 30 feet from the door of then neighboring dwelling is very concerning. It was noted in March 2017 that the grading was taking place in high winds, and the fill material was being blown over the fence onto the neighboring properties, and the proximity of the pile material to the property line where the fence was in disrepair could have allowed this material to be washed onto the neighboring property with stormwater runoff. In other words, the contaminants present in the questionable fill material (including the acutely hazardous substance endrin) could reasonably have been transported to neighboring properties. Additionally golf course workers are daily parking their cars and walking on this material, and on windy days, breathing it in. Concentrations of two pesticides and a PCB isomer which reported above Part 375 Unrestricted Use Soil Cleanup Objectives, a standard designed for the protection of human health. The SCDAO Special Grand Jury Report goes on to say that, "*If material containing contaminants, e.g., hazardous or acutely hazardous substances, are deposited on the ground, whether on a pile or graded land, the contaminants may reach the aquifer in the same way that water reaches the aquifer.*"[31] It also says, "*Even if the pile of material containing contaminants is spread out, graded or covered by clean soil, the precipitation may still infiltrate through the pile and move the contaminants into the ground towards the aquifer.*"[32] Considering the above, the following actions must be commenced:

1. Removal of ***all*** the questionable fill material that was graded into the ground.
2. To ensure that, during removal, this material is not spread to neighboring properties or impacts human health (neighbors or site workers), a proper health and safety plan must be developed, including a community air monitoring plan (CAMP).
3. A groundwater profile well must be places in the hydraulically downgradient groundwater flow direction, and sampling for metals, PCBS, pesticides, volatile organic compounds, and any other relevant parameters must be performed.

[29] Supreme Court, State of New York Suffolk County Tenth Judicial District, July 18, 2018 – August 2, 2019, Term 8-F, Grand Jury Report, CPL § 190.85(1)(c), August 2, 2019, page##

[30] It should be noted that knowingly or recklessly releasing an acutely hazardous substance into the environment is strictly prohibited by 6 NYCRR Part 597, §71-2711 through §71-2714.

[31] Supreme Court, State of New York Suffolk County Tenth Judicial District, July 18, 2018 – August 2, 2019, Term 8-F, Grand Jury Report, CPL § 190.85(1)(c), August 2, 2019, page 15.

[32] Ibid, page 16.

4. Neighboring properties should be sampled to determine if contaminated material was transported to these properties via fugitive dust and/or stormwater runoff.
5. Determine if this questionable fill material was placed on any other areas of the site.

- Page 2-15 states that, "*In February 2019 surface soil samples were collected from... the organic material dumping area in the east-central portion of the golf course.*" The letter report in Appendix I-5 regarding this sampling effort has no information regarding the sample collection methods employed. This is a critical omission as the depth of soil sample collection is a very important component in evaluating the results. A description of the soil sampling methodology should be included in the revised DEIS so it can be properly evaluated and commented upon. C-385 Sec. 2.7

- The description of the golf course practice for disposing of pond sediment on page 2-15 is very concerning. Water testing of these ponds by the SCDHS, documented the water in one of the on-site ponds exhibited detections of 10 different pesticides. It is reasonable to assume that many of these same pesticides would be present in the sediment. However, the pond sediment testing documented in Appendix J shows that none of the pesticides detected by the SCDHS in the on-site pond were analyzed. Of the 16 pesticides that were analyzed for in the pond sediments, 14 were detected, including aldrin, dieldrin and endrin, all of which are defined as "acutely hazardous substances" in 6 NYCRR Part 597. The description on page 2-15 that the disposition of these contaminated sediments consisted of placing them "*in an open pit, mixing in of wood chips and other organic materials to create a composite area*" raises a lot of environmental questions. Additional detail regarding this practice must be included in the revised DEIS, including, but not limited to, (1) how long has the practice been occurring, (2) what is meant by "*other organic material*" and (3) what was this material used for? Was it placed anywhere else on the site? C-386 Sec. 2.7

- The concentrations detected should be compared to the Part 375 Unrestricted Use Soil Cleanup Objectives, standards developed for the protection of human health. C-387 Sec. 2.7

- This material should be covered so that drying and blowing of this contaminated material does not expose golfers or passersby to these contaminants. C-388 Sec. 2.7

- In order to assess if groundwater impacts have occurred from this practice, groundwater profile well(s) should be installed hydraulically downgradient the location, and tested for a full range of parameters, including all of the pesticides detected by the SCDHS in the on-site pond (which would presumably be present in these dumped pond sediments). C-389 Sec. 2.7

- If the final "composite" material was placed anywhere on the site, soil testing (and groundwater testing if contaminants are detected) should be conducted at each of these locations. C-390 Sec. 2.7

- The area indicated in the Appendix I-5 letter report as a sediment disposal area is not apparently the only area on-site that sediment was dumped. In 2017, one of the ponds on-site was dredged, and the pond sediment was disposed of, in the tree line, in the northwest portion of the property (Figures 20 - 24). A sufficient number of soil samples should be collected C-391 Sec. 2.7

from this location and analyzed for appropriate parameters, including all of the pesticides detected by the SCDHS in their on-site pond water tests.

Figure 20



Figure 21



Figure 22



Figure 23

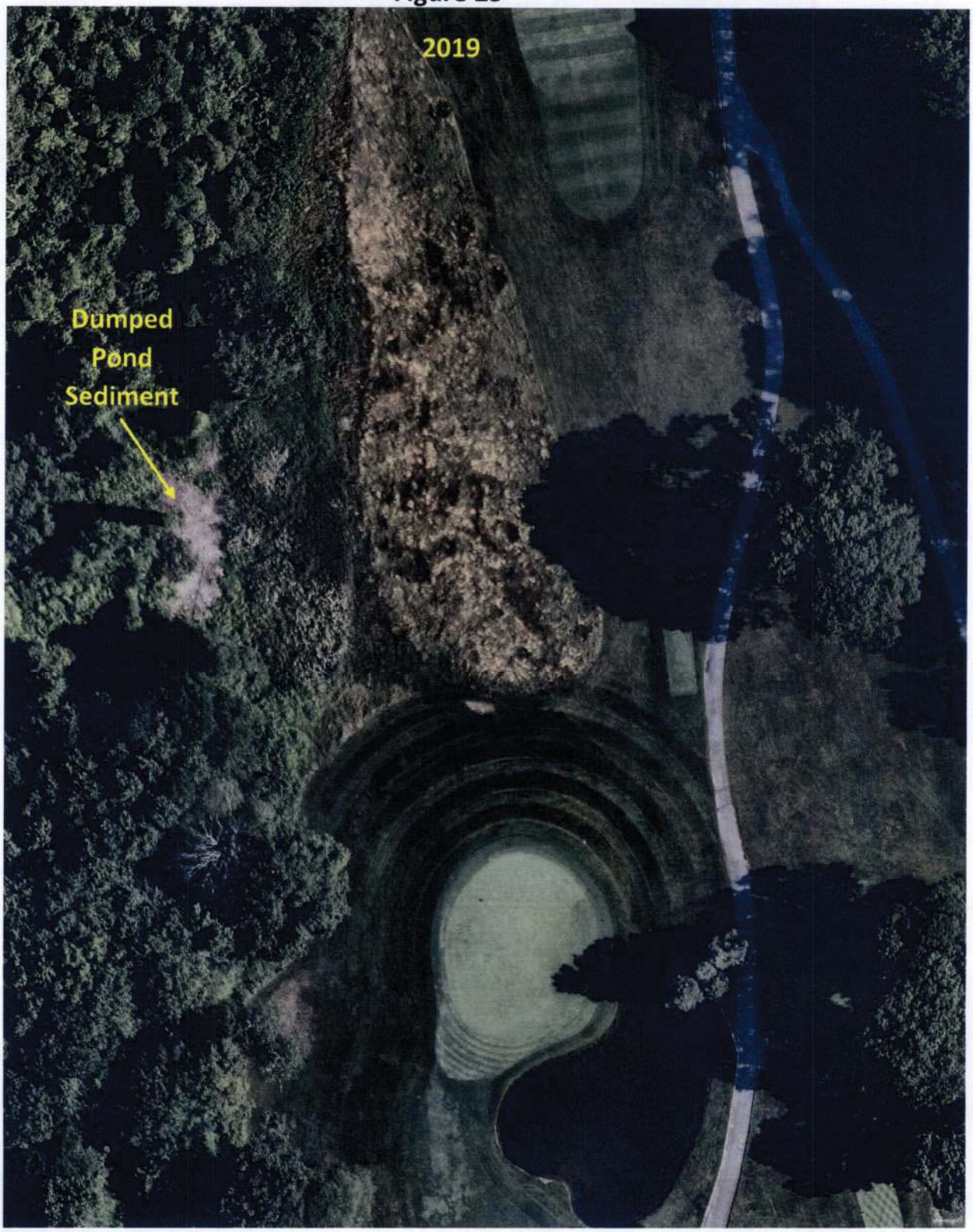


Figure 24


PA-1
PA-2
DA-1
DA-2
1 inch = 100 feet
1 inch = 100 feet
Location of
2107 Dumped
Pond Sediment
(not sampled)
Project Site
Soil Samples Parking Area
Soil Samples Dump Area
Location of Parking Area
Location of Dump Area
NP&V
NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING
FIGURE 1
SAMPLE LOCATION MAP
Source: NYS Orthophotography, 2016
Scale: 1 inch = 1,000 feet
N
The Preserve at
Indian Hills
Northport
Limited Phase II ESA

Wastewater

- Page 2-42 contains a description of the calculations use to draw the conclusion that "*The proposed project is significantly below the allowable flow provided for under SCSC Article 6.*" The description of the calculation correctly notes SCDHS *General Guidance Memorandum #17, Agricultural and Golf Course Density.* This memorandum states the following, "*In determining allowable density, consider as developable only that land which will NOT be used for agriculture, golf course, or other recreational turf.*" The DEIS states that in their calculations, only the "fertilized areas consisting of greens, fairways and tees" was subtracts, and not the land used for the golf course, in accordance with the memorandum. The difference is significant, since the DEIS uses 32.77 acres of "fertilized area", while Table 2-16 shows that 103.9 acres will be used for the golf course. These calculations need to be corrected. C-392 Sec. 2.8

- Page 1-1 states that "*The existing golf pro-shop building will be retained, renovated and repurposed as a fitness center for the residents of the subdivision.*" However, the calculations for the SCDHS project density flow does not include calculations for the fitness center as require by Article 6 of the Suffolk County Sanitary Code. The calculations need to be revised. C-393 Sec. 2.8

- Since it appears that the corrections in the calculations from the two above bullets may result in the proposed project exceeding the SCDHS density requirements. The revised DEIS should include a discussion regarding this. C-394 Sec. 2.8

- The three areas proposed for housing development will essentially create three distinct point source areas of contamination from the sewage discharges. A discussion regarding the environmental impacts to groundwater and surface waters of having the sanitary waste located in clustered leaching systems (as proposed), where they will act like a point source discharges for contaminants such as PFAS and 1,4-dioxane, pharmaceuticals, personal care products, nitrogen, etc., resulting in much higher concentrations of these contaminant in the aquifer compared with the lower concentrations expected if the discharges were spread more evenly throughout the site, on one acre lots. How would this difference in contaminant concentrations the aquifer's ability to degrade these contaminants, and what difference would the impacts have to surface waters. C-395 Sec. 2.8

Bluffs/Slopes

Past/Current Conditions

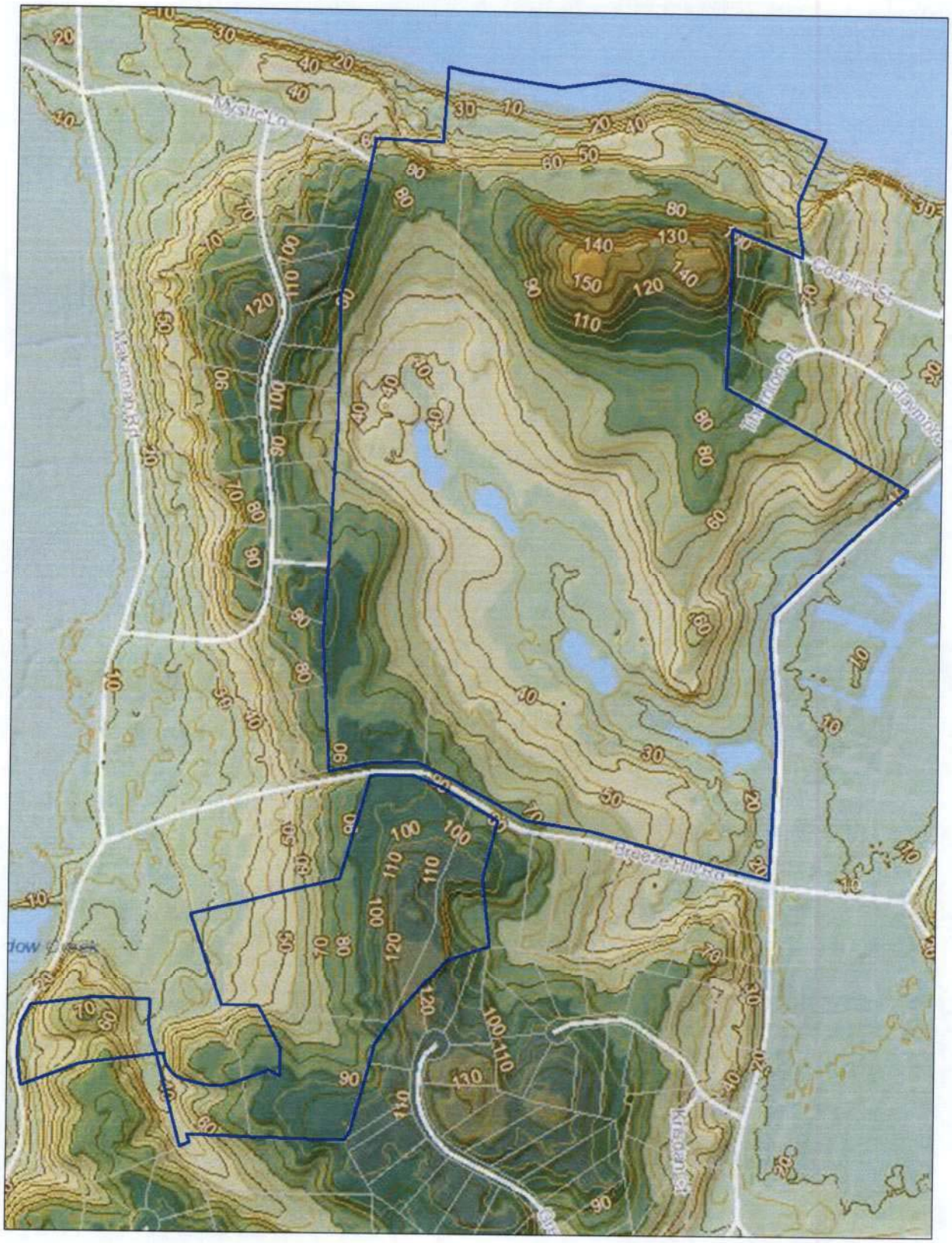
A variety of steep slopes exist throughout the IHCC Property. The most unique geologic feature is the bluff that rises to greater than 150 ft in elevation, located only 600 ft from the shoreline (Figure 25 and Figure 26). This bluff is a ***natural protective feature***[33] that was recognized by the New York State Department of Environmental Conservation (NYSDEC) when they designated their Coastal Erosion Hazard Area (CEHA).

Figure 25



[33] NYSDEC defines a Natural Protective Feature in 6 NYCRR 505.2 as a "a nearshore area, beach, bluff, primary dune, secondary dune, or wetland, and the vegetation thereon."

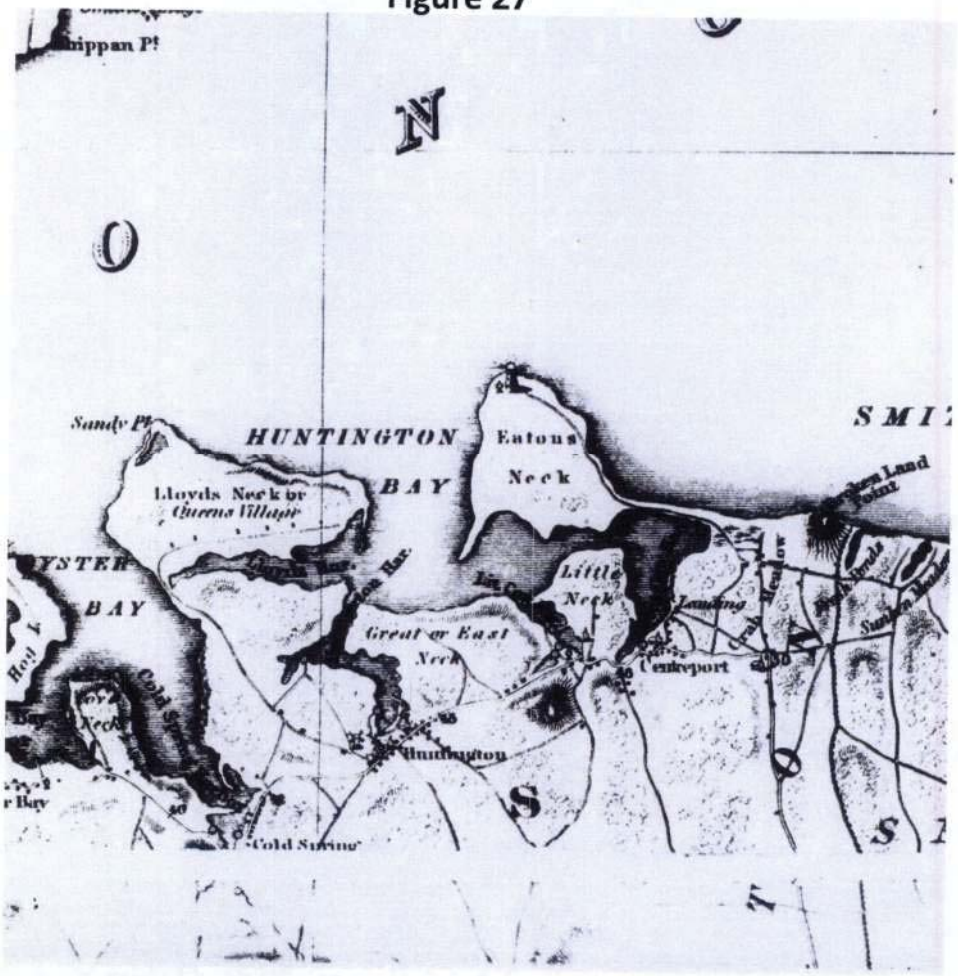
Figure 26



In its capacity as a natural protective feature, the bluff safeguards the properties of Fort Salonga residents against damage from erosion, flooding and wind due to coastal storms.

The bluff has long history of being extremely unstable, and is subject to severe erosion. It also has also been historically recognized as an extremely rare and unique feature on Long Island. The map below is from 1836. Although this map shows few land features, the bluff located on the IHCC property is prominently indicated as "*Broken Land Point*", noting it was an unusual and important land feature that was recognized at that time (183 years ago).

Figure 27



A United States Geological Survey (USGS) paper, *The Geology of Long Island New York* published in 1914, contains numerous photos of the IHCC bluff, referred to as "Broken Grounds", two of which are included as Figures 28 and 29[34]

[34] *The Geology of Long Island New York*, United States Geological Survey, Professional Paper 82, Fuller, Myron, 1914, Plates XII and XIV.

U. S. GEOLOGICAL SURVEY

Figure 28

PROFESSIONAL PAPER NO. 44 PL. VII



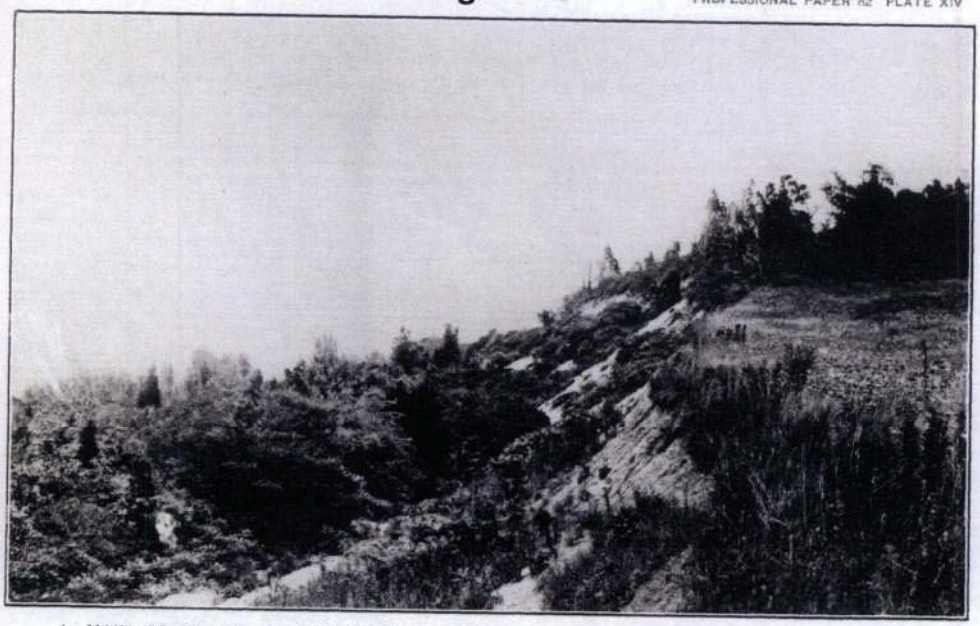
LANDSLIPS DUE TO PARTIAL UNDERMINING OF CLIFF FACE BY OCEAN AT THE BROKEN GROUNDS, OR RAGGED GROUND, NEAR FRESH POND, NORTHEAST OF HUNTINGTON, NORTH SHORE OF LONG ISLAND.

Photograph by Edward P. Buffet.

U. S. GEOLOGICAL SURVEY

Figure 29

PROFESSIONAL PAPER 82 PLATE XIV



A. MAIN SCARP AT BROKEN GROUND LANDSLIP AREA, NORTHEAST OF NORTHPORT.

Photograph by G. N. Knapp.

This report states that the "Broken Ground slide" was the largest identified on Long Island in 1904.[35]

The slippage on the bluff extends along a scarp that is "*about 2,000 feet long...is semi-circular in plan, with the ends extending to the shoreline to the east and west of the Indian Hills Golf Course. The scarp extends about 500 feet inland at its maximum*".[36] This scarp is clearly visible on Figure 30, a 1953 aerial photograph of the area.

Figure 30



[35] *The Geology of Long Island New York*, United States Geological Survey, Professional Paper 82, Fuller, Myron, 1914, page 56
[36] Town of Huntington, Long Island, New York, Beach Erosion Study Report, Ocean and Coastal Consultants, Inc., Project #205073, August 30, 2006, page 23.

In 1996, the IHCC prepared an application to construct a stone wall (revetment) along the shoreline in order to stem the erosion that was occurring along the bluff. However, upon review of the revetment application, the New York State Department of State (NYSDOS) concluded that the construction of a revetment on the IHCC property would not be appropriate. The NYSDOS stated, in part, that, "*The construction of a revetment in this area may adversely affect the bluff and the beach area and the high natural protective values of these features, by interfering with the natural protective processes that allow these features to function and provide protection from erosion.*"[37] Despite this, the IHCC applied again in 2002 for approval to construct a revetment, and this time it was granted by the Town of Huntington. Upon competition of the revetment, the IHCC went further and, despite having no permits or approvals, removed trees from the bluff, and performed significant regrading of the bluff all within the Coastal Erosion Hazard Area (CEHA). The below aerial photograph was taken on November 8th, 2002 and shows the revetment that had been recently constructed, as well as the subsequently denuded and regraded lower bluff. All this work was ostensibly performed to stabilize the earth movement occurring on the bluff. However, these construction activities apparently had the opposite effect.



[37] Letter from Walter Meyer, NYS Department of State, to Gregg Schiavone, Nelson & Pope, LLP, February 12, 1996, page 2

By 2004 the regraded and "stabilized" bluff showed signs of substantial mass earth movement (e.g., slippage, slumping). The following photographs were taken on October 11, 2004 on the lower bluff and illustrate that less than 2 years after the construction activity the bluff was not stable. Photo A shows a cart path located on the eastern side of the lower bluff that had been reconstructed (relatively





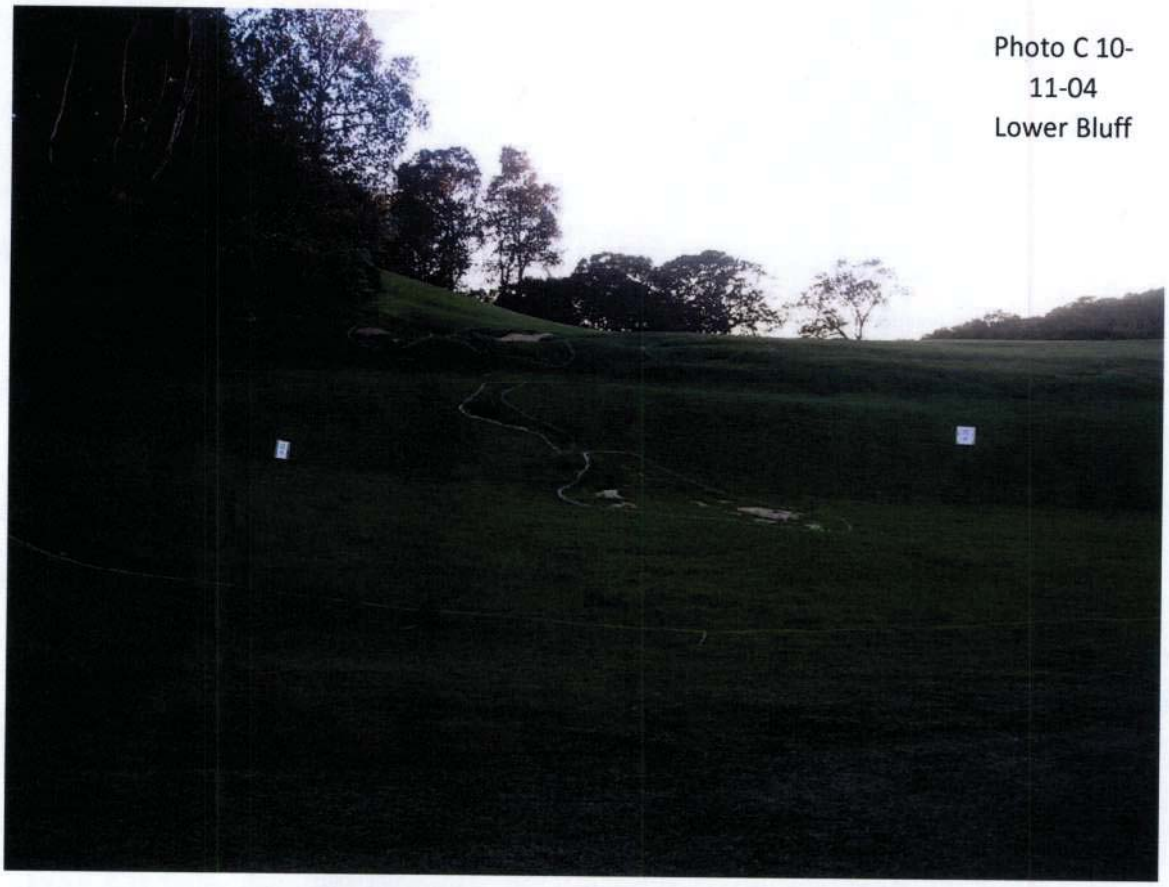


Photo C 10-11-04
Lower Bluff

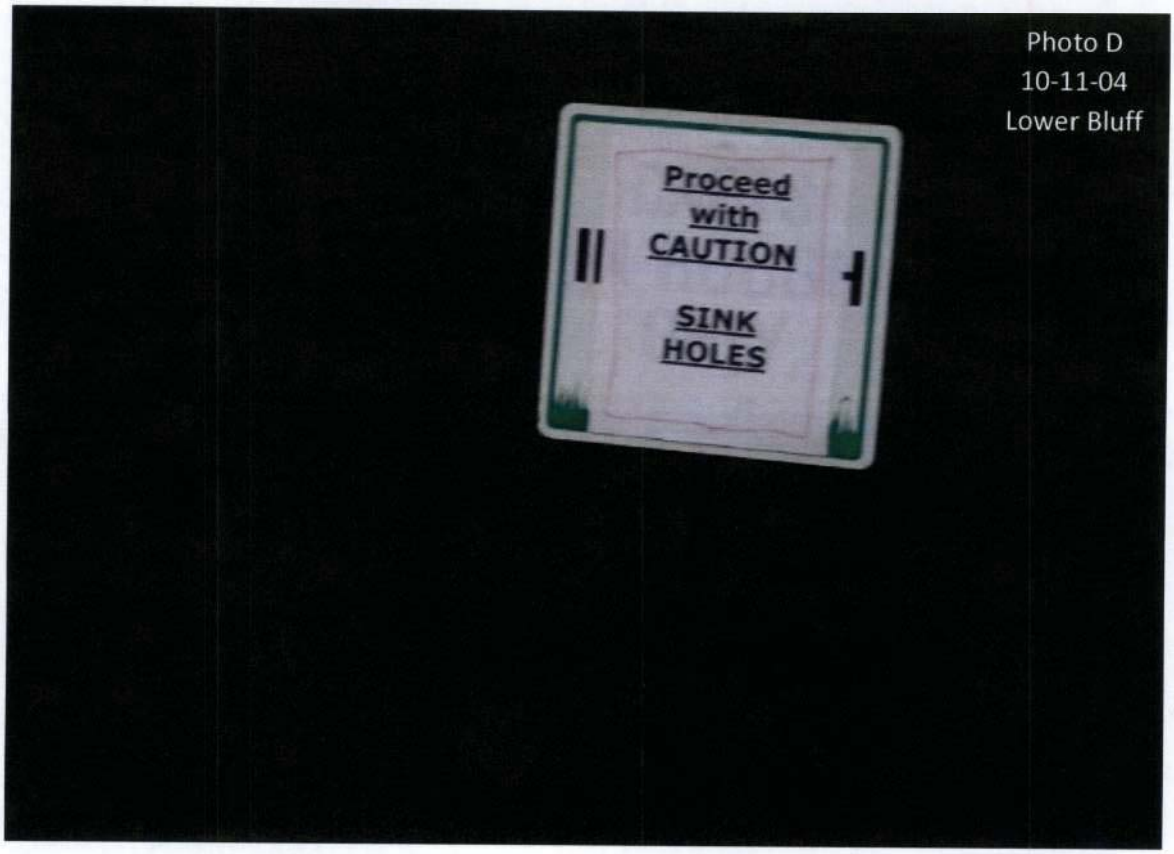


Photo D
10-11-04
Lower Bluff

new asphalt is evident) exhibiting earth movement, creating a new step and crack in the pavement.

Photo B shows a cart path located on the western side of the lower bluff that was built *after* the work was performed on the buff that also shows signs of land subsidence and cracking in the asphalt. Photo C is also on the western side of the lower bluff, and indicates several areas of subsidence marked out with white paint. Photo D shows a close-up of the signs visible in Photo C that state, "*Proceed with CAUTION SINK HOLES*". It is obvious from these photographs that the installation of the revetment and subsequent tree removal and regrading of the bluff did not stabilize the movement and erosion of the lower bluff, but may have in fact exacerbated the inherent erosion issues.

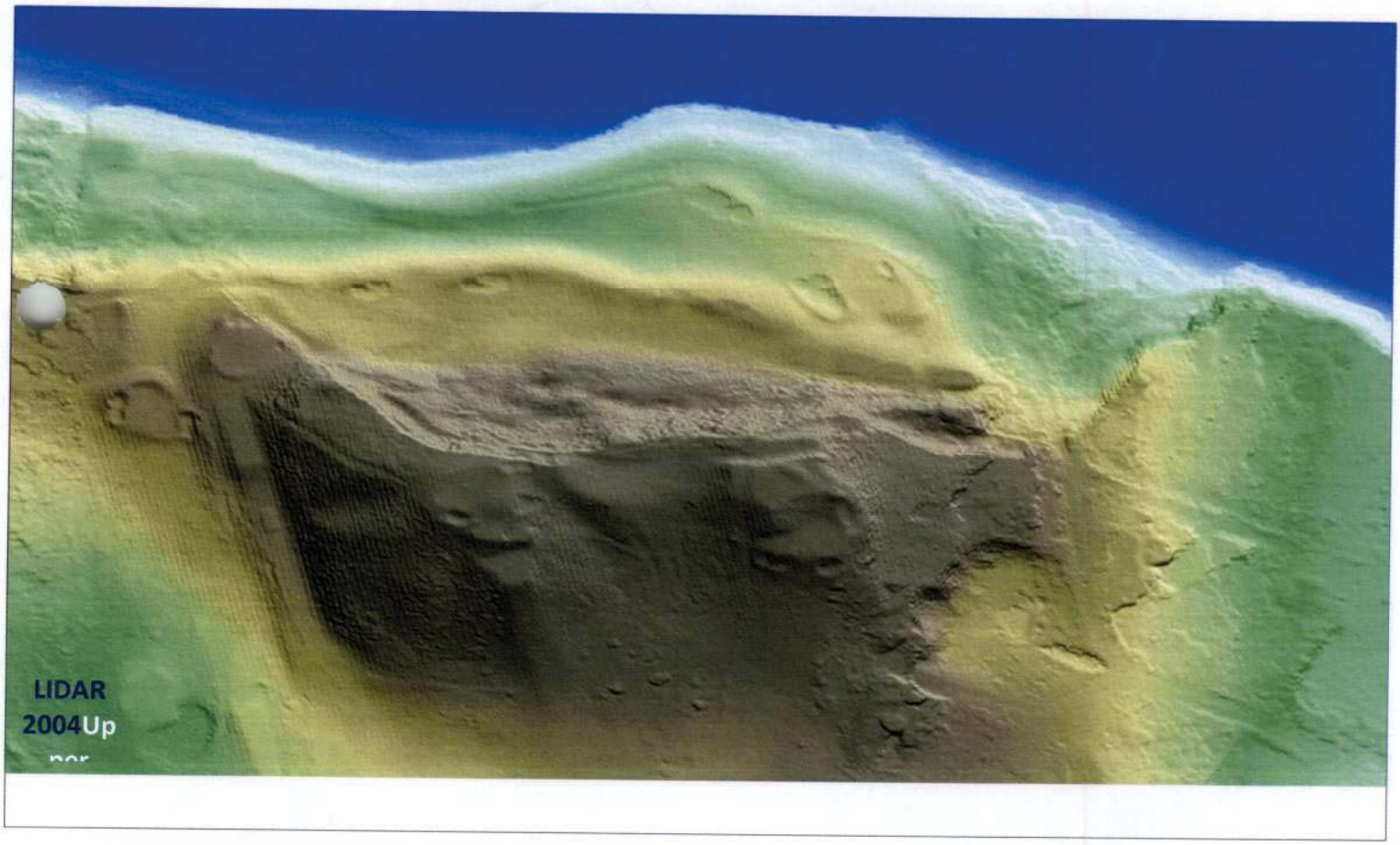
Unfortunately the lower bluff was not the only area to suffer from the denuding and regrading of the lower bluff. After the aforementioned work was performed, an acceleration of earth movement in the upper bluff became evident. The following series of photographs were taken on the upper bluff, facing to the west, in approximately the same location in 2002 (prior to the revetment construction and denuding and regrading of the lower bluff), 2004 and 2005. The 2002 photograph indicates a small fault line that had existed for many years and a tree located near this fault that had a tilt. In 2004, only two years after the construction activity, a significant slippage of earth is evident. In 2005, the severity and scope of the land movement is evident.




Upper Bluff
2004

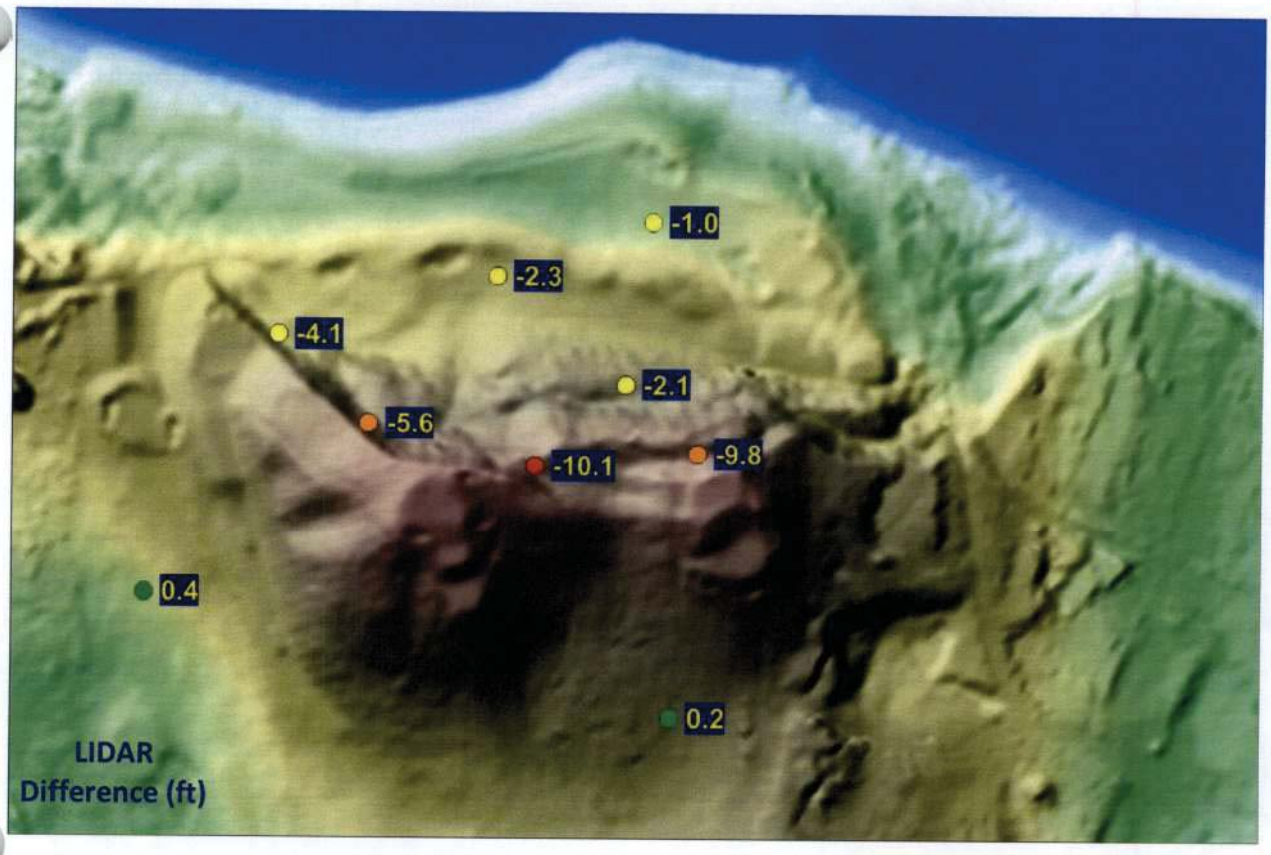

Upper Bluff
2005

In order to help ascertain the amount of slippage the upper bluff realized subsequent to the construction activities in 2002 on the lower bluff, land elevation data collected by Light Detection And Ranging (LIDAR) was gathered for the IHCC bluff area from public available sources for the years 2004 and 2012.[38] Images created from the Lidar data are displayed below as: LIDAR (2004) and Lidar (2012). The data from each image was imported into a Geographic Information System (GIS) and the elevations were digitally subtracted. The resulting image (LIDAR Difference) indicates the difference, in feet, of land elevation between the same points in 2004 and 2012. This graphic illustrates that, between 2004 and 2012, the lower bluff subsided between one and four feet, while the upper bluff exhibits subsidence of ten feet. This is a significant mass movement of the earth, and visual indications indicate this trend has continued since 2012 to the present. The acceleration of earth cracks, slippage and subsidence since the 2002 work has not been isolated to the IHCC property, but has been noticed on neighboring properties as well.



[38] 2004 data from Federal Emergency Management Agency (FEMA), 2012 data from National Oceanic and Atmospheric Administration (NOAA).


LIDAR
2012


-1.0
-2.3
-4.1
-2.1
-5.6
-10.1
-9.8
0.4
0.2
LIDAR
Difference (ft)

In 2006, the Town of Huntington contracted with Ocean and Coastal Consultants, Inc. (OCC) to conduct an erosion control study from the Northport Power Station to the Huntington-Smithtown town line, an area which includes the shoreline of the IHCC. The study was commenced subsequent to the revetment construction and regrading of the IHCC lower bluff. OCC did an extensive evaluation of the study area, including the IHCC bluff, and observed that "*The Broken Ground area, including the bluff on the Indian Hills Golf Course is expected to continue to have soil movement issues. The observed scarp is likely the result of a deep seated failure along a clay layer. While there are both structural and non-structural measures that can be implemented to reduce or mitigate the likelihood or rate of soil movement, an engineering solution to provide long term stability may not be feasible.*"[39] In addition, they stated, "*While there are measures that can be implemented to minimize the severity, rate, and frequency of soil movement in the Broken Grounds area, achieving long term stability is questionable.*"[40]

OCC also noted the importance of these bluffs to the neighboring properties by saying, "*They [bluffs] are also naturally protective features and residences located behind them are much more protected from storms than those on barrier spits; in all but a few cases the residences are out of the 100 year (1 percent chance annual occurrence) flood zones.*"[41] *With respect to potential future development on the bluff, Huntington Town's consultant stated, "A strict adaption approach should also be considered for this [Broken Grounds] area. Preventing future development on the unstable and erosion prone bluff areas by implementing an adaption approach, such as outlined in the Article 34 "Structural Hazard Areas", is recommended.*"[42] *NYS Article 34, Part 505.7, Restrictions on regulated activities within structural hazard areas (b)* states "*The construction or placement of a nonmovable structure, or nonmovable major addition to an existing structure, is prohibited within structural hazard areas.*"

Impacts Anticipated Due to Project

The IHCC development plan includes the proposal to construct 36 of the 98 single family homes, in a clustered arrangement, on the northern portion of the property within the Broken Ground area. A road, underground utilities and septic systems, are proposed to be located very proximate to the unstable upper bluff. Construction activities near this bluff can have lasting impacts, including but not limited to:

- *Increase in Mass Earth Movement, Land Slippage/Slumping* – The 2002 bluff construction project the IHCC undertook in an attempt to stabilize the bluff (revetment construction, tree removal and regrading of bluff), actually had the opposite effect of the intended outcome and destabilized the bluff, exacerbating the mass earth movement on the upper and lower bluff, and on surrounding neighboring properties. The proposed construction activities and regrading near the upper bluff will not increase stability, as unstable soils and clays are too widespread throughout the entire area. Construction activities in any area of proximity to these bluffs will likely result in accelerated erosion on the IHCC property, and result in

[39] Town of Huntington, Long Island, New York, Beach Erosion Study Report, Ocean and Coastal Consultants, Inc., Project #205073, August 30, 2006, page 23.
[40] Ibid, page 74.
[41] Ibid, page 55.
[42] Ibid, page71.

detrimental, irreversible impacts to neighboring properties. A text book on erosion control states, "*...if old landslides abound, then it is quite likely that even minor construction operations will activate an old slide, or lead to a new one.*"[43] The proposed project is anything but a "*minor construction operation*".

- *Public Health Impacts Due to Failing Sewage Disposal Systems* – The proposed development plan calls for conventional, on-site sewage disposal systems (as opposed to a centralized sewage treatment plant). The installation of these systems in an area that has had historic erosion issues is concerning, since earth movement could expose sewer lines and/or leaching pools, which may result in raw sewage discharges onto the ground surface. In fact, SCDHS Standards state, "*Sewage Disposal Systems shall not be located: a) In any area subject to imminent erosion, which cannot be controlled so as to protect the sewage disposal system(s)*"[44]

- *Impacts from the Destruction of a Natural Protective Feature* – The bluff on the IHCC property is a natural protective feature which provides protective benefits against flooding and erosion (soil and wind) to the surrounding community. The NYSDEC recognizes the importance of these protective features and states that "*human activities have often removed the native vegetation, altered the gradient, and/or installed a variety of structures, such as residences, lawns, roads, breakwalls, docks and railroad right-of-ways, within these zones. When this occurs, the shoreline and riparian zones can become destabilized and more subject to erosion.*"[45] The community surrounding the IHCC was hit hard by Superstorm Sandy, particularly the winds. Many governmental efforts since this storm have focused on finding ways to further protect the shoreline communities on Long Island from future storms, which inevitably will come. A recent study performed at the University of Connecticut updating sea level rise predictions in the Long Island Sound found more of an increase than had been previously predicted. The study states "*We recommend that planning anticipates that sea level will be 0.5 m (1ft 8 inches) higher than the national tidal datum in Long Island Sound by 2050. It is likely that sea level will continue to increase after 2050.*"[46] In discussing the study, the author, James O'Donnel, stated "*Storms that are not that bad will cause worse flooding in the future than they do now.*" Resultant accelerated erosion and damage to a sensitive, important natural protective feature is not in keeping with sustainability efforts, and could lead to more damage to property, structures and threats to life in the surrounding community. All of these impacts would likely result in higher costs to the community, particularly through higher property insurance premiums.

  The detrimental impacts of altering natural shoreline features has been acknowledged by New York State and this recognition is manifested in the many coastal policies and objectives that

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[43] Biotechnical and Soil Bioengineering, Slope Stabilization, A Practical Guide for Erosion Control, Gray, D. and Solir, R., 1996, Page 40.

[44] Suffolk County Department of Health Services, Standards for Approval of Plans and Construction for Sewage Disposal Systems for Other Than Single-Family Residences, December 29, 2017, Section XI (3) Site Conditions Prohibited, page 23.

[45] NYSDEC, Division of Fish, Wildlife and Marine Resources Bureau of Habitat, Interpretive Guidance to Staff, Shoreline Protection, page 1.

[46] Final Draft Sea Level Rise and Coastal Flood Risk in Connecticut: An Overview, O'Donnell, James, Connecticut Institute for Resilience and Climate Adaptation, University of Connecticut, page 1.

have been enacted. The proposed development appears to directly conflict with a number of the New York State coastal policies and objectives. The following are just a few examples:

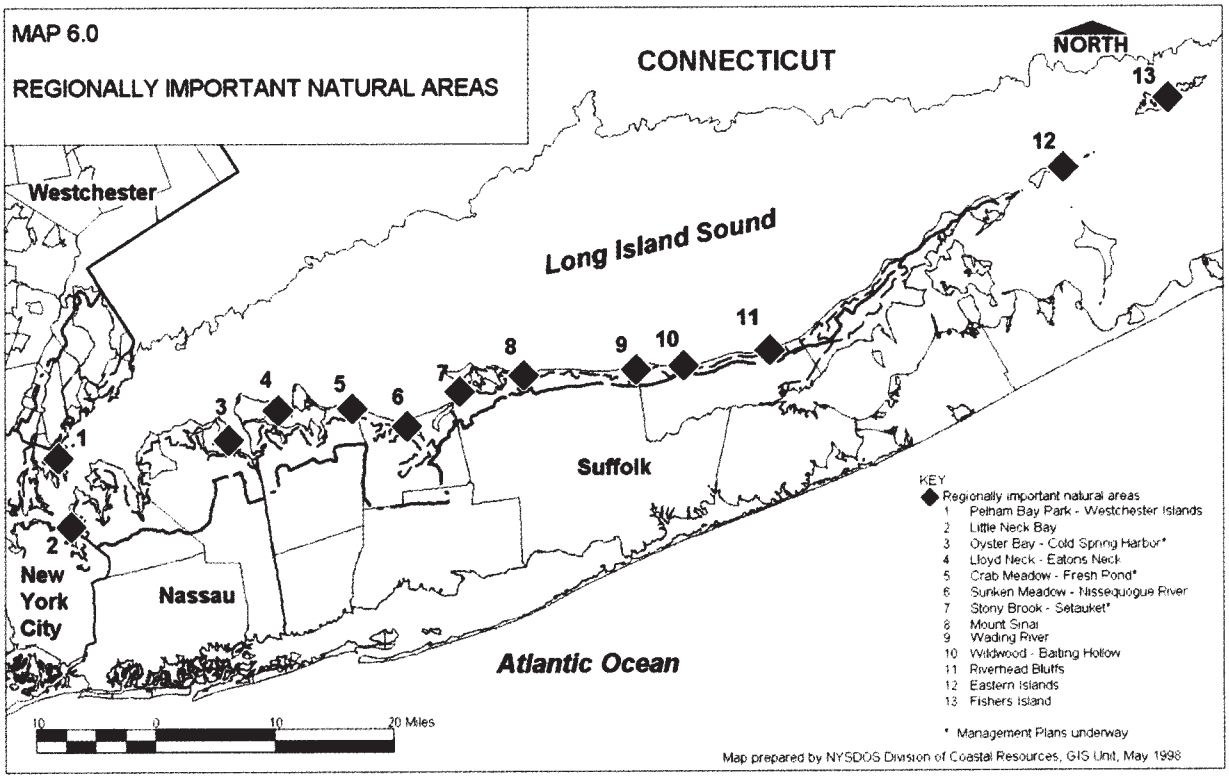
- *"New York State prevents and reduces coastal erosion by promoting and preserving the natural protective features such as dunes and bluffs, beaches and nearshore areas of coastal regions."*[47]

- *"Many development activities damage or alter natural protective features and the protection these features afford the upland area from coastal erosion and storm damage. These activities include: building without considering the potential for damage to property or natural protective features; activities which destroy natural protective features such as dunes or bluffs and their vegetation; building structures intended for coastal erosion prevention which may exacerbate coastal erosion conditions on adjacent or nearby properties..."*[48]

- *"Policy 12*
  Activities or development in the coastal area will be undertaken so as to minimize damage to natural resources and property from flooding and erosion by protecting natural protective features including beaches, dunes, barrier islands and bluffs.
  Explanation of Policy
  Beaches, dunes, barrier islands, bluffs, and other natural protective features help safeguard coastal lands and property from damage, as well as reduce the danger to human life, resulting from flooding and erosion. Excavation of coastal features, improperly designed structures, inadequate site planning, or other similar actions which fail to recognize their fragile nature and high protective values, lead to the weakening or destruction of those landforms. Activities or development in, or in proximity to, natural protective features must ensure that all such adverse actions are minimized. Primary dunes will be protected from all encroachments that could impair their natural protective capacity."[49]

- *"The objectives of the Long Island Sound Coastal Management Program for regionally important natural areas are listed below.*
  - *Curtail nutrient and contaminant loads to Long Island Sound and its tributaries.*
  - *Maintain the benefits of natural shoreline functions.*
  - *Involve the public in the process of protecting the resources of the regionally important natural area."*[50]

[47] NYSDEC Coastal Management Webpage, https://www.dec.ny.gov/lands/28923.html
[48] https://www.dec.ny.gov/lands/28923.html
[49] State Coastal Policies, New York Department of State, June 2017, page 21.
[50] Long Island Sound, Coastal Management Program, New York State, Department of State, January 1999, page 101



Suitability of the Proposed Cluster Development on the IHCC Property

Proposed Plan's Inconsistencies With Recommendations from North Shore Embayment Watershed Management Plan

In 2007, the SCDHS contracted with Nelson, Pope & Voorhis (NP&V) and EEA Inc. to develop the Suffolk County North Shore Embayment Watershed Management Plan (NSEWMP). Analysis performed in the study showed "*that groundwater (underflow and stream flow) is by far the largest nonpoint source conveyor of nitrogen to the Sound. The major sources of nitrogen inputs to groundwater include on-site sewage disposal systems and residential and agricultural fertilizers.*"[51] NP&V and EEA offered strategies for reducing groundwater nitrogen concentrations that included the following:

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Sec. 2.8

> "*Evaluate amending Article 6 of the Suffolk County Sanitary Code to increase minimum single family lot sizes in Groundwater Management Zones IV and VIII from 20,000 to 40,000 square feet to reduce nitrogen impacts to groundwater and surface waters, mirroring the requirements of Groundwater Management Zone VI. This recommendation is generally consistent with local zoning. In addition to reducing nitrogen impacts from residential sewage and fertilizer (from an average of 6 milligrams per liter to an average of 4 milligrams per liter), the decrease in allowable density will: help to protect slopes and bluffs where shoreline*

[51] Suffolk County North Shore Embayments Watershed Management Plan, Nelson, Pope & Voorhis, EEA Inc., February 2007, page 4-2.

vegetation intercepts stormwater, slowing its progress and filtering contaminants by providing a natural buffer; help to prevent overdevelopment of areas adjacent to wetlands, and reduce opportunities for additional shoreline hardening."[52]

The proposal by IHCC's consultant, Nelson Pope & Voorhis, to add sewage to the ground in such close proximity to the shoreline, and for the construction activities to commence near the bluff, seems to ignore the recommended strategies of reducing nitrogen and protecting shoreline bluffs offered in 2007 by the SCDHS consultants, which included Nelson Pope & Voorhis.

The NSEWMP also made recommendations regarding development in the study area (which includes the IHCC property) which included the following:

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"*Within the study area there is some vacant land available for development, as well as a significant potential for an increase in development density (due to parcels that have potential for redevelopment or increased density through further subdivision). The SCPD prepared a report which identified the potential increase in residential development based upon existing zoning for the major embayment areas. This development potential was discussed in Section 3 of this Plan. This portion of the Plan identifies both vacant and underdeveloped land, as well as special cases (such as existing recreational uses under private ownership such as private golf courses, and public land that could become available for development, such as the Kings Park State Hospital property) which may be considered for acquisition. Acquisition of property available for development provides the benefit of limiting new sources of nitrogen loading as well as providing opportunities for protecting natural resources and mitigating impacts of nonpoint source pollution through stormwater management practices.*"[53]

NP&V and EEA included the three IHCC tax parcels on the list of parcels that should be considered for acquisition, in order to prevent further development.[54] A recommendation was also made regarding the nitrogen contribution from golf courses in the study area that states, "*...best management practices for fertilizer applications so that each golf courses overall contribution to groundwater is not more than 2 mg/l total nitrogen.*"[55] As discussed earlier, the current nitrogen concentration in the groundwater as a results of IHCC golf course operations is greater than 7 mg/l, significantly higher than the NP&V/EEA recommendation of 2 mg/l. The proposal to cluster 98 townhomes, and keep the golf course operations unchanged will significantly increase the nitrogen load above the 7 mg/l currently occurring.

Lack of Benefits in Clustering this Development

C-398
Sec. 2.11

The cluster proposal ignores one of the major benefits to clustering a development, which is to protect natural land features. The New York State Department of State advises that, "*A clustered development can avoid developing natural areas and environmentally sensitive areas on-site by incorporating them into its common open space. By clustering a subdivision, natural features of significance can be preserved, steep slope areas can be avoided, and large sections of undeveloped*

[52] Ibid, page 4-2 - 4-3
[53] Ibid, page 4-88.
[54] Suffolk County North Shore Embayments Watershed Management Plan, Nelson, Pope & Voorhis, EEA Inc., February 2007, page 4-90.
[55] Ibid, page 4-61.

open space can be retained."[56] The proposal to cluster these units and also eliminate important natural protective features and regrade steep slopes, ignores a major benefit to clustering the development.

There does not appear to be any benefit of clustering a development on an existing 18 hole golf course, which will add 98 homes and continue the operation of the 18 hole golf course unchanged. There is no benefit to the community or the environment. In fact, the community and environment will suffer detrimental impacts. In calculating development density for purposes of applying Article 6 of the Suffolk County Sanitary Code, the SCDHS considers the land that is currently used for golfing as already realizing its maximum developed potential. SCDHS guidance states that, "*In determining allowable density consider as developable only that land which will NOT be used for agricultural, golf course, or other recreational turf*"[57] This same logic should be applied by the Town of Huntington to the cluster subdivision and calculations for the yield map.

- As demonstrated above, construction activities performed by the IHCC in the past (regrading, clearing, etc.) has had significant impacts to the stability of the bluff. This shows that any work within or near the Costal Erosion Hazard Area (CEHA) may have a significant impact upon the stability of the bluff and may exacerbate slippage, etc. Figures 31 is an aerial photograph of the shoreline from 2013. Erosion occurring behind the revetment is evident. Figure 32 is an aerial photograph of the same area taken in 2015, and it shows that regrading was performed in this area to repair the erosion. A discussion should be included regrading the stability of the revetment, and erosion and repairs that have happened in the past and anticipated in the future. The CEHA is severely regulated. There should be a discussion about how permission was obtained to perform this work, and if any variance had to be granted by the Town of Huntington.

C-399
Sec. 2.7

- An assessment regarding the impacts this work may have on the stability of the bluff must be performed.

C-400
Sec. 2.7

- Figures 33 and 34 clearly show that the installation of the revetment has exacerbated erosion at the ends of the revetment. An analysis should be performed as to what is causing this increased erosion, any impacts to neighboring properties, and possible effect on the future stability of the revetment and bluff. Additionally, how will the impacts of accelerating sea level rise impact this already significant erosion due to the revetment, and the stability of the bluff?

C-401
Sec. 2.7

[56] Subdivision Review in New York State, Division of Local Government Services, New York Department of State, Revised 02/15, page 34.

[57] Suffolk County Department of Health Services General Guidance Memorandum #17, Agricultural and Golf Course Density, May 143, 2002, page 2.

Figure 31



Figure 32




Figure 33
2004


Figure 34
2019
Erosion at
Revetment end
Erosion at
Revetment end

- Page 2 of Appendix H-1 states that "*Since 2004, the rate of ground movement according to IHCC has increased to about **5 to 6 feet per year**.*" This is an incredible amount of land movement/slippage that is occurring on an annual basis. Page 2-1 states that the CEHA line was "*accurately transferred from the NYSDEC Article 34 maps for the purpose of avoiding the hazard area.*" The year in which the Article 34 maps depict the CEHA should be determined, since the amount of land movement is very significant on this bluff. The NYSDEC defines the CEHA as located "*25 feet from the peak of the bluff*", so with the rate of movement reported, this line can move back significantly in a very short period of time. The depiction of an accurate, proper, current CEHA is essential. C-402 Sec. 2.7

- The date of the land contours provided in the various maps and plans in the DEIS should be provided, since the reported significant ground movement occurring on the site can rapidly change any land contour depictions. If the land elevations being used in this DEIS are more than 6 months old, it is important that a new, current land survey be performed, since the reported land movement rate will change these contours in certain areas significantly. Additionally, an updated steep slope analysis should be performed that accurately considers the current conditions and accounts for the reported rapid land slippage occurring at the site. This should be incorporated into the revised DEIS. C-403 Sec. 2.7

- Page 7 of Appendix H-1 states that "*groundwater plays an important factor in the stability of a slope because it can reduce the resisting force and increase the driving force.*" Page 8 states that "*the revised surface water drainage system implemented in 2004 seems to have accelerated recent movements…*" It is clear from this report that groundwater is an important factor in the slippage occurring on the bluff. Therefore it is not prudent to add additional groundwater to areas near this bluff, as an increase in the water table could have significant impacts. C-404 Sec. 2.7

- The proposed plan includes a reduction in use of the on-site irrigation well, which will result in increased water table elevations throughout the site. This should be evaluated with respect to increasing water levels and impacts with respect to increased slippage of the bluff. C-405 Sec 2.7

- Figure 8 shows that numerous drainage basins that will handle additional stormwater runoff created by an increase in impervious surfaces and roofing from the project, the proposed septic leaching fields that are located hydraulically upgradient of the bluff. An evaluation should be performed as to the potential impacts to bluff slippage exacerbation as a result of all this water being added to the water table (and the increase in water table elevations). A cumulative analysis should be performed to consider these impacts in conjunction with the reduction of irrigation well pumping. C-406 Sec. 2.7

- Page 4 of Appendix H-1 states that "*The current 2008 topography also indicates that the rip rap revetment wall…is now, in some areas, up to about 17 feet further north than when it was constructed.*" This is extremely concerning, since the original placement of the wall was too far north, and resulted in a lawsuit being filed by the Town of Huntington. The right of the public to freely access the tidal portions of waters in New York State are undeniable. A discussion and analysis on how the movement of the IHCC revetment 17 feet further north (into Long Island Sound) has impacted access to the public waters should be performed. C-407 Sec2.7

Also, corrections/mitigating measures of any impediments as a result of this movement should be discussed.

- The DEIS states that "*The proposed plan ensures that buildings are set back at least 120-feet from the CEHA line.*" as recommended by PS&S and Dynamic Earth. However, the PS&S report states that their "*analyses indicate that by maintain a minimum of 120-foot buffer, the slope stability factor-of –safety for the proposed development was calculated to be the same as for the current existing conditions and therefore would not have an adverse impact on existing conditions.*" The DEIS is misinterpreting this statement in that as long as they construct the units outside of the 120-foot buffer from the CEHA, there will not be any erosion concerns. This is not what PS&S is stating. They are simply saying that staying outside the 120 foot buffer will not increase erosion anymore that what is currently happening- 5 to 6 feet of slippage per year! C-408 Sec. 2.7

- An independent analysis by experts in the United States Geological Survey (USGS) should be brought in to perform an in depth study to determine the causes of the slippage of this bluff, and mitigating measures, if any, that can be employed to prevent continuing erosion of this bluff. The Town of Huntington can contract with this agency, which will act as a credible, independent party that can provide expert opinions and advise on this unique, complex issue. C-409 Sec. 2.7

- The road proposed to be constructed for the units in the northwest portion of the site is within the 120-foot buffer. Construction activities that will occur in building this road will be within 120 feet of the CEHA, and may exacerbate the current 5- 6 feet of annual erosion that is occurring. C-410 Sec. 2.7

- The AECOM report commissioned by Huntington Town states that the "*120-ft buffer is inadequate at this time in a known landslide zone.*", and that the methods and results used by PS&S in their bluff analysis "*do not follow conventional practice*". The revised DEIS should consider these comments. C-411 Sec. 2.7

- Any reanalysis of the bluff should be performed with a Factor of Safety = 1.5.[58] C-412 Sec. 2.7

[58] "It has been established, apparently by consensus in the engineering community, that for residential construction, a slope with a static safety factor of 1.5 is sufficiently safe against landsliding in shear, absent the development of some unusual condition such as the introduction of ground water or, less commonly, the static overloading of the slope increasing the driving forces.", Malibu Geology, https://www.malibugeology.com/landslidesafety.html

REQUEST FOR INTERPRETATION

On September 26, 2019 the Fort Salonga Property Owners Association (FSPOA) submitted an official Request for Interpretation to the Zoning Board.

We believe that the Planning Board does not, in fact, have the statutory authority to process the application. It is our belief that the appropriate forum for the application is, instead, a Change of Zone application before the Town Board.

1. **The Proposed Mixed-Use Golf Course and Residential Development is Not a Permitted Use in the R-40 Residence District.** The R-40 Resident District permits single-family homes on lots that maintain a minimum lot area of 43,560 square feet amount other uses. In addition, the Zoning Board of Appears, pursuant to §198-110(C)(5), is authorized to establish a golf course in a Residence District via a Special Permit application. However, The Preserve at Indian hills is neither a single-family residence development nor a golf course but a mixed-use golf course and residence development, which is not permitted in the R-40 Residence District. C-413 Sec. 2.12

The Town Code should be interpreted to avoid conflicts between sections In this instance, mixed-use golf course and residential developments are omitted from the litany of permitted uses in the R-40 Residence District. At the same time, such uses are included within the list of permitted uses within the Residence-Open Space Cluster (R-OSC) District. The simplest and most logical interpretations of these facts is that the Town intended to exclude such uses from the R-40 District and to permit them within the R-OSC District. If the Town had intended to permit mixed-use golf course and residential developments within the R-40 District, it could have simply included them within the litany of permitted uses in said District, as it did in the R-OSC District.

2. **Senior Housing is Not a Permitted Use in the R-40 Residence District.** Senior housing is permitted in a number of Districts in the Town Code including R-RM Retirement Community District (R-RM) and The Greens at Half Hollow PUD (The Greens). Specifically §198-21(A)(1) of the R-RM District permits "senior housing" and "dwellings specifically designed for use and occupancy by persons fifty-five years of age and older..." are permitted pursuant to §198-21.2(F)(1)(a) of the Senior Housing Subdistrict within The Greens PUD. C-414 Sec. 2.12

R-40 Residence District §198-14(A)(1) states that a building or premises may be used for "any use permitted in the R-80 Residence District." §198-13(A) of the R-80 Residence District lists a variety of permitted uses including, (1) Single-family dwellings, (2) Farm, nursery, truck garden, country estate, (3) Churches, temples, parish houses, convents, monasteries, (4) Public schools, (5) Private elementary and secondary

schools, (6) Library, museum or art gallery, (7) Town park, playground, athletic field, beach, bathhouse, boathouse, marina or other Town recreational use, (8) Municipal parking field, (9) Fire Station and (10) Municipal water supply reservoir, tank, standpipe, pumping station or filter bed.

Notably, there is no provision for senior housing as a permitted use or Special Permitted use in the R-40 or R-80 Residence Districts. In addition, it is noted that the Town Code specifically distinguishes between single-family residences and senior housing as evidenced by the identification of senior housing as a separate and distinct use within The Greens PUD and the R-RM Retirement Community Districts.

Finally, the applicant cannot alter the variety of uses permitted within the R-40 Residence District through the voluntary imposition of convents designed to restrict the age of the occupants of the proposed townhouses.

3. **The Zoning Board of Appeals is not Authorized to Issue a Special Permit for a Mixed-Use Golf Course and Residence Development.** The Zoning Board of Appeals, pursuant to Town Code §198-110(C)(5), may authorize the establishment of a "golf course" in a Residence District. However, there is no authority for the Board to authorize the establishment of a mixed-use golf course and residence development. The Preserve at Indian Hills is not simply a golf course or residence development bu ta mixed-use golf course and residence development. The prior special permit applications considered by the Zoning Board of Appeals, in conjunction with the existing Indian Hills Country Club, did not include any provisions for the development of a mixed-use development and Town Code §198-110(C)(5) specifically omits any authority to do so.

C-415
Sec.
2.12

4. **The Planning Board is not Authorized to Approve a Cluster Subdivision in connection with a Mixed-Use Golf Course and Residence Development.** Town Code §198-114 addresses cluster developments. The Cluster provisions in the Town Code omit any mention of golf courses, mixed use development of private recreational uses. It states that any *"modification of the zoning regulations shall be made to provide an alternative permitted method for the layout, configuration and design of lots, buildings and structures, roads, utility lines and the infrastructure, parks and landscaping in order to preserve the natural and scenic qualities of open space including historic landmarks and sites."*

C-416
Sec.
2.12

It further states that *"any modification of the zoning regulations made by the Planning Board in connection with plat approval shall be limited to size of lot, minimum yard dimensions, location of buildings, location and extent of parking and loading areas and provision of public recreation areas, including parks and playgrounds, or public school*

sites." The private membership golf club involved in connection with the subject application is not a "public recreational resource, park or playground" as envisioned by the Town's Cluster Development code.

Additionally, pursuant to §198-114, the Planning Board is limited to modifying identified dimensional standards in conjunction with cluster subdivisions. The stated purpose of the Board's Cluster authority is to "preserve the natural and scenic qualities of open space..." There is no authority to utilize the cluster statute to preserve private recreational facilities such as golf courses.

Since the Cluster provision also specifically limits the authority of the Planning Board to vary certain dimensional standards to preserve the natural and scenic qualities of open space, it follows that the Board is statutorily prohibited from utilizing the Cluster provision to preserve recreational resources such as the Indian Hills Country Club. The application of the Cluster Statute to vary the permitted use of the property is simply prohibited by both Town and New York State Cluster provisions.

5. **The Preserve at Indian Hills Exceeds the Maximum Yield for Cluster Developments.** Town Law §278(1)(a) states that a cluster development *shall mean a subdivision plat or plats, approved pursuant to this article, in which the applicable zoning ordinance or local law is modified to provide an alternative permitted method for the layout, configuration and design of lots, buildings and structures, roads, utility lines and other infrastructure, parks, and landscaping in order to preserve the natural and scenic qualities of open lands.*

C-417
Sec. 2.12

Town Law §278 (2) further states that the purpose of Cluster Development is to *enable and encourage flexibility of design and development of land in such a manner as to preserve the natural and scenic qualities of open lands.*

Finally, Town Law §278 (3)(b) states that *a cluster development shall result in a permitted number of building lots or dwelling units which shall in no case exceed the number which could be permitted, in the planning board's judgement, if the land were subdivided into lots conforming to the minimum lot size and density requirements of the zoning ordinance or local law applicable to the district or districts in which such land is situated and confirming to all other applicable requirements.*

In this instance, the density proposed in conjunction with the The Preserve at Indian Hills development greatly exceeds the maximum permitted density "if the land were subdivided into lots conforming to the minimum lot size and density requirements" associated with the R-40 Residence District. The yield analysis for the proposed mixed-use golf course and residence development, in fact, fails to allocate any portion fo the

property for the existing golf course This results in a double counting of the lots area in an impermissible increase in development density in violation of both the Town Code and New York State Cluster provisions.

In addition to ensuring that the residential portion of the proposed mixed-use development conforms to the Town's applicable density and dimensional requirements, the applicant must set aside that portion of the proposed devoted to the golf ouse, clubhouse, associated maintenance buildings, drainage, parking and access roads. Yield for the proposed townhouses must be listed to that portion fo the property outside the boundaries of the golf course, clubhouse and associated facilities.

The yield map submitted in connection with the subject application fails to allocate any of the property to the golf course, with the exception of the clubhouse. This results in a dramatic increase in residential development density, in violation of both Town and County Cluster provisions.

6. **The Residence-Open Space Cluster District (R-OSC).** The R-OSC District was specifically created in March of 2010 to address the type of mixed-use golf course and residential development envisioned by the developer. §198-21.3 Legislative Intent, specifically states that:

C-418
Sec. 2.12

"It is the intention of the Town Board to implement land use policies set forth in the Huntington Comprehensive Plan with specific reference to the conservation and preservation of open space and the support of private recreational endeavors. It further states that: "Owners of properties containing recreational uses may then fully yield their lots while preserving the recreational use and/or the aesthetic and scenic qualities of their properties." It is also noted that the Town's Cluster statute fails to provide any mention fo the intent to "preserve private recreational endeavors".

The meeting minutes associated with the adoption of the R-OSC District clearly reflect the belief of the Town Board at the time that mixed-use golf course and residential developments were not permitted under then code provisions. Councilman Cuthbertson specifically stated at the time of the adoption that,

"The existing zoning does not accommodate what we're trying to accomplish. Specifically, what we're trying to accomplish is what was going to happen in the case of Cold Spring Harbor Golf Spring Hills Golf Course where there is a golf course where we want to preserve but still be able in case of a golf course that can't exist, that can't subsist financially anymore, that this can accommodate a situation where we can preserve open space and allow cluster development."

Councilman Cuthbertson goes on to state in unequivocal terms, *"I don't believe the existing zoning addresses nor can accommodate that situation."*

In addition, the R-OSC District specifically permits more than one principle building. In fact, §198-21.3 (E)(4), is the only district that specifically states, *"More than one principal building may be placed on a lot."* The omission of this language from all other Residence Districts is a clear reflection of the fact that multiple uses such as mixed-use golf course and residence developments were not envisioned within a single-family residence district such as R-40.

7. **The Greens at Half Hollow Planned United Development (PUD).** Similar to the R-OSC District, The Greens at Half Hollow PUD was specifically created to address mixed-use golf course and residential development proposals such as the instant application. If a mixed-use golf course and residential development were permitted as of right in a residential single-family district such as R-40, there would have been no need for the creation of the PUD.

C-419
Se. 2.12

In summary, it is clear that the proposed mixed-use golf course and residential development is not a permitted use in the R-40 District. In addition, the Zoning Board of Appeals is not authorized to establish mixed-use golf course and residential developments under existing Special Permit provisions. Similarly, the Planning Board is not empowered under either Town Code or New York State Law to utilize Cluster Developments to preserve private recreational uses such as the Indian Hills Country Club. The Planning Board is also not authorized to use a Cluster Development to increase development density or to vary use district standards as proposed in connection with the subject application. The fact that the applicant originally submitted this application as a Change of Zone to R-OSC District supports these conclusions.

Based upon the above, we are respectfully requesting that this matte be removed from consideration by the Planning Board and referred to the Town Board for review as a Change of Zone application.

DEIS OMISSIONS AND ERRORS

The Final Scope Executive Summary 1.6.5 states that "Specifications for the I/A OWTS including sizes and locations of systems" will be provided. The DEIS provides no specifications nor size details. Wastewater treatment is a key factor of the proposal and the process should go no further until the Planning Board can evaluate the details and performance of any proposed specific systems. C-420 Sec. 2.3

The DEIS makes numbers mentions of the Stormwater Pollution Prevention Plan (SWPPP) as being essential but provides no plan. The Board should not allow the process to move forward without a detailed SWPPP being submitted. C-421 Sec. 2.3

The DEIS claims that the applicant will supply natural gas to the proposed clusters but National Grid currently has a moratorium on new installations and the applicant makes no mention of an alternative should this moratorium continue. C-422 Sec. 2.3

The DEIS is inconsistent in its estimate of a construction period quoting a range from 18 to 24 months. At a meeting with Indian Hills Country Club (IHCC) members the developer quoted 30 months. The developer has a history of extended construction periods and this is an issue of great concern to the local community. C-423 Sec. 2.3

The Final Scope Section 4.0, 2.1 says the DEIS will "Describe and update findings of the Engineering Report on Bluff Erosion, Indian Hills Golf Course December 1990, updated January 1991". This report is not mentioned in the DEIS. How do its findings match up with Nelson and Pope's current observations and if in conflict what is the explanation? The DEIS should not have been declared complete without this being addressed. C-424 Sec. 2.3

Throughout the DEIS there is inconsistency as to whether the proposed plan will capture all runoff from the property. It frequently claims it will "curtail/eliminate overflow to Fresh Pond" which presumably means that overflow to rest Pond will not be totally eliminated and therefore not in compliance with Town policy. In addition, no estimates of overflow volume are provided. The application should not move forward until the Board is satisfied that there will be no overflow into Fresh Pond or any other area outside of IHCC property. C-425 Sec. 2.3

Final Scope 3.4.3 states "Improvements will be made to the intersection of Makamah Rd and NYS Rt 25a" as part of the project. This was also stated in a previous application. The DEIS states that no improvements will be made. C-426 Sec. 2.3

The Final Scope Section 3.4.1 Transportation states that 4 Sight/Distance studies will be carried out. Only one was completed. The applicant deemed two not worthy of study and ignored the proposed study at the Clubhouse/Breeze Hill intersection. This is already a perilous intersection which would be made exponentially more so with the demolition of the existing Clubhouse and construction of an expanded version plus the activities involved with the addition of a further 98 units. The DEIS should not have C-427 Sec. 2.3

been deemed complete without this Sight/Distance study. In previous iterations of this plan the developer recognized this and illustrated his proposed improvements which event involved a divided highway at the intersection. The Sight/Distance study should be undertaken and the applicant should submit plans for this intersection before the process can move forward.

In this DEIS Project Description 1.1 it states that "The new clubhouse is in conformance with the Agreement and release dated April 14, 2003". This is not the case. Section 9, "Beach Access/Revetment stones" commits IHCC to provide wooden steps "purpose to provide east/west access". IHCC has not fulfilled this commitment and is in default of any right to build a new Clubhouse.

C-428 Sec. 2.3

The current Pro Shop operates under a Special Use Permit. This is not valid for a Fitness Center but the DEIS does not mention applying for a new or amended Special Use Permit for the Pro Shop/Fitness Center. On what basis would this be granted?

C-429 Sec. 2.3

The DEIS states that that golf is becoming " less economically viable" with the "potential to be discontinued" but provides no evidence of this in relation to the Indian Hills Country Club. On the contrary, since the applicant assumed ownership club membership has increased from approximately 250 to 390 and management obviously expects further growth, offering to cap membership at 425 in the DEIS. When processing the application for The Hamlet the Town of Huntington imposed a cap of 325 members which was felt sufficient to make the club a viable entity.

C-430 Sec. 2.3

This DEIS is incomplete and should not have been deemed ready for Public Comment.

PROPERTY VALUES

C-431
Sec
2.3

The Cushman & Wakefield report on property values provided at the developer's request conveniently underestimates the impact of high density clusters on existing residents. As noted in the "Locations" section these residents would finding themselves surrounded by villages comprising buildings only 8 feet apart and completely incompatible with community character. There would be noise, air and light pollution in close proximity and massive but and fill operations during construction.

Many concerned neighbors have sought appraisal guidance and six actually paid for a professional appraiser to conduct individual "before and after" appraisals utilizing the developers plans. Five residents in the Northwest section showed a combined appraisal loss of $510,000 on the current value of their homes should the proposed plan be enacted. A sixth resident in the south section as similarly appraised at $100,000 less should the current plan be built. Copies of these appraisals were submitted at the September 18, 2019 Public Hearing. These reductions are most significant and would undoubtedly result in a domino effect depressing property values throughout the neighborhood and beyond since homeowners would successfully grieve their tax assessment thus denuding the community's tax base.

Cushman & Wakefield's assertion that the proposed houses offer no competition to existing homes is also flawed. The proposed homes would be 2,200 square feet with 3 bedrooms and a 2 car garage. This fits the description of many existing homes in the neighborhood and local realtors have commented that the proposed houses would most certainly compete with a significant number of the existing housing inventory.

In conclusion, professional individual appraisals plus straightforward common sense when considering the density, intrusiveness and incompatibility of the cluster housing strongly indicates a substantial decline in the community's property values should the current plan ever be implemented.

PROPOSED LOCATIONS

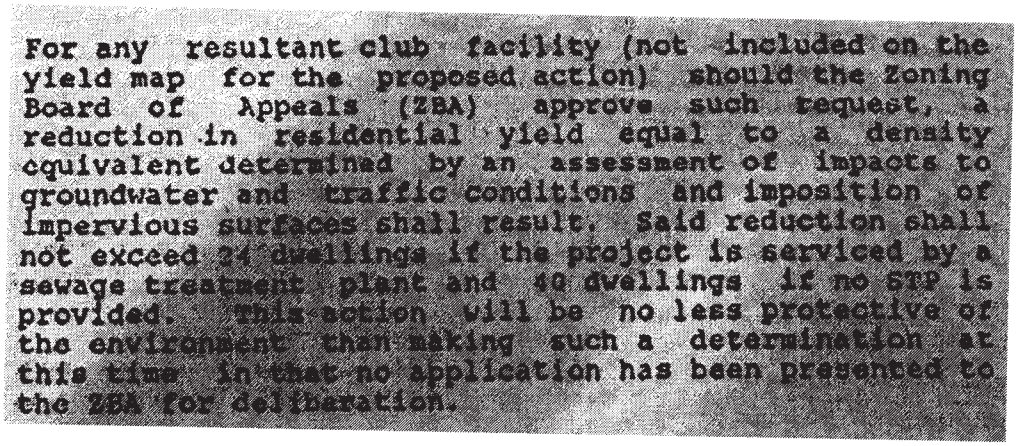
The three locations proposed in the project are completely unacceptable to the community as are their densities.

The duplexes are planned to be only 8 feet apartment which will give them the appearance of row houses making them totally incompatible with the character of the community. It should be noted that in The Greens PUD detached homes were separated by a minimum of 20 feet and R-OSC (Open Space Cluster) requires a minimum of 10 feet between buildings. This is a 20% reduction from the minimum set by town zoning.

C-432 Sec. 2.3

When processing The Hamlet application the Town Board estimated that the clubhouse should be counted as the equivalent of up to 40 housing units should there be no Sewage Treatment Plant. Since both the clubhouse and clubhouse and cluster houses propose to use Innovative/Alternative On-Site Wastewater Treatment Systems (I/A OWTS) this number would seem applicable even before the enhanced environmental sensitivity of the Indian Hills property is accounted for.

C-433 Sec. 2.3


For any resultant club facility (not included on the yield map for the proposed action) should the Zoning Board of Appeals (ZBA) approve such request, a reduction in residential yield equal to a density equivalent determined by an assessment of impacts to groundwater and traffic conditions and imposition of impervious surfaces shall result. Said reduction shall not exceed 24 dwellings if the project is serviced by a sewage treatment plant and 40 dwellings if no STP is provided. This action will be no less protective of the environment than making such a determination at this time in that no application has been presented to the ZBA for deliberation.

Each location directly abuts neighborhood properties, some of which have vistas and water views and all of which will be subjected to an unreasonable degree of noise, air and light pollution plus, in some cases, possible damage caused by construction vibration. The DEIS admits that these locations were chosen to "minimize impact to golf operations" (Visual Character 3.2.2). Unfortunately it also places an intolerable burden on many homeowners who bought their properties on the understanding that any new adjacent development would be restricted to one home per acre. For example, in the Northwest section 36 units are proposed on the 4 acres adjacent to only 4 existing properties. With a total of 155 acres to choose from this is patently unnecessary serving only to maximize the developer's bottom line at the expense of the quality of life and property values of current residents.

C-434 Sec. 2.3

The South section engulfs the current residents who are presented with a veritable village of units up against their property lines .The length of the cul de sac exceeds Suffolk County guidelines in an area that cannot be deemed to be low density.

C-435 Sec. 2.3

The Northeast and Ponds sections similarly encroach on residents who would have to endure a massive earth moving project given the extensive regrading proposed in this area.

C-436
Sec. 2.3

In the cases of both The Hamlet and Cold Spring Hills, Huntington's only existing golf courses to be approved for this type of development, housing was specifically designed to be in the interior of the course to minimize negative effects on the neighborhood. This is plain common sense but the applicant has not provided an alternative lower density version with units in the interior of the course as requested by the FSPOA in its comments on the Draft Scope.

C-437
Sec. 2.3

#13556 - GOLF COURSE PROPERTIES CO.
Page 6
September 14, 1989

STEPHEN KAY (sworn), landscape architect, P. O. Box 81, 530 Second Avenue, Pelham, N.Y. testified that he is in the business of designing golf courses. He gave the Board a summary of his experience in designing golf courses. He teaches classes at Rutgers in golf course design. He is a licensed landscape architect. His golf course design was marked Exhibit #10. The golf course would be redesigned into an 18-hole championship course with the housing project in the center. The perimeter of the project would be landscaped with trees. He spoke about the standards for fairways. An overlay of the existing facility was marked Exhibit #11. The project has 160 acres. There is a chain link fence surrounding the property. He proposes extremely heavy landscaping around the project in addition to what is already there. The tennis court facility would have a mens and womens room and several offices for the tenants association.

In the Northwest section of the 120 foot buffer from the Coastal Erosion Hazard Area (CEHA) is clearly inadequate as stated in AECOM's report which also recommends that a Factor of Safety of at least 1.3 should be maintained. In fact 1.3 is not adequate since it is generally accepted that 1.5 be used in areas with a history of landslides. For example, in Malibu, CA, where landslides are frequent, the design states safety factor is 1.5.

C-438
Sec.
2.3

Incredibly, no mention is made of traffic impact in Appendix H2 despite the fact that the access road from Mystic Lane is within the inadequate 120 foot buffer. The scarp below this area is precipitous and the stress and vibration effects from construction vehicles alone merits further investigation including an on-site visit.

C-439
Sec.
2.3

The combination of high density, close proximity, visual incompatibility and safety concerns would have a devastating effect on neighborhood quality of life and property values in order to "minimize impact to golf operations". The Board has a straight choice; protect the Town's residents and property values or preserve the developer's bottom line projections.

QUESTIONABLE ASSUMPTIONS

The Indian Hills application essentially proposes to build 98 cluster units, the maximum number allowed by the yield map if the land was undeveloped, whilst retaining the golf course operation and in fact expanding its membership, clubhouse area and catering staff.

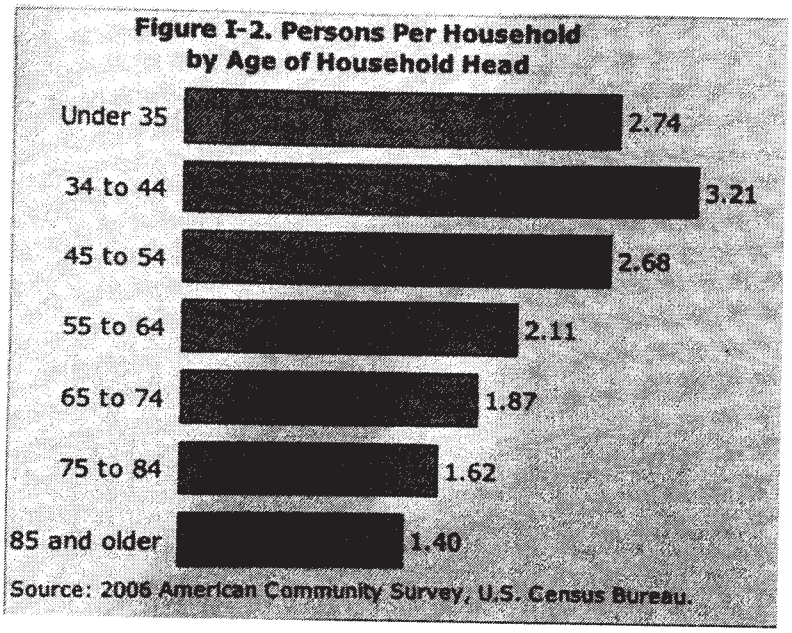
C-440
Sec. 2.3

This would seem an unacceptable proposition for any location but Indian Hills is a peninsular bordered on three sides by protected areas, LI Sound, Fresh Pond and the Jerome A. Ambro Memorial Wetlands Preserve which makes it uniquely sensitive environmentally In fact it is designated as Primary Watershed within the Crab Meadow Watershed. It follows, therefore, that decisions regarding development should be reached from the most conservative of environmental approaches. The DEIS proposals are far from conservative.

The DEIS projected population estimates are not supportable.

The estimate of 1.5 occupants per dwelling over 55 is contradicted by figures published by the National Association of Home Builders, 50+ Housing Council which shows the average number per household falling below 1.5 only in homes where the head of household is at least 85 years old. The Indian Hills project is billed as an active community which would indicate a profile at the younger end of the scare. The estimated population of 147 would mean that half of the units would necessarily be purchased by single occupants who would choose to live in three bedroom homes. This would seem unlikely. Added to this some 40% of Long Islanders between the ages of 19 and 34 live with parents so an estimate of at least two persons per unit for a population over 200 would be more realistic.

C-441
Sec.
2.15



The estimate of over 4 occupants per dwelling per alternative one acre single family homes is even more inaccurate. US Census figures for Fort Salonga show an average household population of 2.89. Fort Salonga is overwhelmingly zoned R-40 one acre single family homes which makes this benchmark hard to argue with. By using census numbers the one acre single family population would be 283 not the 434 estimated in the DEIS.

DEIS

Estimated one acre homes population	= 434	= 283
Estimated 55+ homes population.	= 147	=210
Difference	= 287	=73

This difference in population figures dramatically changes conclusions reached throughout the DEIS which are, at least in part, based on inaccurate population estimates including those in respect to Pollution, Traffic, Community Services Number of School Age Children and Educational Costs.

Educational Costs

C-442 Sec. 2.15

The DEIS estimates 148 school age children in 98 one acre single family homes. By using the census numbers of 2.89 per home in Fort Salonga that is clearly impossible. The more realistic figure would be half that number.

It should also be noted that many of the 55+ occupants are expected to be local residents who wish to be relieved of the maintenance associated with their one acre homes. In these cases who would occupy the homes of those moving to the Indian Hills senior community? It would also certainly be younger families with school aged children which would nullify any reduction in educational costs in the Northport/East Northport School District.

Therefore, the net benefit of an over 55 community insofar as educational cost is concerned is vastly overstated in the DEIS.

Community Services

C-443 Sec. 2.15

The increase in senior population and the decrease in single family homes population requires a revision of the cost of community services under each scenario. There is also the inescapable probability of increased emergency services in senior communities.

Traffic

Traffic numbers would change in the light of realistic population figures where the 55+ population is increased by a third. In the alternative one acre single family home scenario the population would decrease by about 35% when using Fort Salonga census numbers with traffic activity decreasing accordingly.

C-444 Sec. 2.16

Pollution

Pollution data is very much affected by occupants per household and the increased senior numbers has a direct relation to the high pollution levels discussed elsewhere. In a separate section the SONIR input data is shown to be unrealistic and in need of a complete revision so as to accurately reflect nitrogen loading and other pollutant levels.

C-445 Sec. 2.8

Promises vs Realities

The DEIS contains a catalog of future scenarios that rely on promises that cannot be guaranteed. Unspecified Innovative/Alternative On-Site Wastewater Treatment Systems (I/A OWTS) a projected Stormwater Pollution Prevention Plan (SWPPP) with no detail coupled with a poor track record of preventing runoff resulting in the consequent flooding of neighborhood roads, a Golf Course Environmental Management Plan (GCEMP) which promises reduced pollutants but has not been implemented and cannot be guaranteed to be achieved or maintained. The Board should consider the realities of the situation rather than just accept promises that may not be feasible or enforceable on a designated Primary Watershed property.

C-446 Sec. 2.3

WILDLIFE AT INDIAN HILLS COUNTRY CLUB

C-447
Sec.
2.10

As it concerns wildlife on the Indian Hill Country Club property, Nelson, Pope & Voorhis states on pg. 2-63, that they saw relatively few wildlife species present. They also indicated that species sensitive to development would be forced to inhabit surrounding areas, and most likely decline due to competition for open space and food. They further state that this would result in a decrease in population size for most species, thus the displacement of animals would lead to their eventual demise.

This area is presently full of wildlife, and the removal of acres of woodland, as well as the loss of habitable land will have a drastic effect on all present wildlife species.

No mention was made of the deer, fox, red tailed hawks, owls and the northern long-eared bats that inhabit this area. On the portion of this project South of Breeze Hill Rd. The migration of large snapping turtles from the Makamah Preserve every spring is well known. These turtles travel east over Makamah Road to the wetland area between Makamah Road and the Roberg Private Road. They then travel eastward crossing the Roberg Private Rd. Into the wetland on the 10 Breeze Hill Road property to lay their eggs. They then make their way back to the Makamah Preserve following their initial pathway. Most people in this area know about this migratory pattern and watch out for the turtles on the roads during this time period. However, many people from outside the area who are speeding on Makamah Road end up running over these beautiful animals and kill them. This will only become a worse problem if traffic increases dramatically with an influx of ew homeowners, and a golf club / catering participants. Please refer to the two letters sent to Mr. Craig Turner, Principal Planner from the NYSEC on 1-9-2017 and 2-13-2018 concerning wetlands, the Roberg Private Road, and the Northern long-eared bats (copies enclosed). Many other species have made their home on this property due to the over building of homes and businesses in the area. If this development project is approved the prediction of Nelson, Pope and Voorhis of a decline in all present animal species is sure to come true.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 1
SUNY at Stony Brook, 50 Circle Road, Stony Brook, NY 11790
P: (631) 444-0365 | F: (631) 444-0360
www.dec.ny.gov

January 9, 2017

Mr. Craig Turner, Principal Planner
Huntington Town Hall
100 Main Street
Huntington, NY 11743-6991

Re: Change of Zone Application: 2016-ZM-418
NYSDEC 1-4726-00666/00013
Indian Hills Golf Course/ The Preserve at Indian Hills

Dear Mr. Turner,

New York State Department of environmental Conservation has reviewed your November 7, 2016 [illegible] and the associated VDEIS and has the following comments:

The portion of the property located north of Breeze Hill Road:
NYSDEC Field Biologists have visited the project site and found that the two regulated ponds have [illegible]ly been flagged by Nelson Pope & Voorhis and the flag locations were acceptable. **The project [illegible]t be designed so that all work must be kept greater than 100 feet from the regulated [illegible]water wetlands.** There is also a chain of **non-regulated** ponds in this portion of the property. [illegible]e all the non-regulated ponds eventually drain across Fresh Pond Road into NYSDEC regulated [illegible]water Wetlands, care must be taken during any construction related activity to prevent any [illegible]ment or other contaminants from reaching the ponds. Erosion control down slope of all construction [illegible]ity, and up slope of the ponds, must be used.

The portion of the project located south of Breeze Hill Road:
[illegible]e are additional wetlands directly adjacent to proposed Pond H. The Department has determined [illegible] those wetlands meet the criteria for protection under Article 24, Freshwater Wetlands.

A possible NYSDEC Wildlife concern in this area is the northern long-eared bat: Tree clearing [illegible]in suitable habitat could be considered a take if bats are present. Therefore, NYSDEC recommends [illegible] tree clearing be minimized and any necessary clearing be done between November 1st and March [illegible].

[illegible] water and Wastewater discharge may require NYSDEC SPDES Permits &/or SCDHS [illegible]val.

[illegible]rector
Deputy Director
[illegible]t II
Agenda
[illegible]

NEW YORK STATE OF OPPORTUNITY. | Department of Environmental Conservation

RECEIVED
JAN 12 2017
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

2016-ZM-418

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 1
SUNY @ Stony Brook, 50 Circle Road, Stony Brook, NY 11790
P: (631) 444-0365 | F: (631) 444-0360
www.dec.ny.gov

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FEB 20 2018

TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

February 13, 2018

Mr. Craig Turner, Principal Planner
Huntington Town Hall
100 Main Street
Huntington, NY 11743-6991

Director
Deputy Director
CT
CW
Agenda
File

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NYSDEC 1-4726-00666/00013
Indian Hills Golf Course/ The Preserve at Indian Hills

Dear Mr. Turner,

The New York State Department of Environmental Conservation (DEC) has reviewed the January 16, 2018 letter from Colleen Walsh and the attached 36 pages of revised site plans and has the following comments:

1. The DEC has no objection to the Town of Huntington assuming Lead Agency for this proposal, however the department has some significant concerns about the project.

2. Freshwater Wetland Issues:
The January 9, 2017 letter from the department states that all work must be kept greater than 100 feet from regulated freshwater wetlands. However recently submitted plans show substantial amounts of grading within 100 feet of each of the wetland areas. **Wetland boundaries and 100 foot limits of jurisdiction should be shown and clearly labeled on all the site plans.** The January 9, 2017 letter indicated that the ponds flagged by Nelson Pope & Voorhis are flagged accurately, but are not clearly labeled on all plans. Regulated wetlands also exist east of Fresh Pond Road where additional development is proposed. These wetlands must be also shown and clearly labeled on the plans.

The wetlands located on or adjacent to the portion of the property which is south of Breeze Hill Road have been described in the August 14, 2017 letter from Carrie Meek Gallagher, Regional Director. Additional information concerning how to show this wetland accurately on the plans can be obtained by contacting Dan Lewis, Region 1 Biologist at 631 444-0278. DEC requires that all freshwater wetlands be clearly shown in the area adjacent to the proposed Mohican Court. Plans suggest that the existing road will be widened substantially. Plans must clearly show the existing and proposed roadway as well as any clearing, grading or fill that will extend beyond the new pavement. **The applicant must explore alternative roadways which do not require access thru this wetland area.**

There is also a chain of **non-regulated** ponds in this portion of the property which now appear to be expanding substantially. **Plan C-114 shows a very large septic system which appears to be located within 100 feet of the new ponds and quite close to existing ponds and regulated wetlands. This septic system should be relocated well away from all the ponds**. Since all the non-regulated ponds

eventually drain across Fresh Pond Road into NYSDEC regulated Freshwater Wetlands, care must be taken during any construction related activity to prevent any sediment or other contaminants from reaching the ponds. Erosion control down slope of all construction activity, and up slope of the ponds, must be used.

3. Mined Lands Issues:
Plans indicate that many of the unregulated ponds in the center of the property will be substantially expanded. **The DEC Mined Land Regulations require that created ponds which total over 2 acres may need permits for the department.**

Plans must show the acreage of all proposed ponds as well as total combined acreage of new ponds.
What is the purpose of the expanded pond system?
Will excavated material remain on site?
Will ponds be lined?
How will ponds be filled and maintained?
Will and excavated ponds extend below the water table?

4. Coastal Erosion Issues:
Plans show a substantial amount of clearing and regrading located seaward of the Coastal Erosion Boundary line, including construction of retaining walls, reconfiguring existing golf course and construction of a new golf hole. These activities are proposed on the face of the bluff and are not for the purpose of erosion control nor shoreline access and are thereby prohibited by Coastal Erosion Hazard Area Regulations.

5. A possible NYSDEC Wildlife concern in this area is the northern long-eared bat: Tree clearing within suitable habitat could be considered a take if bats are present. Therefore, NYSDEC recommends that tree clearing be minimized and any necessary clearing be done between November 1st and March 31st.

6. Storm water and Wastewater discharge may require NYSDEC SPDES Permits &/or SCDHS approval.

Sincerely,

Susan Ackerman
Environmental Analyst II

cc: NP&V
C Walsh - Huntington

ENVIRONMENTAL CONCERNS AT THE PARCEL SOUTH OF BREEZE HILL ROAD

C-448
Sec.
2.3

On the portion of the project South of Breeze Hill Road, 48 townhomes are proposed to be built on a very challenging building site. The land at the Indian Hill Country Club parking lot is approximately 120 feet above sea level. At the bottom of the Indian Hills Country Club property abutting the property at 10 Breeze His Road the land is at 10 feet above sea level. The properties of 2, 4 and 6 Breeze Hill Road off the Roberg Private Road and the Indian Hills Country Club driving range form a giant bowl funneling copious amounts of rain water and any contaminants from those properties downhill to a wetland stream located on the property at 10 Breeze Hill Road. The stream runs north to Breeze Hill Road to a catch basin and is active throughout the year. There is also another stream located on the west side of the Roberg Private Road which feeds into another catch basin located on the southwest corner of Breeze Hill Road and Makamah Road. Both of these catch basins collect into culverts that go under Makamah Road and empty into the Makamah Preserve. The effluent from these wetland streams and the roadways flows from the Makamah Preserve to the Jerome Ambro Preserve (The Great Salt Marsh) and ultimately to the Long Island Sound.

The wetlands indicated on either side of the Roberg Private Road are presently being considered for mapping by the DEC to be included with those of the Makamah Preserve. The DEC has determined that these wetlands meet the criteria for protection under Article 24, Freshwater Wetlands. Please refer to the letters sent to Craig Turner, Principal Planner, by Susan Ackerman, Environmental Analyst II on January 9, 2017 and February 13, 2018 (copies enclosed).

The Northwind Group is proposing a collection basin for storm water at the bottom of the Indian Hills Country Club driving range (western portion) and also many townhomes on the property. Due to the clay nature of the land and poor drainage at the interface of the land at 10 Breeze Hill Road they proposed to pump the sewage uphill eastward to the present driving range area. Any environmental accidents that may occur including overflow of collection basins, sewage overflow, any chemicals, gasoline, oil, or antifreeze from automobiles will eventually make its way to the wetlands. The DEIS states that skid mounted generators will be used if a storm knocks out power, but these are also prone to failure. Remember Super Storm Sandy, we were without power for 10 to 12 days in this area, and even though we had a generator we could not run it continuously over that period of time!

The Roberg land acquisition on which Northwind plans to build 34 of the 48 townhomes will pose run off problems down the access roadways and into both the East and West wetland streams downhill from the townhome locations. This high density housing project in this environmentally sensitive area does not make good sense for land use or planning.

R-40 DEVELOPMENT VS THE PROPOSED PROJECT

C-449
sec.
2.20

A single R-40 use of the property would be far more eco-friendly than a dual use including the existing golf course with the addition of 98 townhomes within the Primary Watershed. It is very doubtful that 98 R-40 homes could be built on this property taking into consideration slopes, wetlands, roads, sumps and DEC boundaries.

This site was evaluated many years ago for R-40 development and it was estimated that 70 to 75 homes could be built given all the constraints. Using Suffolk County Department of Health Services statistics for R-40 development if full built out this property would produce between 2-4mg/liter of nitrate and most likely much less with fewer homes and the use of Innovative/Alternative On-Site Wastewater Treatment Systems (I/A OWTS). Therefore, with the removal of the golf course and its replacement with R-40 development the nitrogen load would be far less than any plan that keeps the golf course with the addition of new homes or townhomes.

NITROGEN LOAD

C-450
Sec.
2.8

Based on SONIR model calculations the Indian Hills Country Club currently has a total site recharge of 121.63 mg/year (million gallons/year), with a total nitrogen concentration of .76 mg/liter. The present nitrogen load on the same site is 773.98 pounds per year (page 2-34).

The DEIS states (page 2-44) that the SONIR computer model results for the overall property following development of the proposed project indicate that a total of 140.63 mg/year of water will be recharged on the site. This is a 15.62% increase from present values. The concentration of nitrates (as nitrogen) in this recharge will increase to 1.95 mg/liter, which is a 156.66% increase. Nitrogen load will increase to 2,289.99 pounds per year, which is a 195.87% increase.

If you were to use the tested level at the site of 5.3 mg/liter, as tested by the Suffolk County Department of Health Services, and add the estimated 1.95 mg/liter of nitrate you would have 7.25 mg/liter. This is a 36.79% increase in nitrates into the ground water. If you were to use the level of 7mg/liter ambient nitrogen concentration in the site-ground water (page 2-44) the level would be 8.95mg/liter. This is a 27.85% increase of nitrates into the ground water. This increase in recharge and nitrogen concentration is attributable primarily to the increase in sanitary discharge on the subject property even using Innovative/Alternative On-Site Wastewater Treatment Systems (I/A OWTS) treated sewage waste. Neither of these resultant levels is eco-friendly, especially within the environmentally sensitive Primary Watershed.

CRAB MEADOW WATERSHED AND OTHER WETLANDS

C-451
Sec.
2.13

Little mention was made of Crab Meadow Watershed Hydrology Study and Stewardship Plan in the DEIS (ES-20). Even though it has not been adopted yet by the Town Board, the findings formulated by GEI Consultants Inc. P.C. in 2015 should be thoroughly studied by both the Planning Board and the Planning Department.

Two major concerns were noted about the Crab Meadow Watershed. Under land use, the report states that the Crab Meadow Watershed is essentially built out to its zoned density and that the Primary Watershed Area is of the greatest influence to the water resource that contributes to the Long Island Sound. It further states that any prospective plans that could intensify land use among the major stake holder tracts, including the 145 acre Indian Hills Country Club in the Primary Watershed Area, pose potential for more direct impact.

The 208 Study (page 2-27) indicates that the project site is in Ground Water Management Zone VIII, which is characterized as a shallow flow system which discharges to streams and salt water bays and will hence affect the quality of surface water. In an update to this 1987 study (page 2-28) the Suffolk County Comprehensive Water Resource Management Plan of 2015 states that water is the single most significant resource for which Suffolk County bears responsibility, and that the impairment of our waters both drinking and recreational are real. The impairments have demonstrably degraded the wetlands that serve as our last line of natural defense against storm surge. Loss of 90% of Long Island's sea grass since the 1930's and an ever increasing DEC list of impaired rivers, harbors, (Huntington, Northport, Stonybrook) and the Long Island Sound. We are also dramatically losing our tidal wetlands according to the NYSDEC (2-29).

The proposed project at Indian Hills Country Cub is surrounded by fragile and already stressed regulated wetlands. The question that should be asked is not how much more density we can add to this Primary Watershed, but rather how can we reduce the total amount of nitrogen and other pollutants hat currently contaminate our sole source aquifer.

A CONSERVATION SUBDIVISION?

C-452 Sec. 2.6

The DEIS (ES-7) states that the proposed project may be considered a "Conservation Subdivision" due to the large contiguous areas of open space that will result. However, at page 3-18, the breakdown for Open Space is as follows, 103.9 acres for golf course, 21.23 acres for natural land and 14.61 acres for the ponds. Since the golf course is a working property and is heavily fertilized and treated with pesticides and other chemicals, it can hardly be called Open Space. Also, the ponds will be used for run off and be part of the course irrigation system, so this as well is not Open Space, but rather part of the working maintenance of the golf course. This leaves 21.23 acres for Open Space as natural land. According to the TOH Horizons 2020 Update (A.1.5) Conservation Subdivisions are a form of residential development that reduces lot size, so as to set aside a substantial amount of the property as permanently protected Open Space (Pg. 3-15).

The Town of Huntington Horizons 2020 Comprehensive Plan at (page 3-5 #4) in the DEIS requires a minimum of Open Space be set aside within new developments together with standards to ensure that Open Space is "meaningful" and publicly accessible. This dual use property has very little real unused Open Space, and is definitely not accessible to the public. Huntington Town Code 198-2 defines Open Space as a portion of land where buildings and roadways are prohibited. Open Space shall include natural areas, agricultural fields, parks, playgrounds, athletic fields and landscaped areas such as lawns and buffer strips.

This is in stark opposition to the proposed project within an already toxic golf course with high levels of nitrogen, pesticides and various metal contaminants. The addition of any new building such as this proposed project would only serve to exacerbate the detrimental conditions that already exist on this property within the PRIMARY WATERSHED.

CONSTRUCTION CONCERNS

I. Five construction sites

C-453 Sec. 2.4

The Preserve at Indian Hills should not be looked at as a singular project. It is, in fact, potentially five separate construction sites.

- A 36-unit cluster off Mystic Ln,
- A 14-unit cluster off Fresh Pond Rd,
- A 48-unit cluster of Makamah Rd (Breeze Hill Rd),
- A new clubhouse and parking area project off the south side of Breeze Hill Rd,
- Extensive reconstruction of the pond network and golf course off the north side of Breeze Hill Rd.

Given that the project can operate as many as five access points at once, (not to mention the intent to maintain a 400-member private course) on the same property makes the construction schedule and plan of operation excessively burdensome on the surrounding community. If we add in the Town of Huntington's restriction on construction activities over weekends and on holidays it is obvious that a far-flung plan such as this will certainly run on for several years.

II. Cut & Fill, Movement of Dirt

C-454 Sec. 2.4

As per the submitted cut & fill plans as well as the civil drawings it is obvious that the Mystic cluster will require huge volumes of imported fill to achieve plan elevations. Subsequently the Makamah and Fresh Pond clusters would require a massive export of fill. The developer is planning to use the public roadways for this and other transports.

Moving the dirt between the five construction sites, as well as moving the equipment to and from Indian Hills Country Club, would mean several years of loaded vehicles; generating thousands of trips some in excess of 100,000 pounds being used as thoroughfares. It seems the primary reason for the use of public roads for construction activities is cause by the developers desire to operate a private, for-profit golf course during this multi-year construction process with minimal impact to his golf membership. It is grossly unjust, and completely unacceptable to place this community under siege from multi-site / multiyear project for the benefit of a for profit entity and a group of private golf club members. The property in questions is in excess of 150 acres, any transport of materials moving around this project should be restricted to the developers' site only.

III. Erosion Concerns

C-455 Sec. 2.7

Will potential vibrations from construction exacerbate the rate of erosion on the bluff? What measures will be put in place to make sure the construction does not increase the rate of erosion on the bluff?

IV. Proximity to Neighbors

The cluster homes in the proposed development appears to be designed to have minimal impact to the golf course - even though they are proposing to change 7 of the 18 holes.

C-456 Sec. 2.14

What will the impact to the neighbors be who are within 50 feet of the construction? The construction noise, air pollution and vibration effects are some of the concerns.

How close to the property line will the construction zone be? Some retaining walls virtually on property line, housing setback is 50 feet from property line.

The impaired views, changes to landscape as a result of construction and years of construction activity will have negative impacts to property values.

We have included a mockup of what the backyard will look like for the Mystic cluster. You can see that four houses Hayes Hill Drive and Mystic Lane will be severely impacted the 36 homes so close to the property line.

V. Quality of roads

It is well known that there is flooding on Makamah Rd and Fresh Pond Road. We attempted to FOIL information on Makamah Rd with Planning, Department of Transportation and Highways and were unable to receive any information on the construction of this road. It is important to understand if these roads have the right piping and how many inches of aggregate (subsurface structure) are beneath the roads. This can help us understand if the roads can handle the weight of the truck traffic that will come during the construction period.

C-457 Sec. 2.16

On page 1-25 of the DEIS it says, "Given the three development locations with the least number of units to be placed along Breeze Hill Road, it is noted that Makamah Road will be used more for access to the south part of the development and the Mystic Lane area. This logically distributes truck traffic in a manner that favors the wider road that is in **excellent** condition, specifically Makamah Road to Mystic Lane." (emphasis added). We have attached pictures of Makamah Road and do not agree that this road is in excellent condition.

Chris LeBron wrote a letter to Planning which was mistakenly labeled as "in support" of the proposed development. There is concern about the state of our roads which are in need of re-paving.

Will the developer pay for the re-paving of Makamah Rd, Breeze Hill Rd, Fresh Pond Rd and Mystic Ln? If the weight of the construction trucks further degrades our roads who will be fiscally responsible?

NORTHWEST SECTION



FRESH POND RD FLOODING

FOLLOWING GOLF COURSE REGRADING

WITH NO RUNOFF PRECAUTIONS

MUDDY WATER SEEPING INTO

FRESH POND AND WETLANDS

Fresh Pond Rd



Fresh Pond Rd

FRESH POND RD RUNOFF

FRESH POND RD

MAKAMAH RD NEAR BREEZE HILL

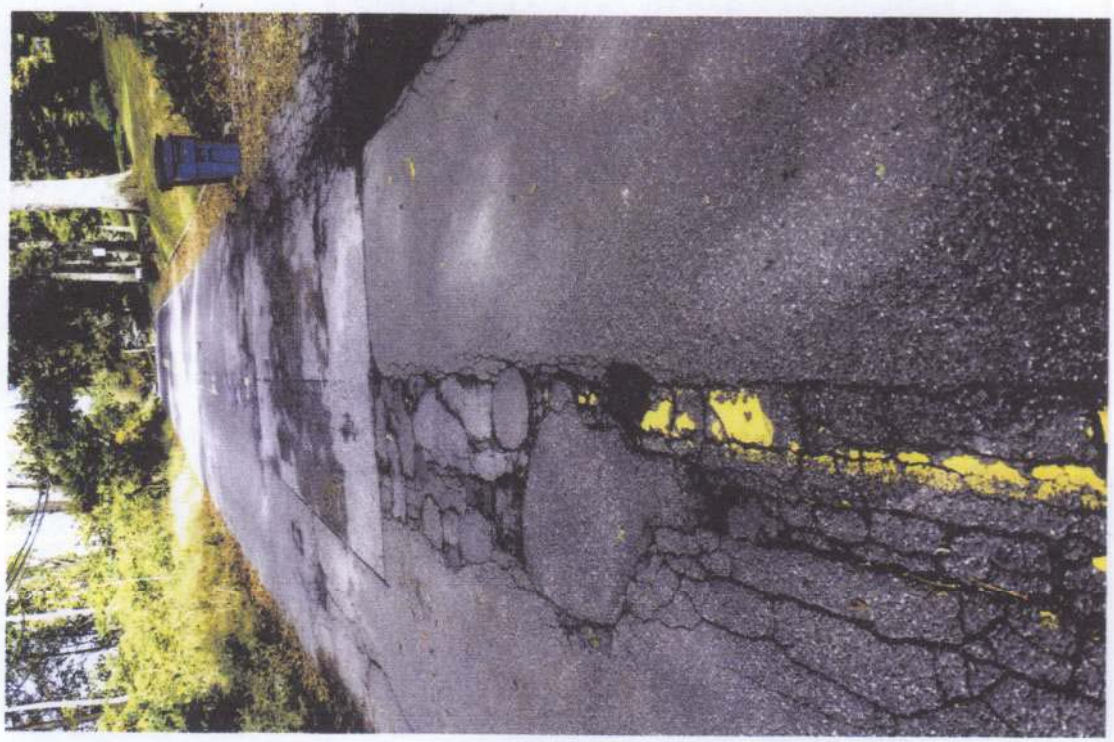


BREEZE HILL RD





MAKAMAH RD / HAYES HILL DR



MAKAMAH RD NEAR MYSTIC LANE

Here's a kick-starter from 1965 after a really bad storm. This was taken at the end of Makamah Rd.



(In support)

Preserve at Indian Hills Subdivision

From: Christopher LeBron <cpl143cpl@gmail.com>
Sent: Monday, September 16, 2019 10:03 AM
To: Planning
Subject: Comments for Public Hearing September 18th

RECEIVED
SEP 16 2019
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

Town Of Huntington Planning Department

September 15, 2019

100 Main Street

Huntington, New York

Dear Planning Director and Members on the planning board. My name is Christopher LeBron and I reside at 7 Hayes Hill Drive, Fort Salonga, New York. I would ask that my comments here made be part of the official record as it pertains to the DEIS submitted by the Northwind Group.

Makamah Road is one of the roadways involved in the proposed project. Although there is mention of traffic flow and a traffic study, the DEIS mentions nothing about road improvements. In fact on page ES-9 it states there wouldn't be any necessary road improvements. Makamah Road currently and has been for quite some time a roadway in disarray. Traveling from the intersection of Breeze Hill Drive all the way down to Mystic Lane the roadway is littered with potholes, bumps, cracks and uneven pavement. The roadway sits on a very low water table and is always in need of some repair. With the additional truck and construction vehicles planned to use this roadway in the future, the planning department should require the applicant to address this matter in such a way that they provide a comprehensive plan to assist the highway department in fixing this roadway.

Thank you

Christopher LeBron

Director	
Deputy Director	
CW	✓
PB	✓
Agenda	
File	

D-17-005-P

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 1
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FEB 20 2018

TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

February 13, 2018

Director
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Mr. Craig Turner, Principal Planner
Huntington Town Hall
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The January 9, 2017 letter from the department states that all work must be kept greater than 100 feet from regulated freshwater wetlands. However recently submitted plans show substantial amounts of grading within 100 feet of each of the wetland areas. **Wetland boundaries and 100 foot limits of jurisdiction should be shown and clearly labeled on all the site plans.** The January 9, 2017 letter indicated that the ponds flagged by Nelson Pope & Voorhis are flagged accurately, but are not clearly labeled on all plans. Regulated wetlands also exist east of Fresh Pond Road where additional development is proposed. These wetlands must be also shown and clearly labeled on the plans.

The wetlands located on or adjacent to the portion of the property which is south of Breeze Hill Road have been described in the August 14, 2017 letter from Carrie Meek Gallagher, Regional Director. Additional information concerning how to show this wetland accurately on the plans can be obtained by contacting Dan Lewis, Region 1 Biologist at 631 444-0278. DEC requires that all freshwater wetlands be clearly shown in the area adjacent to the proposed Mohican Court. Plans suggest that the existing road will be widened substantially. Plans must clearly show the existing and proposed roadway as well as any clearing, grading or fill that will extend beyond the new pavement. **The applicant must explore alternative roadways which do not require access thru this wetland area.**

There is also a chain of **non-regulated** ponds in this portion of the property which now appear to be expanding substantially. **Plan C-114 shows a very large septic system which appears to be located within 100 feet of the new ponds and quite close to existing ponds and regulated wetlands. This septic system should be relocated well away from all the ponds**. Since all the non-regulated ponds

eventually drain across Fresh Pond Road into NYSDEC regulated Freshwater Wetlands, care must be taken during any construction related activity to prevent any sediment or other contaminants from reaching the ponds. Erosion control down slope of all construction activity, and up slope of the ponds, must be used.

3. Mined Lands Issues:
Plans indicate that many of the unregulated ponds in the center of the property will be substantially expanded. **The DEC Mined Land Regulations require that created ponds which total over 2 acres may need permits for the department.**

Plans must show the acreage of all proposed ponds as well as total combined acreage of new ponds.
What is the purpose of the expanded pond system?
Will excavated material remain on site?
Will ponds be lined?
How will ponds be filled and maintained?
Will and excavated ponds extend below the water table?

4. Coastal Erosion Issues:
Plans show a substantial amount of clearing and regrading located seaward of the Coastal Erosion Boundary line, including construction of retaining walls, reconfiguring existing golf course and construction of a new golf hole. These activities are proposed on the face of the bluff and are not for the purpose of erosion control nor shoreline access and are thereby prohibited by Coastal Erosion Hazard Area Regulations.

5. A possible NYSDEC Wildlife concern in this area is the northern long-eared bat: Tree clearing within suitable habitat could be considered a take if bats are present. Therefore, NYSDEC recommends that tree clearing be minimized and any necessary clearing be done between November 1st and March 31st.

6. Storm water and Wastewater discharge may require NYSDEC SPDES Permits &/or SCDHS approval.

Sincerely,

Susan Ackerman
Environmental Analyst II

cc: NP&V
C Walsh - Huntington

VI. Timeframe

There is not a clear timeframe for the proposed construction. The length of construction has many impacts to our air quality, light pollution, noise pollution, public roads, erosion and property values.

C-458 Sec. 2.4

- On page 1-23 of the DEIS it says: "It is anticipated that the overall construction period will be **18 months** and be completed in one phase overlapping with other construction activities"
- On page 2-7 it says: "It is anticipated that ...construction...will take approximately **24 months**."
- Golf club members were told by the developer that construction could take **2.5 years or more**. This seems like a big range considering the construction has not even started.

On page 2-50 it says "The only potential impact to local air quality related to the project may be short-term impacts which may result during construction." To quote page 4-1 "Impacts related to construction may include: noise, erosion, dust and vehicle/truck activity."

During the construction phase the developer admits there will be erosion, impacts to air quality, impacts to property values, wildlife displacement, additional traffic and noise pollution. How long will these "inconveniences" be in place?

In addition, previously the developer promised to not have construction during the summer months (July 4th through Labor Day) but this is not mentioned in the current plan.

VII. Wildlife Displacement

The northern long-eared bat is an endangered species in our area. In February 2018 the Town of Huntington received a letter from the DEC. One of the concerns was this endangered species and they recommended tree clearing should only be from November 1 through March 31.

C-459 Sec. 2.10

What rules will be put in place to monitor this?

VIII. Removing trees on site and adding ponds

In the table below (2-16: HABITAT QUANTITIES) you can see that over 14 acres of trees will be removed. There are many open areas of the golf course that do not require such a large amount of trees to be taken down in order for housing to be built. C-460 Sec. 2.10

The removal of trees will impact water saturation (creating more runoff), impacts to air quality and change in community character.

In addition, adding over seven acres of ponds - will the still water bring in more mosquitoes and other bugs? How will the water levels be maintained? Will water quality be tested in the ponds regularly?

As the DEC letter referenced earlier from February 2018 notes, the "Mined Land Regulations" show that ponds over two acres may require a DEC permit. Will the developer be acquiring a permit for these ponds? The addition of 7.38 acres of ponds is substantially more than two acres. C-461 Sec. 2.10

Table 2-16
HABITAT QUANTITIES
Existing and Proposed Conditions – Overall Site

Coverage Type	Existing Conditions		Proposed Project		Change (Acres)
	Coverage (Acres)	Percent	Coverage (Acres)	Percent	
Mowed	**98.32**	**63.61**	**103.90**	**67.22**	3.60
- Mowed with trees	9.70	6.28	6.28	4.06	-2.21
- Greens (Fertilized)	2.47	1.60	2.35	1.52	-0.08
- Fairways (Fertilized)	23.87	15.44	20.62	13.34	-2.10
- Tees (Fertilized)	1.77	1.15	1.09	0.71	-0.44
- Rough	60.51	39.15	73.55	47.59	8.44
Natural	**43.02**	**27.83**	**21.23**	**13.74**	-14.10
- Coastal Oak – Hickory Forest	10.65	6.89	6.29	4.07	-2.82
- Successional Southern Hardwood	25.12	16.25	7.69	4.97	-11.28
- Maritime Bluff	2.49	1.61	2.49	1.61	0.00
- Red Maple Swamp (Wetlands)	0.50	0.32	0.50	0.32	0.00
- Beach and Tidal Waters	4.26	2.75	4.26	2.75	0.00
Croplands / Row Crops	**0.14**	**0.09**	**0.00**	**0.00**	-0.09
Ponds	**3.20**	**2.07**	**14.61**	**9.45**	7.38
Other Landscapes	**0.33**	**0.21**	**0.24**	**0.16**	-0.06
Unvegetated	**1.91**	**1.24**	**1.09**	**0.71**	-0.53
- Bunkers/ Sand Pits	0.62	0.40	1.09	0.71	0.31
- Clearings	1.29	0.83	0.00	0.00	-0.83
Cartpaths/Roads/Parking Lots	**6.96**	**4.50**	**8.38**	**5.42**	0.92
Buildings	**0.68**	**0.44**	**5.11**	**3.31**	2.87
Total	**154.56**	100.00	154.56	100.00	0.00

IX. Dewatering permits

During the construction period, with both the townhomes and landscaping (ex. making seven additional acres of ponds) will large quantities of water be removed from the ground? Will dewatering permits be required from the DEC? C-462 Sec. 2.4

Where will the water go? Will it be dumped into the street creating additional runoff? Will this be monitored?

X. Natural Gas

Since the developer first proposed the townhomes in 2016 one benefit they have been stating is the introduction of Natural Gas into our area. On page 1-8 of the DEIS it says, "Several additional benefits will accrue to the surrounding community as a result of the construction and operation of The Preserve at Indian Hills. The Applicant will extend natural gas mains to serve the new construction. This will provide a benefit to the surrounding community by making natural gas service available where it is currently not available." C-463 Sec. 2.15

On page 1-21 the DEIS says, "The Applicant will extend natural gas where needed to service the new homes of the subdivision. Natural gas provided by National Grid is not currently available in the areas of the residential homes surrounding The Preserve at Indian Hills. The Applicant will extend natural gas mains to serve the new construction. This will provide a benefit to the surrounding community by making natural gas service available where it is currently not available."

How is this possible when there is a moratorium on natural gas? Bread and Cheese Hollow Road is currently planning to repave and widen. If Natural Gas does not go in during this repaving project then how will the Natural Gas reach our area?

If the construction is completed and then the moratorium is lifted, will there be additional road work to bring in Natural Gas? Will the financial responsibility of bringing in Natural Gas fall on the developer?

This cannot be stated as a benefit of the construction when Natural Gas is not possible at this time.

XI. Developers history of completing projects within proposed timeframe

Please research projects previously completed by The Northwind Group and see if their construction timeframe was completed on schedule. If not, how much longer than anticipated did it take for them to complete the project? C-464 Sec. 2.4

XII. Performance or Cash Bonds

Will any performance or cash bonds be posted to address potential impacts of any construction related activity? If there are impacts to the water quality, roads, etc. will the developer be financially responsible?

C-465
Sec. 2.4

ALTERNATIVES (SECTION 5)

The Draft Environmental Impact Statement (DEIS) lists seven alternatives for the proposed development at The Preserve at Indian Hills.

I. No Reduced Density Option

As requested in the Fort Salonga Property Owners Association (FSPOA) comments from September 2018 on the Draft Scope, there should be a reduced density option. The Northwind Group does not provide this in the DEIS. This option should list a specific number of units and the placement of these units.

C-466 Sec. 2.20

II. Reasonable Alternatives

According to the DEIS it says "Alternatives should represent reasonable and feasible land use...that would achieve the applicants objectives and remain within the applicant's capabilities." It seems one of the applicants objectives of the proposed development is to provide 55+ housing to an area where the developer feels this is lacking. Why would all of the alternatives (2-6) then not show housing for 55+?

In the R-40 zoning it does not show senior housing as a permitted use. This may be the reason for not including 55+ housing in the Alternatives. Another reason for not showing 55+ housing for the Alternatives is to emphasize the financial burden to the school district. We believe this is misleading (see Section III. Misleading Figures).

C-467 Sec. 2.20

III. Misleading Figures

If the average household size in Fort Salonga is 2.89 persons (US Census) then the school-aged population may be approximately 87 children (not 148) which would greatly reduce the "net school fiscal impact".

The total residents for the proposed project (147) is much too low for 98 units*. The total residents for single family homes or non-age restricted cluster housing (434) is much too high and using the US Census numbers would be 283. Changing these numbers would impact the number of school aged children, net school fiscal impact, nitrogen loading and solid waste generation.

C-468 Sec. 2.15

Miscellaneous:	---	---	---	---	---	---	---	---
Total Residents (capita)	147	0	434	434	434	434	434	0
School-Age Children (capita)	0	0	148	148	148	148	148	0
School Expenditures ($/year)	0	0	2,712,692	2,712,692	2,716,075	2,716,075	2,716,075	0
Total Taxes ($/year)	1,774,129	167,191	1,883,637	1,606,938	1,774,129	1,774,129	1,774,129	167,191
School Taxes ($/year)	1,137,512	108,898	1,210,134	1,028,614	1,137,512	1,137,512	1,137,512	108,898
Net School Fiscal Impact ($/year)	+1,137,512	+108,898	-1,520,558	-1,684,078	-1,578,563	-1,578,563	-1,578,563	+108,898
Solid Waste (lbs/day)	780	265	2,435	2,435	2,435	2,435	2,435	265

*Even if we did not use the 2.89 US Census number for the townhomes, since they would be age-restricted in theory, the average household size for a 55+ home is more than 1.5 persons per unit. Considering that these are three bedroom townhomes on a

golf course, indicating an active lifestyle, the number should be closer to 2.11 persons per unit.

IV. Understanding the numbers

In the Alternatives there are five different numbers referenced in terms of acreage.

- Alternatives 1 and 7 are 145.32 acres. (No acquisition of Roberg property.)
- Alternative 2 is 152.20 acres.
- Alternative 3 is 152.77 acres.
- Alternatives 4 and 6 are 151.08 acres.
- Alternative 5 is 151.65 acres.

The proposed project is 154.56 acres. We are confused where these small variations are coming from.

C-469 Sec. 2.20

V. Clubhouse Use with No Golf Course

What would the clubhouse be for in Alternatives 2 and 3? In Table 5-1 it lists the use as "Residential". How will the clubhouse be used strictly for residential purposes? What assurances would be in place to show they wouldn't have mixed use of the property (both residential and recreational/commercial)?

C-470 Sec. 2.20

VI. Private road access off Breeze Hill Road

Alternatives 2-6 include using the private road off Breeze Hill and not creating a separate entrance off Makamah Road. The private road is used for four houses and is deeded into their property. According to the DEC, the private road is also unusable "to avoid traversing freshwater wetlands". How is this a viable alternative?

There are many safety concerns with the private road as well when more density is added. The road is not wide enough for emergency vehicles and another car to be on the road at the same time.

C-471 Sec. 2.20

VII. What is considered "activity"?

On page 5-9 it states "The two freshwater wetlands and the golf course water hazards would remain undisturbed. Like the proposed project, freshwater wetland permits would be required from the NYSDEC for any activity within 100 feet of designated freshwater wetlands.". What is considered activity?

If there is truck traffic, construction workers, runoff, etc. is that considered activity? How will this be monitored to ensure the freshwater wetlands are protected?

C-472 Sec. 2.20

VIII. Coastal Erosion Hazard Area (CEHA)

C-473 Sec. 2.20

An issue specific to Alternative 5 is the close proximity to the Coastal Erosion Hazard Area (CEHA) from which the developer admits that houses should be at least 120 feet away. Clearly Alternative 5 is not a practical alternative and is in fact almost a duplicate of a previous iteration ruled out by the DEC.

In addition, please keep in mind that 120 feet today will be less in future years due to the high rate of erosion. AECOM, an engineering firm hired by the Town of Huntington, has recently reviewed Appendix H of the DEIS and believes the 120 buffer zone is "inadequate" and development should be further from the bluff.

IV. Economic Feasibility of Alternative 2

C-474 Sec. 2.20

To focus on Alternative 2 and the single family homes this will be quite an environmental and economic challenge for the developer. Indian Hills Country Club (IHCC) was on the market for years before it was sold for $13.5 million, or less than $94,000 per acre, which is dramatically under market value. The developer has further reduced his yield by conceding that no building should take place within 120 feet of the bluff (and shows 20.72 acres of Parkland dedication by the coast). Wetlands, slopes, runoff and drainage issues plus infrastructure requirements will further reduce the buildable number. This area was estimated to yield 70 units from a 2009 Report entitled *Private Golf Course Moratorium Proposed Planning Options Report*. The costs of building larger single family homes would likely drive up the price significantly. To summarize – 98 single family homes is not a realistic alternative. If it were then it would have already been built.

X. Alternative 7: Acquisition of Development Rights

C-475 Sec. 2.20

For this to be a feasible alternative there should be a price associated with the sale of development rights. In order for the town to acquire the land the developer would need to be willing to sell. The developer has not shown this to be a true alternative.

However, this alternative should be strongly considered. Based on the Town of Huntington's 1993 Comprehensive Plan, this property was listed as one of seventeen properties that should be acquired.

In addition, in the *Suffolk County North Shore Embayments Watershed Management Plan, February 2007* Nelson & Pope suggested Indian Hills Country Club be acquired by the town as well.

XI. No Community Benefit

Since this is a private golf course there is no community benefit to the land. In Alternative 5 (Attached Cluster Subdivision with Redesigned Golf Course, Layout A) and Alternative 6 (Attached Cluster Subdivision with Redesigned Golf Course, Layout B) it says "There would be no need for Parkland dedication as the golf course would remain.".

C-476 Sec. 2.20

XII. In Perpetuity

In all Alternatives "in perpetuity" should be added. When we are preserving open space we need to make sure it will be forever. Clarifying this point will prevent confusion in the future. In doing so the Planning Board should also be satisfied that provisions are also made to deal with possible future events such as the financial failure of either the Golf Club, the proposed development or both.

C-477 Sec. 2.20

XIII. Cultural Resources

On page 5-17 it says "The property has no known or suspected cultural resources (whether prehistoric or historic; see Section 3.6); as a result, no impacts to such resources could occur."

This is untrue. There are several affidavits and statements showing the presence of bones on the Indian Hills Country Club property. Please see Appendix A.
Tim Lloyd, an archeologist with the Office of Parks, Recreation and Historical Preservation (OPRHP) has reviewed the affidavits and statements and finds them to be credible.

C-478 Sec. 2.20

XIV. Typos

Please note there are typos in the document. As an example on pages 5-8, 5-9 and 5-17 they reference "Frost Pond Road" instead of "Fresh Pond Road". On page 5-12 it references "steel slopes" instead of "steep slopes".

C-479 Sec. 2.20

COMMUNITY SUPPORT

In 2016 when the first iteration of this plan was rolled out- the community turned out in large numbers and immediately voiced their concerns, of which there were many. A group of concerned residents, were marginalized originally - called a vocal minority of "hysterical neighbors" who were only concerned about their backyard.

As we heard from 53 different speakers at the Planning Board Public Hearing for the DEIS on September 18, 2019, it is clear just how misguided that characterization was. Groundwater and surface water are regional concerns, not just the concerns of a small neighborhood. EVERYONE has the right to a clean Long Island Sound. EVERYONE has a right to a clean Crab Meadow. EVERYONE has a right to clean drinking water. The truth of the matter is - there is WIDESPREAD opposition to this application as it stands and that cannot be ignored.

In fact, with the exception of The Northwind Group itself and several golfers who just want to live in million dollar townhomes on the Sound, there is very little community support for this project. In fact, the Fort Salonga Association - the only civic group that came out and supported this project three years ago - has softened its stance on the development, essentially leaving it up to the outcome of the environmental review. This is likely because their initial support of the project cost them dearly in membership numbers and money raised. Again, the community has spoken loud and clear - this project is too much for the area.

The truth of the matter is THOUSANDS of people are worried.

- Over 2,600 of them signed (and continue to sign each day) an online petition advocating for the protection of the Crab Meadow Watershed and voicing their concerns about this application which, without a doubt, will have significant impacts associated with it when it comes to water quality.

- Over 200 residents who reside in the immediate area took the time to write letters expressing their concerns.

- The town itself even had concerns over stewardship within the watershed yet it has not even finalized the Crab Meadow Watershed Hydrology Study and Stewardship Plan - a significant study with results that are sure to impact the perspective on further development within the watershed. How is building 98 new townhomes, deforestation and increasing impervious surfaces practicing "good stewardship"? It's not.

- As an administrative body, this Planning Board has or will receive verbal or written concerns and letters against this project from members of the following groups:

    - Save Huntington Village
    - The Villadom Movement

- Fort Salonga Property Owners Association
- Huntington Matters
- Greenlawn Civic Association
- 4Towns Civic Association
- Greater Huntington Civic Group
- The Shinnecock Nation
- The New York State Office of Parks, Recreation and Historic Preservation (OPRHP)
- Prominent real estate specialists in the Fort Salonga
- Real Estate Appraisers

At the public hearing, the Planning Board heard from a hydrogeologist with the Suffolk County Department of Health, a former town planner with 25 years experience, a former Peconic Baykeeper, legal team for neighbors on Breeze Hill's Private Road and a third party independent consultant. All of them had significant concerns with this project.

The tentacles of this application reach far and wide. The project as it stands is TOO dense, TOO intrusive on the neighbors and TOO detrimental to our water with no benefits to the community at large. The community depends on the Town to do the right thing and preserve our way of life and clean water.

Please see attached updated numbers for petition. Additionally, refer to the 200+ written letters submitted at Public Hearing September 18, 2019 by Janice Conte.

CULTURAL PRESERVATION

C-480
Sec.
2.18

The relationship between people and land is immensely important. A community's rights, identity, history and future are all affected by this interconnectedness. Archeological remains and geologic history testify to these changing relationships between people and their environment. We are on the precipice of enormous change in our community and facing significant impacts on our way of life, quality of life and even an impact on the lives of those who have passed and inhabited these lands before us.

The trust of the matter is, there are many unanswered questions around the proposed development at Indian Hills Country Club and one that still lingers is the impact this project will have on the cultural and ancestral Native American remains that are located on the golf course.

Based on the evidence included in this packet, the question is not "Are there skeletal remains on the property of Indian Hills?" but rather "WHERE are the skeletal remains on the property of Indian Hills?". It is important to note that in addition to the attached affidavits and emails, within the last five years, neighbors have heard from employees of the golf course (who are not willing to come forward with the information so they don't jeopardize their jobs) that the bones are still on the course. If there are bones by the sixth hole they should be impacted by this plan.

According to page 1-11 of the DEIS they plan to relocate 7 of the 18 golf holes. "The proposed project includes the relocation of tees, fairways and greens for golf course holes #'s 3, 4, 5, 6, 7, 10 & 11 in connection with the project (see proposed golf course design as shown on the Overall Plan provided by Appendix B and packet at the back of this document). The relocated play areas will be installed and landscaped to maintain similar characteristics of the existing golf holes. Overall, the changes are minor without any revision to play areas within the Coastal Erosion Hazard Area (CEHA) or designed freshwater wetland boundaries. The re-design provides safe play areas for golf in consideration of the added residential use of the site."

In the Alternatives section of the DEIS (where the developer has to provide Alternatives to their proposed development) it states: "Cultural Resources: Investigation for the proposed project has determined that the property has no known or suspected cultural resources (whether prehistoric or historic; see Section 3.6); as a result, non impacts to such resources could occur. Thus, there would be no difference in the potential impact on cultural resources between Alternatives 2 through 6 of the proposed project."

How can there be "no known or suspected cultural resources" where there should be records of prior development specifically avoiding around the 6th hole of the golf course? The ambiguity that surrounds this issue leaves only one option - the most stringent and thorough archeological review possible needs to be conducted at this site before any approval or final yield is granted to the developer.

NEW YORK
STATE OF
OPPORTUNITY

Parks, Recreation,
and Historic Preservation

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

October 4, 2019

Mr. Craig Turner
Principal Planner - Dept of Planning & Environment
Town of Huntington - Town Hall
100 Main Street
Huntington, NY 11743

Re: DEC
Indian Hills Golf Course
Town of Huntington, Suffolk County, NY
17PR00525

Dear Mr. Turner:

In a letter dated June 24, 2019, the Office of Parks, Recreation and Historic Preservation (OPRHP) stated our opinion that the proposed residential development (see attached site plans) of portions of the Indian Hills Golf Course (IHGC) would have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places (S/NRHP). Additional information regarding cultural resources on the IHGC has recently been provided to OPRHP. As a result, OPRHP is rescinding our 6/24/19 no impact recommendation and is asking for clarification regarding the project's potential ground disturbances.

Due to the presence of previously recorded Native American archaeological sites on and in the vicinity of the IHGC, OPRHP recommended an archaeological survey within the areas of the proposed development. As a result of the surveys, a total of three Native American archaeological sites were identified: OPRHP Sites 10304.001236, 10304.001237, and 10304.001238. OPRHP recommended additional archaeological investigation of the three sites. Based on the results of the additional investigations, OPRHP concluded that the three sites are not eligible for listing in the S/NRHP. This was part of the basis for OPRHP's recommendation that the project would have no impact on historic cultural resources.

The initial archaeological survey report for the project (Report No. 18SR56574) noted the presence of a previously recorded Native American archaeological site on the IHGC, but not within the footprint of the proposed development. The site was recorded in the New York State Museum's (NYSM) archaeological site files, assigned the name "Indian Hill," and designated NYSM 707. There is limited information in the NYSM archaeological site files regarding Site 707. No archaeological testing was conducted at or in the vicinity of NYSM 707 in advance of the proposed development, because the site plans indicated no proposed ground disturbance at or near the location.

OPRHP has recently received notarized affidavits and written statements from local residents attesting to the fact that human remains were identified in the mid-twentieth century on the IHGC. OPRHP has reviewed the affidavits and statements and finds them credible. It is OPRHP's opinion that the location described in the affidavits/statements corresponds with the location of NYSM Site 707 and that the identified human remains are likely Native American. The affidavits/statements also suggest the possibility that there may still be buried human remains at the location, despite soil disturbance resulting from the construction of the IHGC. OPRHP has updated its archaeological site files to indicate that this is the location of Native American burials and that there is a potential for additional human remains.

OPRHP requests clarification regarding all proposed ground disturbances associated with the project. Specifically, we would like to know if there will be any ground disturbance, even minor ground disturbances, in the vicinity of the Native American burials. Due to the culturally sensitive nature of the location and OPRHP's desire to keep it confidential, I am not including information on the location of the burials. I will contact you separately to describe the specific location.

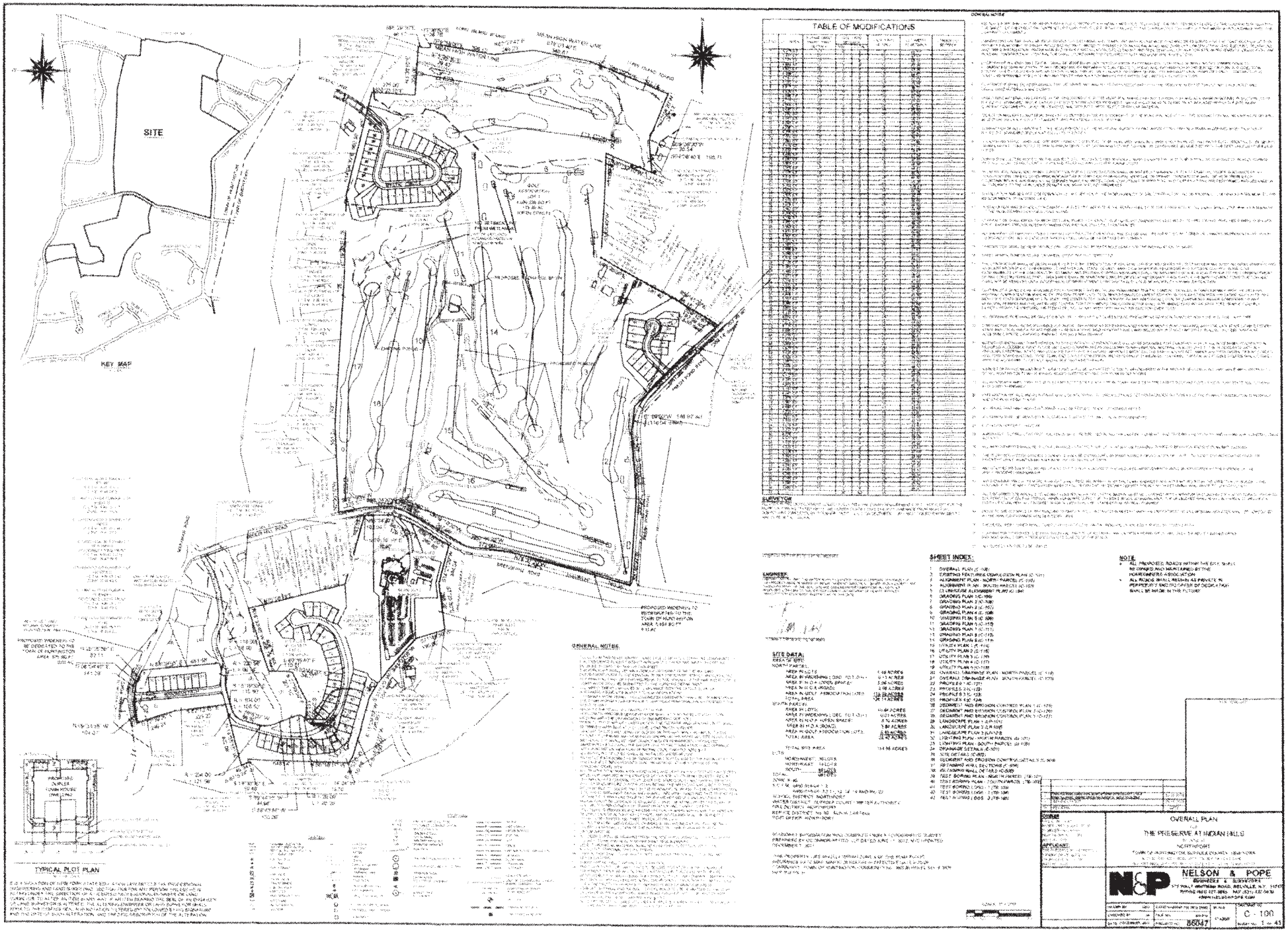
If further correspondence is required regarding this project, please refer to the OPRHP Project Review (PR) number noted above. If you have any questions, I can be reached at 518-268-2186.

Sincerely,

Tim Lloyd, Ph.D., RPA
Scientist - Archaeology
timothy.lloyd@parks.ny.gov

via e-mail only

cc: Charles Vandrei (DEC)
David Witt (DEC)
Scott Robin (Nelson, Pope & Voorhis)
Chief Harry Wallace (Unkechaug Nation)


SITE
KEY MAP
TABLE OF MODIFICATIONS
GENERAL NOTES
SHEET INDEX:
NOTE:
SITE DATA:
TYPICAL PLOT PLAN
OVERALL PLAN
THE PRESERVE AT INDIAN HILLS
NORTHPORT
NELSON & POPE
ENGINEERS & SURVEYORS
C - 100

location of reported skeletal remains



NP&W

FIGURE 1-2
AERIAL PHOTOGRAPH

Source: NYSGIS Orthoimagery Program, 2016
Scale: 1 inch = 600 feet

The Preserve at Indian Hills Northport

Draft EIS

---------- Forwarded message ---------
From: **Hugh Stringer** <stringerhugh@hotmail.com>
Date: Sun, Sep 22, 2019 at 10:17 PM
Subject: Indian burial grounds
To: fspropertyowners@gmail.com <fspropertyowners@gmail.com>
Cc: Hugh Stringer <stringerhugh@hotmail.com>

My brother George found a skull not far from where the Indian Hills Golf Course is today. The skull had green (copper?) stains on both temples, jaw and teeth missing. We assumed it had been buried in the sand and gravel hill above and when rain had eroded the hill the skull rolled down to where George found it below a hill just above the Sound.

The skull sat in our home on Fresh Pond Road for years. One day while he was living in NYC he took it to the NYU Anthropology Department and they told him to return it to where he'd found it. He'd found it years before the golf club was built, below one of the sand and gravel and clay banks, and this was years after the golf course was built.

I don't know what happened to the skull after that. As kids we used to walk thru the hills area often, often finding quartz arrow heads. We had a collection of at least a dozen, some perfect, almost two inches long and a quarter inch thick.

Hugh
Phone: 617-696-3541

Sent from my iPhone

From: **Kenneth Smith** <ksmith1115@aol.com>
Date: Mon, Sep 16, 2019 at 2:58 PM
Subject: Development in Fort Salonga
To: <Planning@huntingtonny.gov>
Cc: <Fspropertyowners@gmail.com>

Huntington Planning Board

I am writing this so as you need to take into consideration some issues you may not be aware of concerning the Fort Salonga development plans. From 1952 to 1968 I lived in the very top house at the top of Cousins Lane where it turns into Thornton. As a child and young teen I remember when the golf course first came into being and the very pitched battles that occurred at town hall meetings that I attended with my family. Biggest case in point was a well defined Indian burial site right at the very top of that hill over looking the LI sound and Fresh Pond, which is exactly where Indians would place their dead culturally. Not only were there many many artifacts found in that area but I am aware of at least 2 sets of bones unearthed which stopped the developer from digging. They did have to change the plans and left the site undisturbed and built the greens around that area. Weather or not any of this is noted in any minutes anywhere I do not know. As I am nearing 70 myself I am sure no one is still alive who fought that battle 60 years ago. I have reached out to some friends I went to school with to verify I was remembering correctly and at least 3/4 remember the exact same story. The ones from Fort Salonga ALL remembered. At that time we all went to Northport schools. Many also remember Indian burial sites over by Makamah but I did not visually see those, this area I did. You will find as the cliffs are collapsing the skeletons will show in the sand cliffs up high directly at the top of Cousins Lane. That's what I remember. Ironically I still have some arrowheads from that hill I got as a child.

Sandra Kerness Smith (For recorded info it would have been Nicholas Gaudiosi who owned the property)
3 Larchmont Road
Owego NY 13827
607-687-2421 H
607-760-6704 C

General Affidavit

I, Bill Brown Sr, resident of East Northport, County of Suffolk, State of New York and who makes this my statement and General Affidavit upon oath and affirmation of belief and personal knowledge that the following matters, facts and things set forth are true and correct to the best of my knowledge:

Being born in 1939 I spent my summers in my fathers cottage on Cousins St. off Fresh Pond Rd. in Fort Salonga. In About 1950 he winterized the home and we moved in full time. My cousin Stuart Rogers & I used to play in the area which is now Indian Hills Golf Course collecting indian arrowheads & paint pots. I believe I was about about 13, 14,15 when he came across a skeleton that we were told later was a young indian child. I was told his mouther, my Aunt, Margaret Rogers called the Museum of Natural History & they retrieved it & that was the end of the story. I never followed through. Many arrowheads were found in those woods in the early fifties & was a great hunting area.

WITNESS my signature, this the 17 day of September, 2019.

Signature of Affiant

Notary Public Patricia A. Mara

PATRICIA A. MARA
Notary Public, State of New York
No. 01MA4957965, Suffolk County
Commission Expires Oct. 23, 21

Steve Reilly
30 Fresh Pond Road
Fort Salonga, New York
11768-1315
754-8720

November 20, 1990

Charla Bolton
Planner
Town of Huntington
100 Main Street
Huntington, New York 11743-6990

Dear Charla:

Enclosed are four statements on a possible Indian Burial ground on the property that is now Indian Hills Country Club. The true is that I do not know if their is an Indian Burial ground or not.

I was told by a long time resident, a Mrs Brown that a few bones were dug up in the 40's by her son, but she was told by somebody at the Museum of Natural History in New York City that they belonged to people who died of smallpox. They told her that a smallpox colony must have been in the area. Mrs Brown told me that the location of the colony was by the Longbottom House in the late 1700's. She could not remember why she picked that location for the smallpox colony.

As of yet, I have been unable to locate anything in writing on a smallpox colony in Fort Salonga. Also where Mrs Brown said the colony was would have placed it just under Fort Salongo, which was there in the 1770's and 1780's. I don't think the English Army would have build the Fort near a Smallpox colony.

I investigated the smallpox story in the Smithtown records and also Huntington, but I was unable to come up with anything on a colony in the Fort Salonga area. The report of the Browns find was in one of the local papers and I believed that most of the information came from Mrs. Brown and I think Charles Wade a local Archeologist.

In the William Donaldson statement, Mr. Donaldson states that Norman Longbottom spoke of a Indian Burial ground up on the cliffs that is now Indian Hills. Mrs Brown told me that the smallpox house was on Longbottom land. Why would Norman Longbottom not know about it? The Longbottoms have been in the Fort Salonga area for a few Hundred years.

Also Mr. Donaldson wrote of Katie Blake, who told him of the Indians, why didn't she tell of the smallpox burial site on the cliffs, she was born in the mid 1800's and raised in Fort Salonga. I think she would have known about it. Also Sam Scarpati who was born in a House on Wall Street in Huntington in the early 1900's never heard anything about a smallpox burial site on Indian Hills.

To be honest, their is no real evidence at this time as to who is buried up on Indian Hills or if their is more then one site on Indian Hills. George Stringer one of the founding members of the club and a former Huntington Town Engineer stated under the 4th TEE which is near the John Schiraldi property their is another site. Schiraldi found a number of white arrow heads in the area of which I have enclosed a picture of one.

I don't know if their are Indians up on Indian Hills or not. I do know that the new owners of Indian Hills are going to start working shortly on the receding shore line (the bluffs). Victoria, the new owners has engaged Nelson & Pope, a well know engineering firm, to work on the project.

Very truly yours,

Steve Reilly

William R. Donaldson, Jr. being duly sworn depose and says:

I was born in Fort Salonga at my parents residence number 3 Major Trescott Lane. When I was a child in Fort Salonga during the early 1940's, we were good friends with Norman Longbothum who lived in the brick house on the East Side of the Fresh Pond. Norman, or "Longie" as he was affectionately know, told my Father and myself that Indian Hill which is now the 6th Hole of the Indian Hills Country Club was the site of an Indian burial ground.

Since the Longbothums were old settlers in Fort Salonga going back into the 1700's "Many are buried in the old Fort Salonga Cemetery on Middleville Rd" I feel that this information is valid. Lonie was Always going to take the childern on a hike and point out the burial ground, but since he was well on in years, the expedition that was frequently talked about but never came to make. Longie passed away in 1951, and it was the first time that we as childern experienced the pain of the loss of a loved one. He was laid to rest over on Middleville Road here in Fort Salonga.

Another old timer out here, Katie Blake, worked with our family as a mothers helper. She had been born and raised in the house now owned by Mary Kafka, she related stories about the old brickyard, how the owners would go to New York and hire the immigrants just arriving in this country, stories about the little one room country schoolhouse up on Bread & Cheese Hollow Rd. Later it was moved and turned into the "Country Store" in 1947 which was owned by my Father. One of the stories Katie told was about the old Indian burial ground on the Indian Hill. I mentioned to us that some of her brothers found an Indian Skeletal remains around that area back in the early part of the century. Katie died some years back and I think that shes up on Middleville also.

I have read the above and swear to the truth of it.

Dated : Fort Salonga, New York
~~June~~ August 13, 1990

Susan J Scarpati

SUSAN J. SCARPATI
Notary Public, State of New York
No. 02SC4953271
Qualified in Suffolk County
Commission Expires July 10, 1991

William R. Donaldson

I, George Stringer being duly sworn depose and says:

I moved to Fort Salonga full time during June 1946. Prior to that I was a resident during the summer. I was employed by the Town of Huntington in the State of New York as an Engineer. With the Town, I was the Director of Buildings and Housing and also the Superintend of the Dix Hills Water District.

During the construction of Indian Hills Country Club I was informed that an Indian Burial Site was located where the number Sixth Hole is now located. I heard that the construction work was stopped and the TEE & GREEN were completed in the location in order not to disturb the site more then it was.

In additional I believe that another Indian Burial site is a mound of sand which was approximate Thirty to Forty Feet above the surrounding area. Before the construction of the Indian Hills Country Club the mound came to a point at the top. This mount was reduced in height during the construction to provide what is now the Fourth Green. This green is about Thirty Feet above the 2nd Fairway to the left or to the East and above the 5th TEE which is located to the west. The 4th Green is much higher then all the adjacent area.

I have read the above and swear to the truth of it.

DATED: Fort Salonga, New York
August 23, 1990

George Stringer
GEORGE STRINGER, SR.

Sworn to me this 23rd day
of August, 1990

Susan J. Scarpati
NOTARY PUBLIC

SUSAN J. SCARPATI
Notary Public, State of New York
No. 02SC4953271
Qualified in Suffolk County
Commission Expires July 10, 19[illegible]

I, John Schiraldi, being duly sworn and says:

I moved to 5 Claymore Court, Fort Salonga, New York in 1971. During 1980, I was digging along the fence of my property that runs up against the 4th TEE of Indian Hills Country Club.

As I was digging, I found Three Indian Arrow Heads about one foot below the surface. I gave two to my Grand Childern and kept one. Enclosed is a photo of the Arrow Head that was found on my property.

I have read the above and swear to the truth of it.

Dated: Fort Salonga, New York
~~June~~ Sept. 3, 1990

JOHN SCHIRALDI

SUBSCRIBED, PUBLISHED AND DECLARED by John Schiraldi that this affidavit, consisting of one typewritten page, in the presence of us, who, at his request, and in his presence, and in the presence of us, hereunto subscribe our names as witnesses.

Stan J. Lang resides at 30 FRESH POND RD FT. SALONGA NY 11768

_____ resides at _____

I, Samuel Scarpati being sworn depose and says:

I was born at 181 Wall Street in the Village of Huntington on March 1, 1923. I moved to Fort Salonga in 1954 and built my house on Fresh Pond Road.

During construction of Indian Hills Country Club, I was inform by Mr. Price Siebing who's house backed up on to the 6th Hole, that an Indian Burial site was discovered. He stated that the site was recovered with dirt and made into the sixth hole..

I have read the above and swear to the truth of it.

DATED: Fort Salonga, New York
June 9, 1990

Samuel Scarpati

SUBSCRIBED, PUBLISHED AND DECLARED by Samuel Scarpati that this affidavit, consisting of 1 typewritten page in the presence, and in the presence of us, hereunto subscribe our names as witnesses.

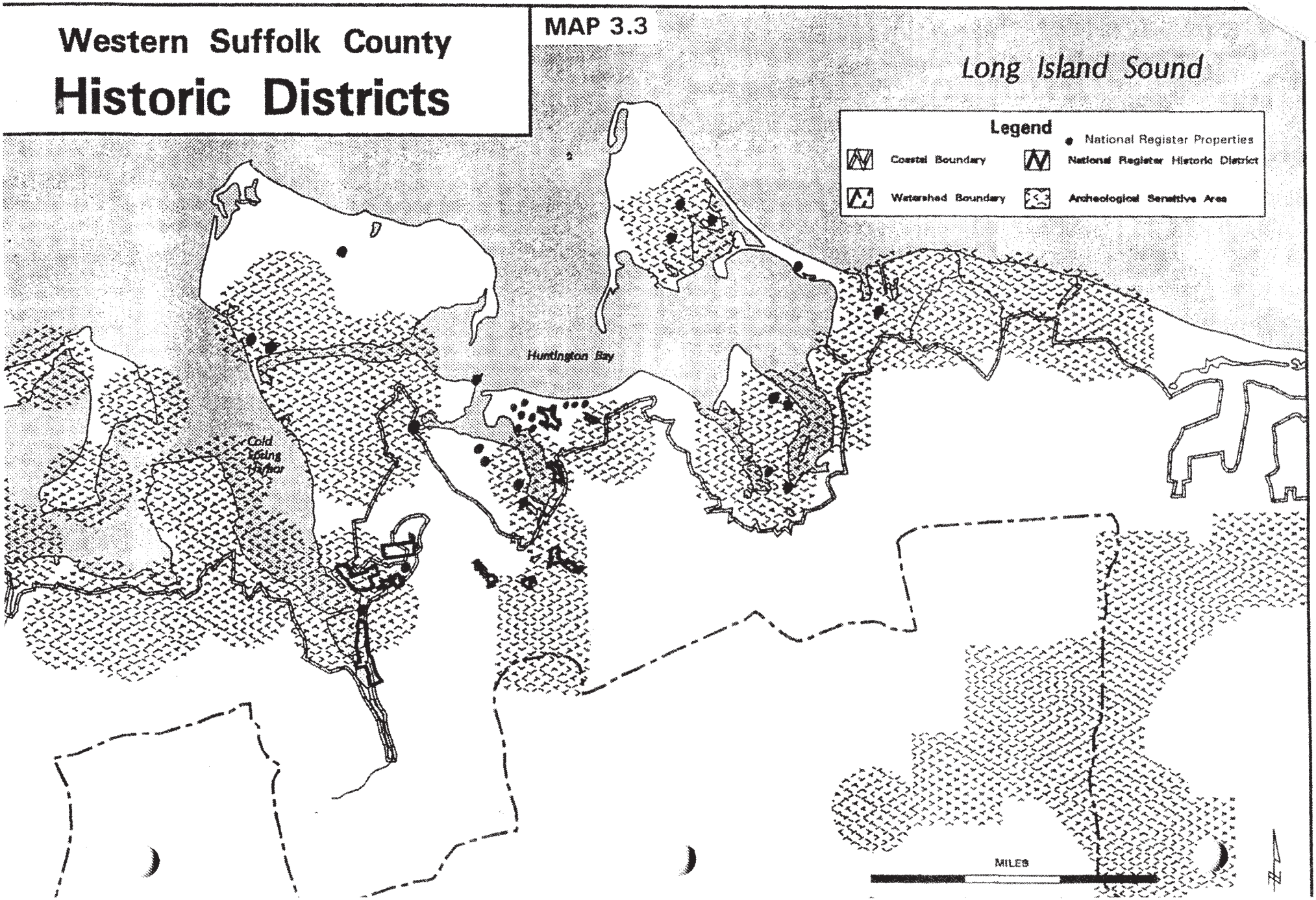
_____ resides at 30 Fresh Pond Rd. Fort Salonga, NY 11768

_____ resides at _____

Sworn to me this _____day
of June, 1990

_____
NOTARY PUBLIC

Western Suffolk County
Historic Districts



October 7, 1993

Memo to: files
From: Charla Bolton

Re: Telephone conversation with Victor Burt;
Indian Hills Country Club

Victor Burt called at 3:49 pm October 6, 1993 when I was out of the office. I returned his call on October 7, 1993 about 9 am and did not reach him he called me back soon thereafter. He told me he had received a call from Irrigation Consulting and that I was concerned with the archaeological potential of the Indian Hills property and its investigation. I said that my questions had been triggered by the preapplication to subdivide the property and that I had called Brian Vinchesi of Irrigation Consulting to find out the status of the Freshwater Wetlands permit--whether it had been issued or not, and if a cultural resources assessment had been done. Brian Vinchesi told me the permit was about to be issued and he believed the State Historic Preservation Office had reviewed it, but did not know if a cultural resources assessment had been done. I told Victor Burt that the Freshwater Wetlands permit covering letter from Irrigation Consulting had stated that the Town felt that a Stage IB CRA should be done and that the applicant felt that the site had been disturbed and was submitting information to that effect and that the matter was left for the State to determine . This letter reflects exactly what I had told Mr. Vinchesi to do in June when the permit application was submitted, since it was the State Historic Preservation Office which agreed that a Stage IB CRA was advisable in the first place, and it is the SHPO which acts in an advisory capacity with respect to historic and archaeological resources in the matter of permit applications to other state agencies. I said my involvement was merely in attempting to clarify the status of the permit and potential development activities on the property since it is the subject of a pre-application for subdivision before the Planning Board. I told him that we had archaeological information concerning the Indian Hills property which included the potential for burial sites and there was concern that if in fact this is true, these sites shouldn't inadvertently be disturbed. I said that if a cultural resources assessment has not been done then it will be required with the subdivision application, and it would be better if those areas of the site which have potential archaeological significance remain undisturbed, e.g the high points of the site, especially the bluff area. I asked if they planned to install the irrigation system in the bluff area since that was the area in which the housing units were proposed and it didn't make much sense to install an expensive irrigation system and then have to redo it. He said that they may hold back on installing the new system in some areas. I offered to send him the cultural resources information which I have in my file including information on the potential burial sites and he said he would like me to send it.

52 Twin Cedar
Fort Salonga, N. Y. 11768-2235

November 4, 2002

Re: Discovery of a human skull on Indian Hills (Fort Salonga)

Charles Wade of East Northport, N. Y., a member of the New York State Archeology Association, represented the Association on the north shore of Nassau amd Suffolk Counties in the 1940's through the 1960's.

Basically, his explorations were to identify or verify locations of Native American (Indian) villages, encampments, work sites, and places of contact with the white settlers.

The preponderance of his exploratory work in the late '40's through the early '60's encompassed the north shore areas north of 25A extending from Huntington Harbor to the east of Port Jefferson. His work in Centerport-Northport areas included Eaton's Neck.

His operation was harmed by builders who were rapidly acquiring land in western Long Island and were pushing to the east.

Mr. Wade learned of my interest and concern for the preservation of the early history of the area as a former teacher in the Northport-East Northport School District.(I was then a school principal in the district.) Weekends when I was available, we worked together.

On an afternoon in the spring of 1957 or 1958, we were doing exploratory work in the Fresh Pond area of Fort Salonga. We were ending the day with the objective of trying to determine if the early settlement of that area extended westward into the area known as Indian Hills We went from the pond westward up Cousins Lane, crossed the property of the then owner who granted permission to explore. At this point we could overlook Long Island Sound. We climbed the hill to the west of the property, keeping close to the edge of the land fronting on the Sound.

At the top of the hill (now occupied by the Indian Hills golf course), near the edge of the bluff a human skull was exposed. The skull had rolled out partially from the receding embankment.

The skull was that of an adult with a mark on the forehead of what appeared to be possibly a copper coin. The circular, green coloration was about the size of a silver dollar. The color faded out from a concentrated central point. We recognized this as an "old" burial - either a potter's field burial or an unusual Indian burial.

During early colonial times, the burial practice was to place coins upon the

eyelids of the deceased. Since this skull's marking was central on the forehead, Mr. Wade concluded that the deceased has been buried in a potter's field or unusual Indian burial. No excavation was done.

The New York State Troopers were notified and Mr. Wade reported to the Town of Huntington's historian as well as to the N.Y.S Archeological Society. Since he was not involved in searching for burial grounds, the skull was left in the hands of the proper authorities.

From conversations with adults who grew up in the Fort Salonga area, the local consensus was that Indian Hills was named as a result of:

a. the burial ground located on the site
b. it being a hunting area for the Native Americans
c. the clay beds along the immediate shore were a source for pottery , later becoming a basis for th brick making industry.

I hereby testify that this is a true and accurate account of the discovery of a significant artifact in the Indian Hills area of Fort Salonga. The property is west of Fresh Pond Road, bordered by Claymore Road and Cousins Lane.

Harold A. Failey

Harold A. Failey, Ed.D.

Sworn To before me
this 9th day of Nov., 2002
Roberta A. Harned

ROBERTA A. HARNED
Notary Public State of New York
Qual. in Suffolk Co. No. 52-4602128
Commission Expires May 31, 2006

New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643

Orin Lehman
Commissioner

Fax 518-233-9049

October 7, 1993

Mr. Robert N. Thurber
Environmental Analyst
NYSDEC DRA-1
Building 40
SUNY at Stony Brook
Stony Brook, New York 11790

James Warren
Program Assistant

New York State
Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island
P.O. Box 189
Waterford, NY 12188-0189 518-237-8643 ext. 280

Re: DEC 1-4726-00666/1-0
Indian Hills Country Club
Huntington(T), Suffolk County
93PR081

ecreation and Historic Preservation (OPRHP) has
ne status of our review of the proposed waterline replacement at the Indian Hills Country Club.

Based on earlier correspondence with the Town of Huntington and a review of the project location, we identified this area as archeologically sensitive and concurred with the Town of Huntington that further archeological survey was warranted (copy attached). At that time specific details of the project had not been presented nor were we aware of DEC involvement.

In light of local reports that Native American burial sites may be present in the project area, we ask that details of this project be submitted to our office for review. If you have any questions or comments on this matter, please call me at 518/237-8643, ext. 280.

Sincerely,

James Warren
Program Assistant
Field Services Bureau

	DIRECTOR	M
	ASST. DIRECTOR	
	CHAIRMAN	
	CHARLA	
	AGENDA	
	FILE	

JPW:tr
W09889/100693

cc: Wint Aldrich
Lenore Kuwik

An Equal Opportunity/Affirmative Action Agency

printed on recycled paper

TRAFFIC IMPACT STUDY

C-481
Sec.
2.16

The Traffic Impact Study submitted as part of the DEIS by developer Northwind, prepared on their behalf by Nelson & Pope is at best misleading and at worst grossly inaccurate. The actual traffic resulting from the 98 proposed townhomes will result in overburdened roads that simply cannot accommodate the increased volume of traffic. Similarly, the increased volume of large construction vehicles on local roads such as: Makamah Road, Breeze Hill Road, Mystic Lane, Hayes Hill Road and Fresh Pond Road during the construction phase of the project will create hazardous road conditions. Simply put, these roads are ill equipped to handle vehicle volume of this nature. Clearly, dangerous conditions on the roads surrounding IHCC will be evident.

Northwind Group LLC proposed "senior" housing units claim to be a 55 and older community. Therefore, traffic impact on local roads is predicated on a 55 year and older community proposal.

Northwind's proposal seeks the construction of 98 residential units spread out into 3 clusters on the existing golf course property. Because of the roadway configuration in the area, two roads will bear the burden of bringing almost all traffic to the golf course/ clubhouse and the three clusters, namely, Makamah Road and Fresh Pond Road. Each of which is narrow and winding and not constructed for large traffic volumes. Despite the DEIS' claim that these roads are in good or excellent condition both are pock marked with pot holes and crumbling at their edges. Long term residents cannot recall Makamah Rd ever being resurfaced.

The average of 1.5 persons per unit estimated in the DEIS is contradicted by the National Builders Association. For the National Association of Home Builders 50+ Housing Council whose data indicates this figure is only true where the head of household is at least 85 years old. Moreover the proposal is promoted to be an active senior community and all units will have three bedrooms and a two car garage. This sounds more like the average household size in Fort Salonga of 2.89 persons according to the U.S. census.

At a minimum, with one vehicle per household, the surrounding roads and neighborhood will bear the burden of 98 additional vehicles in a relatively small geographic area. More likely, each household will have at least 2 vehicles, each making a round trip, thus increasing the number of vehicle trips traveling our roadways each day to nearly 400, at a minimum. If you add children 18 and over, as well as visitors, deliveries, mail, garbage etc., the actual volume can expand exponentially. Such large numbers of vehicles thrust into a neighborhood having a limited number of narrow, winding residential roads in a small geographic area will clearly have a detrimental impact on traffic conditions and safety within the subject neighborhood.

A review of the DEIS Volume One Traffic Study Appendix Q-1 contains a sight distance study prepared by Nelson & Pope. This study only contains data pertaining to Makamah Rd. There are no sight distance studies provided and in the other parts of the proffered DEIS. Other significantly impacted roadways: Breeze Hill Rd, Fresh Pond Rd, Hayes Hill Dr or the club entrance have not been addressed with respect to sight distance analyses. C-482 Sec. 2.16

The Final Scope required 4 Sight/Distance Studies to be undertaken. The only one completed was at the proposed new access on Makamah Rd. The studies at the Hayes Hill/Makamah intersection and the dangerous curve south of the proposed Fresh Pond Rd were dismissed as unnecessary, were not conducted and no data offered. The study required at the clubhouse entrance on Breeze Hill Rd was completely ignored. This intersection was previously acknowledged by the developer to be dangerous and a rendition of proposed improvements even posted on the Northwind website.

Additionally no data was supplied in the DEIS regarding the practice of golf carts (believed to be unregistered for use on public roads) crossing Breeze Hill Rd from the clubhouse to the golf course proper at this dangerous intersection other than to say that the practice would continue. On weekends and tournament days the number of carts crossing over Breeze Hill is already significant. The TIS is not complete without the impact of these carts being taken into consideration. C-483 Sec. 2.16

It is therefore essential that the Sight/Distance Study for this intersection, required by the Final Scope, be conducted and that golf cart traffic be taken into account as well as that of increased clubhouse activity and traffic from the proposed cluster housing.

In its application for a Change of Zone Northwind also proposed safety improvements for the intersection of Rt 25A and Makamah Rd which the DEIS now claims to be unnecessary. This is astonishing given that two fatalities and some very serious accidents have occurred at this junction since the previous TIS conducted for the Change of Zone application. Any projected development for the Indian Hills area must include upgraded safety proposals for the Rt 25A/Makamah Rd intersection C-484 Sec. 2.16

Nelson & Pope Traffic Study, in Appendix Q-1 *Traffic Impact Study* states:

Traffic Volume Data

Turning movement traffic counts were conducted during the weekday morning (7:00 AM to_9:00AM), weekday evening (4:00 PM to 6:00 PM) and Saturday midday (11:00 AM to 2:00PM).

Traffic volume data and speed data was collected on Makamah Road along the site frontage from September 13 to September 20th in 2018 using Automatic Traffic Recorder (ATR) machines.

Turning movement counts were collected at the following study intersections on Thursday, September 13, 2018 during the weekday AM (7:00-9:00 AM) and PM (4:00-6:00 PM) peak periods and on Saturday, September 15, 2018 during the Saturday midday peak period (11:00AM – 2:00 PM).

- *NYS 25A (Fort Salonga Road) at Makamah Road*
- *NYS 25A ((Fort Salonga Road) at Fresh Pond Road/Bread and Cheese Hollow Road*
- *Makamah Road and Breeze Hill Road*
- *Makamah Road and Makamah Beach Road/Mystic Lane*
- *Fresh Pond Road and Breeze Hill Road*
- *Fresh Pond Road and Claymore Road*

Notably absent from the study above is any data from Sunday September 16, 2018. Sundays are traditionally a busy day at the IHCC and there are many club members who race up Breeze Hill Rd to make their early morning tee times. IHCC also has outings and events on Sundays. To study traffic for one week, arguably as peak golf season is winding down and submit that data as reflective of accurate traffic patterns in the area in general is inaccurate and incomplete. No data has been offered for traffic flow during an IHCC outing or event. With a proposed 30% increase in clubhouse size, it would follow logically that an accurate traffic volume data study would need to take into account an average IHCC event and factor in what effect a 30% proposed size increase would have on that traffic volume. Furthermore, 2 hours in the morning, evening and 3 hours on one weekend day cannot accurately represent the flow of traffic in the Indian Hills area in question.

C-485 Sec. 2.16

Additionally, during the time in which Automatic Traffic Recorders (ATR) were placed at the various locations mentioned in the traffic study, it should be noted that at one of the busiest of the mentioned intersections: Route 25A and Makamah Rd, the apparatus that runs along the roadway that sends the event to the ATR was <u>disconnected</u> from the actual ATR housing mechanism and lay unattached on the ground for days while this "traffic study" was being conducted. Other such ATR mechanisms at the other mentioned locations, during the same time period were obviously connected to the ATR thus showing there was a clear issue with the ATR located at Route 25A and Makamah Road. As such, any traffic flow or speed data collected at that location as submitted in the submitted in the Traffic Impact Study should be viewed as flawed. The week of the traffic count also coincided with Yom Kippur (Sept 19th) which would have resulted in a significant reduction in traffic volume due to school closures as well as religious observation resulting in yet another reason why the data contained in the TIS is not a true reflection of traffic conditions in the area.

<u>Other concerns not addressed in the DEIS Traffic Impact Study</u>

1. Current IHCC entrance, where additional traffic from the proposed clubhouse/catering facility, traffic from golfers using the course and elements of traffic from the resi-

C-486 Sec. 2.16

dents/visitors/deliveries will pass. In this regard, the area near the entrance is blind from either direction due to the extreme slope of the hill to the west of the entrance. This problem is compounded by the narrow width of the road at the entrance since approaching cars do not have enough width for a separate lane and are in danger of a head-on collision with an oncoming vehicle who is not visible from the other direction.

2. The intersection of Makamah Road with the west end of Breeze Hill Road. There is a blind spot for vehicles traveling south and north on Makamah road due to the curve at such intersection and the vegetation from the preserve. This intersection would become much busier from the traffic associated with the townhomes proposed for the end of Mystic Lane. C-487 Sec. 2.16

3. The south portion of Fresh Pond road between 25A and Breeze Hill Road. Nearly all of the traffic associated with the proposed townhomes on the eastern part of the golf course and a significant portion of the traffic associated with the remaining townhomes and the golf course/clubhouse, would utilize a very narrow roadway and presents a danger as traffic flow levels increase as anticipated. C-488 Sec. 2.16

4. There are no sidewalks in the area, many local residents use the roadways surrounding IHCC to jog, walk and bicycle (often with small children). The increase in traffic and the unfamiliarity of the above dangerous intersections to guests of the golf course pose serious safety concerns to those pedestrians using the roadways. Most local residents are aware of these dangers and proceed with caution. However, guests associated with golf outings and events held at a significantly larger clubhouse are not familiar with the dangers on the roads surrounding the golf course and would pose a serious danger to the residents sharing those roads with them. C-489 Sec. 2.16

5. The TIS does not properly account for the massive impact of construction traffic. Northwind proposes 5 simultaneous construction sites; Northwest, Northeast, South, Clubhouse and Ponds. From the Cut and Fill analysis indicates the need to transfer many truckloads of soil between these sites despite the dubious claim that the project is "balanced". This aspect is ignored in the DEIS. C-490 Sec. 2.16

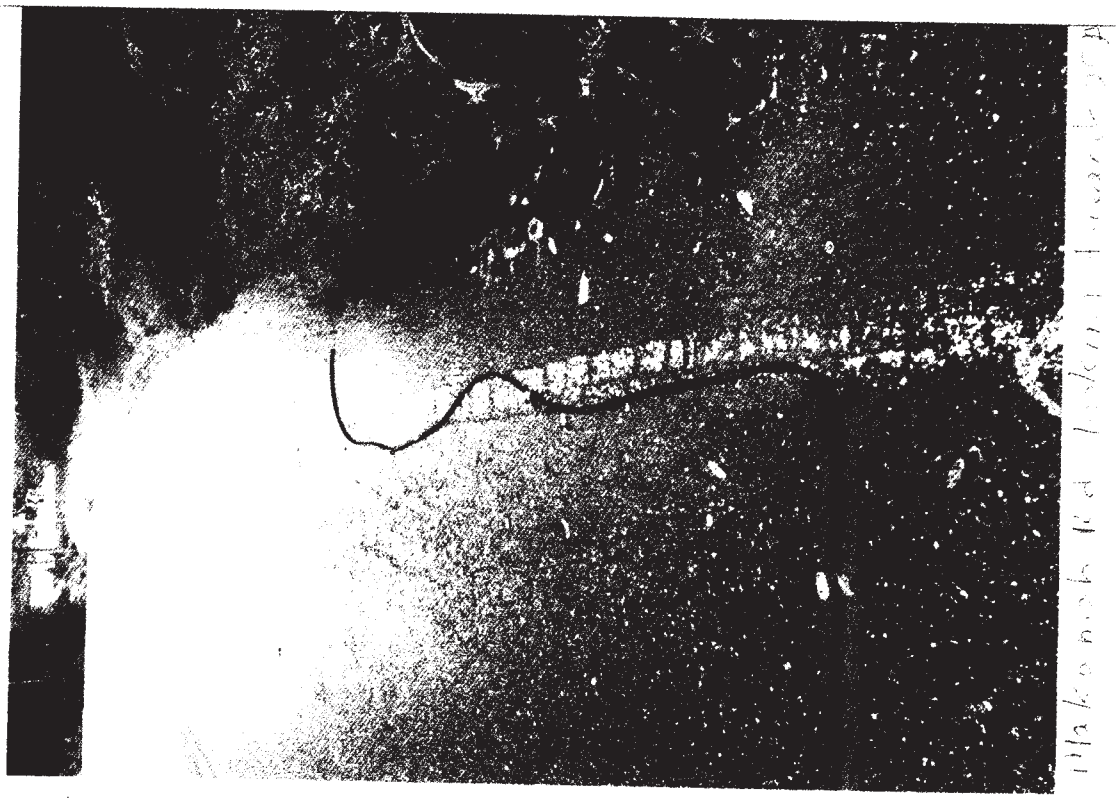
<u>Conclusion</u>

The Traffic Impact Study is woefully incomplete, misleading and must be redone and resubmitted taking into account all of the above comments.

MAKAMAH RD/RT 25A

ATR DISCONNECTED DURING

TIS SEPT 2018



SIGHT / DISTANCE STUDIES

- *Adherence to the NYS Fire and Building Codes will increase the level of safety from fires and minimize the potential for use of ambulance services. In addition, use of fire/smoke alarms will assist in minimizing the incremental increase in the potential need for fire protective services.*
- *Water-conserving plumbing fixtures, mechanical systems, and rain sensors on irrigation systems will be utilized in construction, which will further minimize the volume of water required from the public water supply.*
- *Use of landscaping species that are native and/or ornamental species that are well adapted to site conditions could help to reduce irrigation demands.*
- *Energy-conserving measures, including energy saving wall insulations, windows and energy efficient mechanical systems will be utilized, thereby reducing the anticipated increase in energy consumption.*
- *Adherence to the NYS Fire and Building Codes for all future homes in the area will increase the level of safety from fires and minimize the potential for use of ambulance services. In addition, use of fire/smoke alarms will assist in minimizing the incremental increase in the potential need for fire protective services.*
- *The project will facilitate the extension of natural gas street service to the area which will benefit the existing homeowners in the surrounding area.*

3.4 Transportation

3.4.1 Existing Conditions *(A Traffic Impact Study [TIS] will be prepared for this project, the TIS will be prepared by professional transportation engineers and will include the following: perform field inspection; determine road geometry; determine locations/geometries of driveways and intersections; review trip ends, speed and sight distance relative to the proposed ingress/egress from/to Makamah Road; conduct sight distance studies for additional intersections including the proposed entrance off of Fresh Pond Road, the entrance to Indian Hills Country Club off of Breeze Hill Road and at the intersection of Hayes Hill Road and Makamah Road; conduct turning movement counts at key intersections; review traffic volume including seasonal changes in traffic volumes and accident data; describe existing roadway characteristics including level of service at the nearby intersections; discuss existing traffic on adjacent roadways; identify planned projects in the area to be included in cumulative assessment; identify NYSDOT growth rates and/or applicable means of assessing growth. The following intersections will be analyzed for existing Level of Service [LOS] as part of a Traffic Impact Study to be prepared for the proposed project:*

- *NYS 25A (Fort Salonga Road) at Makamah Road*
- *NYS 25A (Fort Salonga Road) at Fresh Pond Road/Bread and Cheese Hollow Road*

FILED WITH TOWN CLERK
Date NOV 13 2018

A PERCEIVED CONFLICT OF INTEREST

Mr Pennetta in his statement to the Public Hearing on September 18, 2019 said that he had sought the advice of the Town's Ethics Council who were satisfied that there was no conflict of interest in the fact that he, as Executive Director of Cushman & Wakefield of Long Island Inc would be sitting in judgement on the Real Estate report, Appendix O, prepared by Mr Franklin, a Director of Cushman & Wakefield of Long Island Inc as they worked in different offices and did different jobs.

Whilst we in no way wish to question the integrity of Mr Pennetta or indeed any other Board member we do consider this to be bad advice as there is clearly a perceived conflict of interest.

We do not contest the fact that Mr Pennetta made any direct gain from the report but cannot accept that there was no incentive for Mr Franklin and Cushman & Wakefield to provide a report favorable to the applicant's plan simply because it was fee based. It would be naive for companies who provide such reports to expect repeat business if these reports contradicted the general objective of the applicant.

Mr Pennetta rightly pointed out that Cushman & Wakefield is a multi national company but they have only two branches on Long Island and it is not unusual to have interaction between the Brokerage and Appraisal functions of a Real Estate company.

In addition it is not unreasonable to argue that there is a natural predisposition to look favorably on a report prepared by one's own company. We are highly critical of the report as outlined in our Property Values section.

These reasons are the basis for our belief that Mr Pennetta's situation gives rise to a perceived conflict of interest. Attached is an Opinion provided by the New York State Solicitor General's Office which emphasizes that a perceived conflict of interest warrants recusal.

We are also concerned that Mr Pennetta was unaware of the Real Estate Report until interviewed by the Northport Observer weeks after he had voted the DEIS complete and after assurances that all Board members had reviewed the document. The Cushman & Wakefield report has its own Appendix and "Cushman and Wakefield" was written in capital letters in the "Market Values of Existing Homes", section 3.3.1, page 3-30 of the DEIS.

Once again we would like to emphasize that we are not challenging Mr Pennetta's integrity but do feel that it is the duty of Board members to declare all current and previous connections with the applicant, his business and Indian Hills.

A member of the Village of East Hampton's Design Review Board who is a professional architect need not resign from his position on the Board if the architectural firm in which he is a partner infrequently accepts projects over which the Board has jurisdiction. On the occasions when his firm is involved in a project requiring review by the Board, he should recuse himself from review of the project.

March 4, 2002

Informal Opinion
No. 2002-8

Linda Riley, Esq.
Village Attorney
Village of East Hampton
86 Main Street
East Hampton, NY 11937-2730

Dear Ms. Riley:

You have inquired whether a member of the Village of East Hampton's Design Review Board (the "Board") who is a professional architect must resign his position on the Board if the architectural firm in which he is a partner infrequently accepts projects over which the Board has jurisdiction. We conclude that resignation probably is not required, but on the rare occasions when the Board member's firm's projects require review by the Board, he unquestionably should recuse himself from any consideration of the project or matter in question.

A. Background

You have advised us of the following facts. Pursuant to Local Law, the Village of East Hampton ("East Hampton") has created a seven-member Design Review Board that reviews site plans and applications for alterations to commercial buildings and other non-residential structures. In addition, the Board reviews applications for alterations to all properties located within several of East Hampton's Historic Districts. In order to serve on the Design Review Board, an individual must be a resident of East Hampton.

The Mayor of East Hampton and the Village Board of East Hampton believe that it benefits the Board and applicants alike for the Board to include a professional architect as a member. Moreover, you note that the guidelines of the New York State Office of Parks, Recreation and Historic Preservation suggest that "to the extent that such professionals are available," the community should appoint "commission members to represent the

disciplines of history, architectural history, architecture, archeology, and other historic-related professions."

The Board presently includes an architect who is a partner in an architectural firm. On infrequent occasions - "approximately once a year" - one of his firm's projects requires Board review. You also note that in those rare instances, "[i]t is understood" that the Board member in question "should recuse himself from participating in the discussion on any such matters and from the vote." You ask, however, whether instead of recusing himself in such instances, he should resign if his firm decides that it cannot refrain from accepting work in the future that might be reviewed by the Board. You add that "[i]t is unlikely that there are other historic preservation-professionals willing to serve on the Board who are also residents of [East Hampton] who would be willing, as a condition of their service, to refrain from accepting any employment related to projects over which the Board may have jurisdiction."

In addition, by telephone you informed us that you have consulted East Hampton's code of ethics and found that it did not provide a conclusive answer to your inquiry. You noted further that East Hampton has no a board of ethics, and that the Suffolk County Board of Ethics renders advisory opinions only to county employees, not municipalities.

B. Analysis

"Resolution of questions of conflict of interest requires a case-by-case examination of the relevant facts and circumstances." Matter of Parker v. Town of Gardiner Planning Bd., 184 A.D.2d 937 (3d Dep't), app. denied, 80 N.Y.2d 761 (1992). Public officials, such as members of East Hampton's Design Review Board, must perform their official duties solely in the public interest, and must avoid circumstances which compromise their ability to make impartial judgments on any basis other than the public good. Op. Atty. Gen. (Inf.) No. 99-21; see also, Matter of Tuxedo Conservation & Taxpayers Assoc. v. Town Bd. of Town of Tuxedo, 69 A.D.2d 320, 325 (2nd Dep't 1979) ("It is the policy of the law to keep the official so far from temptation as to ensure his unselfish devotion to the public interest.") (internal quotations omitted).

Indeed, in order to maintain public confidence in the integrity of government, public officials must avoid even the appearance of impropriety. Op. Atty. Gen. (Inf.) No. 2000-22; see also Matter of Tuxedo, 69 A.D.2d at 325 ("the test to be

applied is not whether there is a conflict, but whether there might be"). "It is critical that the public be assured that their [sic] officials are free to exercise their best judgment without any hint of self-interest or partiality, especially if a matter under consideration is particularly controversial." Matter of Byer v. Town of Poestenkill, 232 A.D.2d 851, 852-53 (3d Dep't 1996). Thus, where a public official is uncertain about whether he should undertake a particular action due to an actual or potential conflict, he must recuse himself entirely from the matter in question unless he procures an advisory opinion from a local ethics board that concludes otherwise. See Op. Atty. Gen. (Inf.) No. 98-38; see also Op. Atty. Gen. (Inf.) No. 99-21 (recusal requires the official in question to avoid "taking any actions with respect to that matter").

Clearly, for the Board member in question here to participate in the consideration of any matter or project submitted by his architectural firm to the Board for review would, at a minimum, raise the appearance of impropriety and call into question the validity of the action ultimately taken by the Board with respect to that matter. See Op. Atty. Gen. (Inf.) No. 99-42; Matter of Zagoreos v. Conklin, 109 A.D.2d 281, 286 (2nd Dep't 1985) (setting aside determinations by town board because of "perceived conflict of interest"). Therefore, on those infrequent occasions when the Board member's architectural firm submits a project for Board review, he should in our estimation recuse himself entirely from any consideration of the matter. See Op. Atty. Gen. (Inf.) Nos. 2000-9, 2000-49.

We do not believe, however, that based on the facts presented the Board member in question must resign his position on the Board, even if there is a substantial possibility that his firm on rare occasions will continue to submit further projects to the Board for review. Because the resolution of ethical questions is highly fact-sensitive, see Matter of Parker, 184 A.D.2d 937, and because the legal standards are highly subjective, see, id. (Attorney General and Town Board differed over whether recusal was necessary), it is extremely difficult to predict what degree of contact between the Board member's architectural firm and the Board would trigger the "appearance of impropriety" requiring resignation. We believe, however, that the infrequent contact you describe here warrants no more than recusal. Cf. Op. Atty. Gen. (Inf.) No. 99-39 (opining that recusal of a board member was "not an adequate remedy" where the impartiality of the public board "would not be free from doubt" by virtue of the fact that the individual occupied another public position that was by its very nature inherently inconsistent with his duties as a board member).

Our view that recusal is an appropriate and adequate remedy under the circumstances of this case accords with the views expressed in our prior opinions involving situations similar, but by no means identical, to that which you present. For instance, in 1997, the City of Oswego asked this office whether two members of the Oswego City Council should participate in unspecified matters likely to affect the city's future relationship with their employer, Niagara Mohawk Power Corporation. Op. Atty. Gen. (Inf.) No. 97-5. Specifically, the City of Oswego asked whether "it is proper for the two members of the city council employed by Niagara Mohawk to vote on these matters." Id. We concluded that if the interests of a public official's employer are affected periodically "by matters before the council, recusal" – not outright resignation – "is the appropriate course of action." Id.

Likewise, in 1999, the Town of Clinton asked whether a member of its Board of Assessment Review was required to recuse himself from participating in board review of the assessment of his own property. Op. Atty. Gen. (Inf.) No. 99-42. We concluded that "the subject board member had an obligation to recuse himself" from any board action taken with respect to his property, because otherwise, the board's action would be tainted with the appearance of impropriety and vulnerable to legal challenge. Id. Our opinion did not suggest that the more extreme remedy of resignation was required.

Courts, too, have concluded that under circumstances somewhat analogous to those here, recusal is a sufficient remedy. In Matter of Tuxedo Conservation & Taxpayers Assoc. v. Town Bd. of Town of Tuxedo, 69 A.D.2d 320 (2nd Dep't 1979), for example, the Appellate Division held that an officer of an advertising firm who sat on the town board had voted improperly on a zoning application submitted by a subsidiary of one of his firm's clients. Id. at 323-24. The Second Department characterized his participation in the vote as an "egregious error," but the court nowhere intimated that he should have resigned his position on the town board. Id. at 324.

None of these cases, however, involved a situation, as here, where there was both (1) a substantial probability that a conflict would continue to recur in the future; and (2) a board member, at least by all outward appearances, who stood to profit directly (as opposed, for instance, to the employees in the Niagara Mohawk case) from the situation giving rise to the conflict.

Nevertheless, we conclude that in light of the infrequency of these potential conflicts, resignation is not required. If resignation and not recusal was the appropriate remedy in every instance where a local official's private endeavors raised a potential conflict of interest, it seems likely, as you suggest, that local units of government would have difficulty finding qualified individuals to serve the public interest. For this and the reasons explained above, it is our view that the Board member in question need not resign his position on the Board if his firm approximately once per year accepts projects over which the Board has jurisdiction. If, however, recusal becomes a "common occurrence," his resignation from the Board may be necessary. Op. Atty. Gen. (Inf.) No. 85-20.

The Attorney General renders formal opinions only to officers and departments of State Government. This perforce is an informal and unofficial expression of the views of this office.

Very truly yours,

JAMES D. COLE
Assistant Solicitor General
In Charge of Opinions

By: _____
ROBERT H. EASTON
Assistant Solicitor General

SENIOR HOUSING

On September 12, 2019, less than one week before the DEIS Public Hearing, Tony Aloisio, Director of Planning at the Town of Huntington, was quoted in a Newsday article saying the town has a need for more senior housing. "The town over time has experienced certainly a demand for senior housing. Every time a project is completed it fills up rather quickly...at this time there is still a demand for this kind of housing."

C-491
Sec.
2.15

- There is a great need or senior housing the United States (US) and Huntington is no different. AARP estimates that our nation is on the verge of a severe senior housing shortage. Harvard's Joint center for housing studies estimates that 10 million seniors are currently having difficulty finding senior housing.

- Here on Long Island, Douglas Elliman estimates that 7,500 homes are current available in Suffolk County with an average sale price of $418,000 (likely less than half of the sale price of the proposed townhomes).

- If we merely define senior housing as somewhere to live, Huntington Seniors are free to purchase any of such thousands of homes currently available to fill their needs for housing.

- But the is not what AARP and Harvard are talking about in their studies. What the U.S. and Huntington really need is not just senior housing, but **affordable** senior housing and senior housing that provides benefits for seniors, such as accommodations for disabilities, transportation to doctors, community activities, etc.

- Long Island (LI) is only one of three areas in the entire country where housing costs are more than 40% of income for those over 65 (southeast Florida and southern California being the other two), which makes it so difficult for seniors to find **affordable** housing on LI.

- The proposed development does not address the need for **affordable** senior housing in Huntington which also provides epochal accommodations for seniors.

- The proposed development cannot be approved due to it providing senior housing, since it does not fulfill any need for **affordable** senior housing.

- Of course, we do not know for sure whether the proposed townhomes will qualify as affordable for seniors, since the Developer has consistently refused to address the price of the homes in the development, other than using an $850,000 estimated average sale price in the DEIS to estimate the amount of taxes generated by the development. But even at such estimate, the townhomes will sell for more than twice the

average sales price in Suffolk County we would like to ask the Huntington Town planning director how such housing can fill any need for affordable senior housing in Huntington.

- Is the proposed development really 55 and over? Will it have no children? Once permits are issued, is there any guarantee that it will remain 55 and over?

OPEN SPACE

C-492
Sec.
2.6

Fort Salonga already enjoys a beautiful neighborhood filled with open space, open space created by a one acre zoning.

- Although a few homes in Fort Salonga are large, most are of modest size on large one acre lots with trees, providing a neighborhood filled with open space.
- The Developer proposes adding clusters of several acres with large structures space 8 feet apart to destroy the feeling of open space.
- It is ironic that the only undeveloped open space on the property, the acres of natural wooded property, will be bulldozed under the developers plan and replaced with massive, numbers closely clustered structures int he name of preserving open space.
- The open space that is sough to be preserved and that is enjoyed by the adjoining homeowners, will become clusters of large buildings spaced close together. How is this a preservation fo open space? Shouldn't open space be to the enjoyment of the town's occupants and the use of the general population?
- Assuming that you can consider the golf course to be open space, since the adjoining homeowners are no longer enjoying it because it is being blocked by umber's large structures, then the open space can only be preserved for a few hundred private members of the golf course, not for the adjoining homeowners, not for the community at large.

NIMBY (Not In My Backyard)

There are those that would label the opposition to the proposed development as NIMBYs (Not in My Backyard).

- We are not NIMBYs and this is not a NIMBY situation.
- A NIMBY is someone who opposes something for the public goof that, although may be unpleasant, is a public necessity (like a garbage dump, a power plant, both of which we already have in Northport).
- The proposed development is a private commercial concern built on a private golf club for the enjoyment of a few hundred private members. The proposed development has no public purpose, not to provide affordable senior housing, not to provide open space for the enjoyment of the community at large, it is only for commercial profit.

CLUBHOUSE

In the Agreement and Release dated April 14, 2003 between the Town of Huntington, the IHCC, Inc, and the Fort Salonga Property Owners Association, Inc. in Section 9, Beach Access/Revetment Stones, The Indian Hills Country Club (IHCC) is directed to provide wooden steps (or alternatively stop or rock wall through/over) to provide east/west access on the beach. This has never been done. Is there a reason this has never been done and if not, was this merely a failure to comply with this section of the agreement? Wouldn't this then prohibit expansion of the clubhouse?

On September 18, 2019 at the Town of Huntington Public Hearing on the DEIS for The Preserve at Indian Hills, a concerned citizen spoke specifically about the proposed clubhouse expansion and its impact on this residential neighborhood. As the 2.5 minutes allowed did not allow time to cover all the issues we are submitting these additional written comments.

The clubhouse expansion plan is being properly reviewed as part of the overall development plan for The Preserve at Indian Hills as required by SEQR. If this were an independent application, plans to expand the size and use of the clubhouse in this residential neighborhood would certainly be the focus of intense public interest. Therefore, every detail of the plans for the new and expanded clubhouse must be included in this application, and scrutinized as thoroughly as those for the townhouse development.

The word "clubhouse" is mentioned 155 times in the 234 page DEIS Main Text and figures, and references information on water use and sewage as well as repeated descriptions of its siting, appearance and intended use. The clubhouse is mentioned in regards to waste removal and there is even a sentence on its healthy menus.

The DEIS includes the following clubhouse description: The new golf course clubhouse will be constructed on the site in a location north of the existing clubhouse nearer Breeze Hill Road, after which, the existing clubhouse will be demolished. This building is expected to be visible from Breeze Hill Road, screened by vegetation and reduced in visual appearance by landscaping and distance. The clubhouse is described as a recreational amenity for the use of the residents, members and guests. The greatest usage during April through October. Hours of operations will be from sunrise to midnight. The clubhouse offers dining, locker rooms and other services to members. Golf member and a la carte dining are offered from Wednesday through Sunday each week. The clubhouse is open all year and events services are available for both members and non-members. The number and frequency of lens is expected to be the same for proposed conditions as it is for current conditions. All very innocuous and implying

changes will be barely noticed. In fact, the DEIS states "the proposed increase is modest and necessary"...we do not believe it is either.

It is specifically mentioned that the clubhouse will remain available for special events such as outings by various community groups for fundraising and social gatherings. But in all of this, it appears that one of the clear intended uses has been brushed over. The word wedding appears only once in the entire document. Yet, from information derived from sources within The Preserve at Indian Hills Country Club, the clubhouse is intended to become a venue advertised for "country club" and "water view" weddings and weddings are intended to represent a significant source of income for the Club.

Unfortunately, the peak time of year and day of week for catered events including weddings, member golf and golf outings, golf member and a la carte dining, and Homeowner Association use of the clubhouse is all the same, April through October. The time of the day impact will be extended to late night activity associated with large catered events. The neighborhood, and especially the homeowners on the three sides surrounding this commercial operation, will be forced to adjust their lifestyles to accommodate someone else's profit making.

It is our belief the true concerns of the residents regarding traffic, parking and noise in relation to the clubhouse have not been sufficiently addressed in the DEIS:

Size of the Clubhouse

As shown in the Floor Plans in Appendix F the new Clubhouse appears to be in conformance with the Agreement and Release dated April 14, 2003 between the Town of Huntington, The IHCC, Inc. and the Fort Salonga Property Owners Association, Inc. inasmuch as the existing footprint is expanded by the agreed upon 30%.

Less clear is the size of the structure, alternatively referred to as a 2 1/2 story clubhouse and a 2 story building with a lower level.

The height of the new clubhouse is also unclear. The information provided for the proposed homes is 35 feet. Is that also the proposed height of the clubhouse?

As represented on the Floor Plans, although not to scale, the clubhouse appears to exceed 28,000 square feet including: a catering space, a cocktail lounge and a bridal suite on the second floor; the main dining room, fine dining and a bar/cocktail lounge on the first floor; locker rooms on the lower level. The square footage of this proposed new clubhouse certainly appears to far exceed the square footage of the current clubhouse in usable space.

We request the following information:

1. The square footage of the current clubhouse and the square footage of the proposed new clubhouse. This percentage increase information would reveal more about the increase in usable space and activities then the footprint increase.

C-493 Sec. 2.3

2. The height of the new proposed clubhouse.

C-494 Sec. 2.3

Traffic

There is no mention of the clubhouse operation in the transportation of traffic section. The Traffic Impact Study in Appendix Q-1 is only for the 98 units of senior housing. There is no trip generation information for the clubhouse, yet Trip Generation information from ITE (Institute of Transportation Engineers) is available for this type of facility, as Nelson & Pope has utilized this data in other studies.

The existing entrance on the south side of Breeze Hill Road is proposed to remain unchanged. There is a curve and a crest at this location requiring drivers familiar with this location to proceed slowly and cautiously in order to view oncoming traffic. Additionally, drivers also need to be aware of golf carts crossing the roadway, (even though golf arts are not permitted by law to be operated on public roadways.) No field sight distance measurements have been provided for this location, though it was specifically requested.

We believe vehicle traffic associated with catered events such as weddings, as well as an increase in the daily activities of the expanded clubhouse, will have a tremendous impact on the immediate as well as the surrounding neighborhoods and roadways. It will be especially impactful on Breeze Hill Road, Fresh Pond Road and Makamah Road and intensified late at night.

We request the following information:

1. **The developer's plans to address the challenges that exist at this single point of entrance and exit, especially for large events beginning and ending at specific times.**

C-495 Sec. 2.3

2. **Traffic study information provided by time of year, day of week and time of day for catering events, golf outings and dining; golf use by the proposed 425 members; use of clubhouse/fitness center facilities by townhouse owners.**

C-496 Sec. 2.3

3. **A field sight distance study for the Breeze Hill entrance/exit to the clubhouse.**

Sec-497 Sec. 2.3

Parking

Parking for the Golf Course Clubhouse is proposed at 146 stalls. This seems woefully insufficient for the intended use.

The Golf Course Clubhouse Dining Area is reported as taking up 2,996 square feet. Parking space allowances have been based upon the square footage:

Parking Golf Course Clubhouse:

- Dining Area: 2,996 square feet x 1 / 50 square feet = 60 stalls.
- Golf Course: 18 Holes x 3 / Hole = 54 stalls
- Driving Range: 12 Positions x 1/1 = 12 stalls.
- Community Golf Pro Shop: 3, 750 square feet x 1/200 square feet = 19 stalls

Total General Parking Required = 145 stalls

As we look at the Floor Plans in Appendix F, it appears that the combined dining areas exceed the 2,996 square footage given. Even if this layperson observation is incorrect, common sense tells us there is just not enough parking.

Common sense says that a wedding alone with 200 guests will require parking for approximately 100 cars. This leaves 46 stalls for all the following:

- Staff, including 35 food and beverage employees
- Photographers
- Hairdressers
- Florists
- Limos

Those same 46 spots will also have to accommodate the vehicles of any residents of the 98 townhomes using the facilities and any of the 425 golf club members who may also wish to use the facility during the time of the wedding. Where will the people park when the 146 spots are filled?

We request the following information:

Sec-498
Sec. 2.3

1. The square footage of all the catering, dining and cocktail areas.

Sec-499
2.3

2. The developer's plans to accommodate the inevitable overflow of vehicles at peak times.

Noise

The clubhouse is mentioned once under a section on Site, Sound and Odors and disposed of in a sentence on landscape screening. This will not be sufficient to block the noise of 200 wedding guests and their vehicles.

C-500 Sec. 2.3

In conclusion, there appears to be an understatement of the negative effects of the new and expanded clubhouse operation on the surrounding residential community. The community must be provided with specific and detailed information about all intended uses of this clubhouse, otherwise this is destined to become the next Del Vino Vineyards.

PUBLIC HEARING

During the hearing of September 18, 2019, most everyone except golf members of Indian Hills Golf Club were opposed to the proposed current plan submitted by The Northwind Group.

The golfers did not address the DEIS in their comments. They all identified the reason for their support of the current plan submitted by The Northwind Group as they did not want the alternative of fully developing the same with one acre zoned stand-alone homes, because such alternative would eliminate the golf course. None of them spoke about the DEIS and how it relates to the proposed current plan submitted by The Northwind Group, they only indicated that they wanted to avoid losing the golf course.

At the Public Hearing the two main alternatives that were discussed were:

1. Eliminate the golf course and fully develops the property or

2. Position the 98 townhomes in the most intrusive and uncharacteristic with the existing neighborhood manner possible on the borders of the property and in the backyards of the adjoining property owners.

SEQRA requires "reasonable" alternatives to the proposed plan. How can the total elimination of the golf course be considered a reasonable alternative under SEQRA? Given that just about no-one in the room the night of the hearing on September 18, 2019 wants the golf course to be eliminated. Both the opposition and those favoring the current plan are all united in that no one wants the golf course to go away.

SO why is something that no one wants the only reasonable alternative provided in Northwind's current DEIS? Because it is only a scare tactic used by Northwind to garner support for the proposal. The golf members have succumbed to such scare tactic while the local opposition has not. The reason for the former is that the golfers are uninformed and mostly not part of the neighborhood affected by the proposed development. They are from other parts to Huntington or other parts of Northport (and some from outside Huntington). The golf members who live in the affected area are opposed to the proposed plan.

Furthermore, the reason for the opposition not buying into the full development scare tactic or Northwind is that we are informed and know that such alternative is not reasonable and also not feasible. We know that other developers have tried to purchase Indian Hills prior to Northwind and we know that they walked away from it because their analysis concluded that the actual yield would be much less that the 98 provided to Northwind and at such yield, the homes would need to sell for too high a price for

the neighborhood. The Town of Huntington previously provided a yield calculation for the subject property and concluded such yield was closer to 70 homes and such calculation was prior to the steep slope zoning (we all know how steeply sloped the subject property is). The opposition has expert opinions on this matter and we know that the alternative is not feasible.

So how can an alternative that is not wanted by anyone and not feasible be the only "reasonable" alternative provided by Northwind in the DEIS? The answer is simply that it cannot and should not be considered to be a reasonable alternative as it is required by SEQRA.

The opposition to the current plan, although most would like to keep the subject property as is, will accept some development, but such development must not (1) lower property values, (2) be uncharacteristic of the surrounding area (3) minimize the effects on the surrounding sensitive environment and traffic. The subject property is over 150 acres and the only proposal is jamming all of the 98 townhomes on the borders of the adjoining neighbors backyards (remembers these are large buildings spaced only 8 feet apart!). Where is a reasonable alternative where the townhomes are positioned in the interior of the golf course?

We ask that The Northwind Group be forced to end the scare tactic of threatening to fully develop the subject property if the current proposal is not approved and provide a reasonable alternative under SEQRA where the facts (1-3) immediately above are considered.

HORIZONS 2020 – COMPREHENSIVE PLAN UPDATE, 2008

In July 2008, the Town of Huntington published Horizons 2020. All development should be consistent with this Comprehensive Plan.

STRATEGY: A.1.3 Explore opportunities to improve regulatory protection of other sensitive resources (steep slopes, floodplains, significant natural habitat areas...etc.)
COMMENT - Explain and detail how the proposed mixed-use high-density senior housing and golf course improves the regulatory protection of Crab Meadow, the Long Island Sound and Fresh Pond including wetland areas on and adjacent to the site.

C-501 Sec. 2.13

STRATEGY: A.1.4 Apply appropriate environmental criteria (e.g., sensitivity and extent of natural features, implications for water resources) in regulating development intensity /density.
COMMENT - Explain and detail the manner in which the proposed development has addressed this strategy. What environmental criteria have been applied to ensure the protection of existing environmental features on and adjacent to this site.

C-502 Sec. 2.13

STRATEGY: A.1.5 Require/encourage alternative site design standards (e.g., conservation subdivisions and lot averaging techniques) to better preserve natural areas on a tract.
COMMENT - The proposed development seeks to dramatically increase development density of the site, potentially impacting the property's steep slopes and both on-site and adjacent sensitive environmental features. Explain and detail how the proposed high-density mixed-use development is consistent with this standard.

C-503 Sec. 2.13

STRATEGY: A.1.6 Require minimum open space acreage (e.g., 20-30%) within new developments.
COMMENT - The proposed golf course and high-density residential development fails to include the recommended open space provisions. Active recreational uses such as golf courses do not constitute open space and, instead, have been demonstrated to adversely impact both ground and surface water resources. Explain and detail steps to be taken to increase the amount of open space.

C-504 Sec. 2.13

STRATEGY: A.2.6 Enact vegetated buffer and setback requirements for riparian corridors to help protect streams, tidal wetlands, and other surface waters.
COMMENT - The proposed development seeks to significantly increase the intensity of development on the subject property and proposes to decrease setbacks and buffer areas adjacent to surrounding wetlands and surface water resources. Explain and detail modifications to the proposed plan to address this failure.

C-505 Sec. 2.13

STRATEGY: A.3.1 Policy 5. Protect and improve water quality and supply.
COMMENT - The proposed high-density mixed-use development will significantly increase nutrient and pollutant loads on site, impacting both ground and surface water resources. Explain and detail modifications to the proposed plan to address this strategy.

C-506 Sec. 2.13

STRATEGY: 6. Protect and restore the quality and function of coastal ecosystems.
COMMENT - The proposed high-density, mixed-use development will adversely impact the quality and functioning of surrounding coastal features. Explain and detail the specific strategies to be taken to protect and restore the quality and function of the surrounding coastal ecosystem.

C-507 Sec. 2.13

STRATEGY: A.4.1 Strengthen the Town's grading regulations to better protect mature vegetation and encourage developers to utilize the latest techniques to maximize tree protection.
COMMENT - The subject development proposes a massive amount of grading and drainage along with the removal of 14 acres of vegetation. The proposed development should be modified to "better protect mature vegetation consistent with this strategy.

C-508 Sec. 2.13

STRATEGY: D.1.1 Limit subdivision of large properties into smaller lots.
COMMENT - The proposed development, which seeks to subdivide the largest privately-owned tract in Fort Salonga into a high-density, mixed-use development is inconsistent with the above housing strategy contained within the Horizons 2020 Plan.

C-509 Sec. 2.13

Figure 6.2 Generalized Existing Zoning – Low density residential
COMMENT - The Generalized Existing Zoning Map contained in the Horizons 2020 Plan designates this property as low-density residential. Explain and detail the basis for the proposed high-density, mixed-use development which is inconsistent with the nature and character of development surrounding the property and, generally, found within the community of Fort Salonga. The location of mixed-use high-density developments adjacent to environmentally sensitive features, wetlands and steep slopes is also consistent with good planning practice. This is particularly true when the proposed developed also lacks access to retail and public transportation services. The applicant should detail and explain the basis for this flawed approach.

C-510 Sec. 2.13

Figure 6.3 Generalized Future Land Use – Parks, Recreation & Conservation Land
COMMENT - The "Generalized Future Land Use" map contained within the Horizons 2020 Plan specifically designates the subject property for "Parks, Recreation & Conservation." The proposed mixed-use, high-density senior housing development and golf course is inconsistent with the Town's recommended future land use for the property. The development should be modified to conform with the blueprint for development contained within the Horizons 2020 Plan as identified above.

C-511 Sec. 2.13

The cluster housing proposal does not conform with Horizons 2020 Town of Huntington Comprehensive Plan Update.

The Indian Hills area is predominantly Residential Low Density, defined as single-family homes with minimum lot size of 20,000 square feet, R-20, R-40 and R-80. The existing development in the neighborhood is R-40, with minimum lot sizes of 40,000 square feet. The cluster housing is Residential High Density, defined as single-family residential with a minimum lot size of less than 10,000 square feet.

C-512 Sec. 2.13

Section G.3.2. states that the Town should "implement thresholds and standards for the location and design of higher density housing to ensure compatibility with adjacent established land uses and minimize or avoid impacts on traffic, neighborhoods, school districts and sensitive environmental resources."

High density "villages" immediately adjacent to R-40 single-family homes is clearly not the threshold required to be implemented in a 155 acre property and where precedent has been established with housing deliberately located in the interior of both Hamlet and Cold Spring Hills, the only approved Huntington courses with houses incorporated into the design. Nor do they "ensure compatibility" with "sensitive environmental resources".

Good planning practice as embodied in the Horizons 2020 plan recommends that the location of higher density housing in proximity to hamlet centers and public transportation. This property, Indian Hills Country Club, is adjacent to environmentally sensitive features, steep slopes and impaired waterbodies without access to any transportation services or existing commercial nodes.

2017 ALIGNMENT PLAN CONFLICT WITH CURRENT DEIS

C-513 Sec. 2.3

The current DEIS for the proposed project, The Preserve at Indian Hills, states that the proposed interior roadways will be privately owned and maintained by the Homeowners Association (HOA). The right of way and pavement width is proposed to be 30 feet wide to provide safe access to and within the site (pg. 1-10,1.6.1). However, the Alignment Plan-South Parcel for The Preserve at Indian Hills, developed by Nelson and Pope dated December 2017 shows the width of the private road between the Berg property (0400015.00-01.00-018.000) and the Jerome property (0400-015.00-01.00-020.000) to be 24 feet.

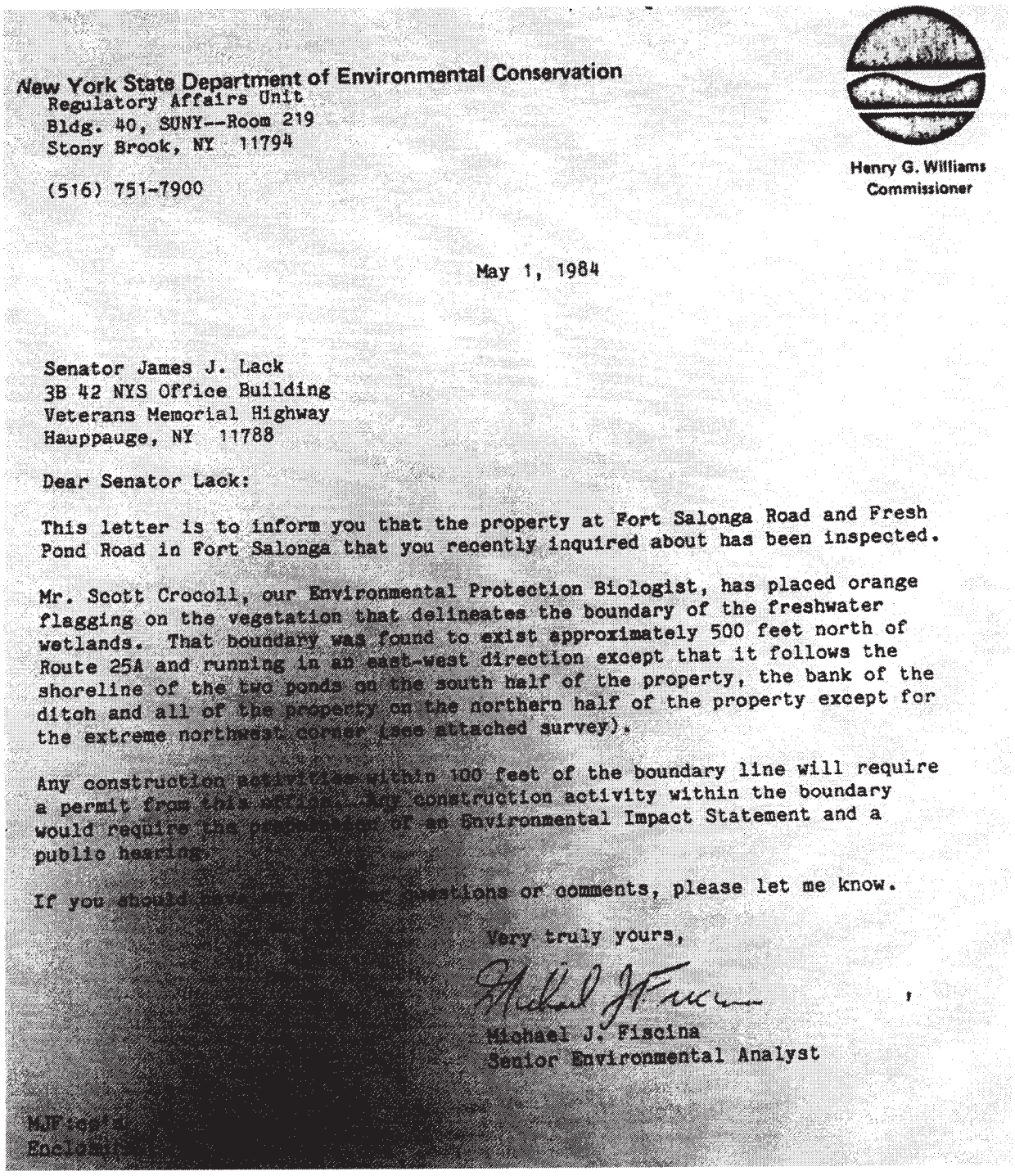
This 24 foot area is in the entrance to Mohican Court located after passing the initial eight proposed townhomes on Makamah Road, and then turning right on the private road between the Berg and Jerome properties. A 24 foot wide roadway in this sloped area, requiring proper drainage ditches for copious water run off on both sides of the road, is an inadequate width for the proposed traffic density. The current DEIS does not give the width of the road between these two properties (Berg and Jerome).

The Alignment Plan-South Parcel for The Preserve at Indian Hills was received by the Town of Huntington Department of Planning and Environment on December 28, 2017. This 24 foot roadway constriction as defined by Nelson and Pope must be addressed by the Town of Huntington Planning Department, since it would prevent the construction of a 30 foot roadway described in the current DEIS for The Preserve at Indian Hills.

FRESH POND GREENBELT

Indian Hills Country Club is within the check zone and it may require a DEC permit. On May 1, 1984 the DEC stated that "any construction activity within 100 feet of the boundary line will require a permit from this office". The sensitivity of this wetland has been under discussion for decades.

C-514
Sec.
2.3



New York State Department of Environmental Conservation
Regulatory Affairs Unit
Bldg. 40, SUNY--Room 219
Stony Brook, NY 11794

(516) 751-7900

Henry G. Williams
Commissioner

May 1, 1984

Senator James J. Lack
3B 42 NYS Office Building
Veterans Memorial Highway
Hauppauge, NY 11788

Dear Senator Lack:

This letter is to inform you that the property at Fort Salonga Road and Fresh Pond Road in Fort Salonga that you recently inquired about has been inspected.

Mr. Scott Crocoll, our Environmental Protection Biologist, has placed orange flagging on the vegetation that delineates the boundary of the freshwater wetlands. That boundary was found to exist approximately 500 feet north of Route 25A and running in an east-west direction except that it follows the shoreline of the two ponds on the south half of the property, the bank of the ditch and all of the property on the northern half of the property except for the extreme northwest corner (see attached survey).

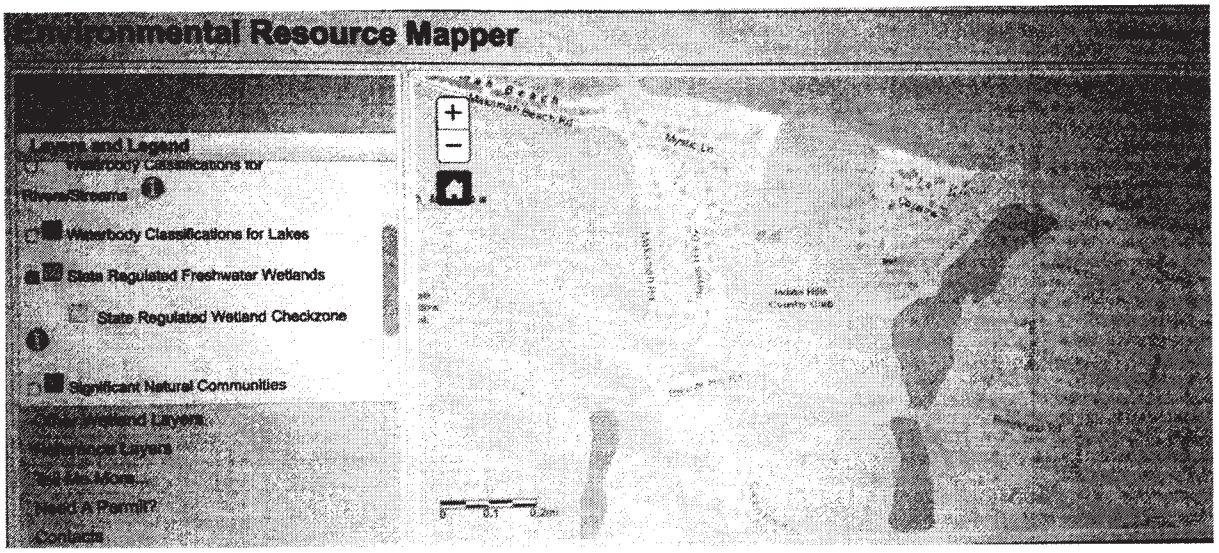
Any construction activities within 100 feet of the boundary line will require a permit from this office. Any construction activity within the boundary would require the preparation of an Environmental Impact Statement and a public hearing.

If you should have any further questions or comments, please let me know.

Very truly yours,

Michael J. Fiscina
Senior Environmental Analyst

MJF:ss
Enclosure



There are multiple check zones listed on the DEC website (Environmental Resource Mapper). The town should carefully review this information and how far any construction activity is from these zones.

The wetlands boundary needs to be examined and potentially expanded. The "adjacent area" clearly includes the golf course. All of the information from Timber Brook Wetlands Civic Association needs to be reviewed by the town prior to development.

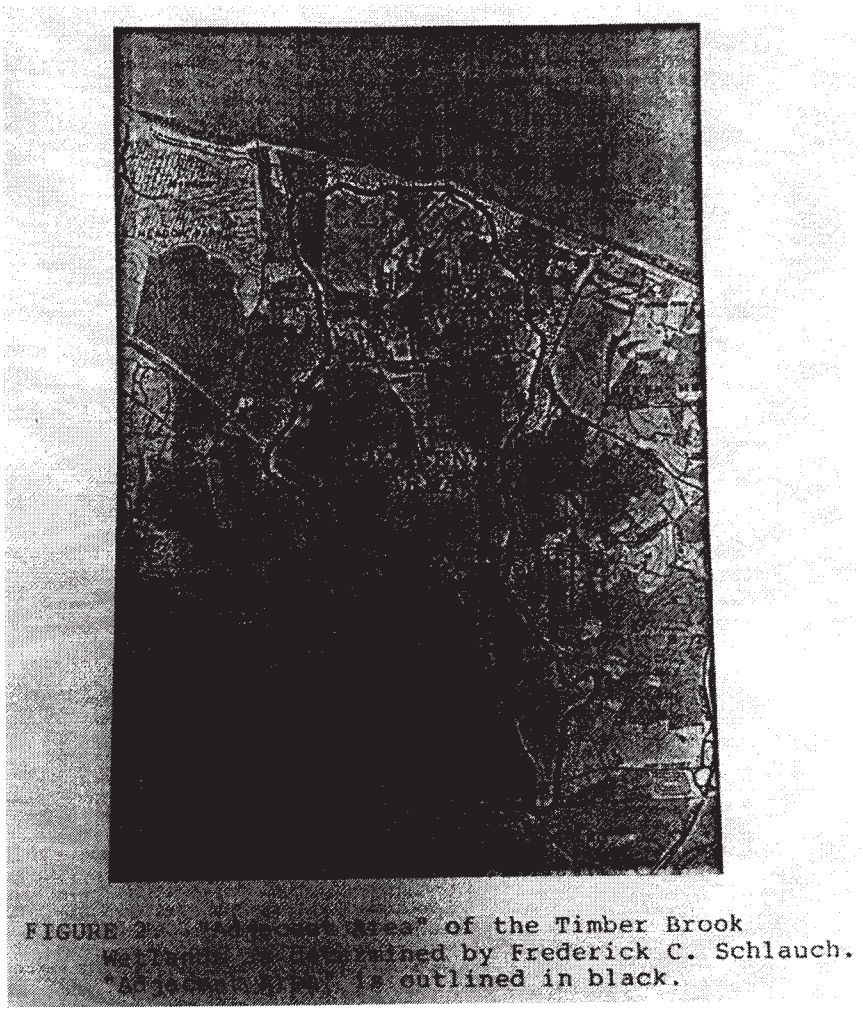


FIGURE 2. "Adjacent area" of the Timber Brook Wetlands determined by Frederick C. Schlauch. "Adjacent area" is outlined in black.

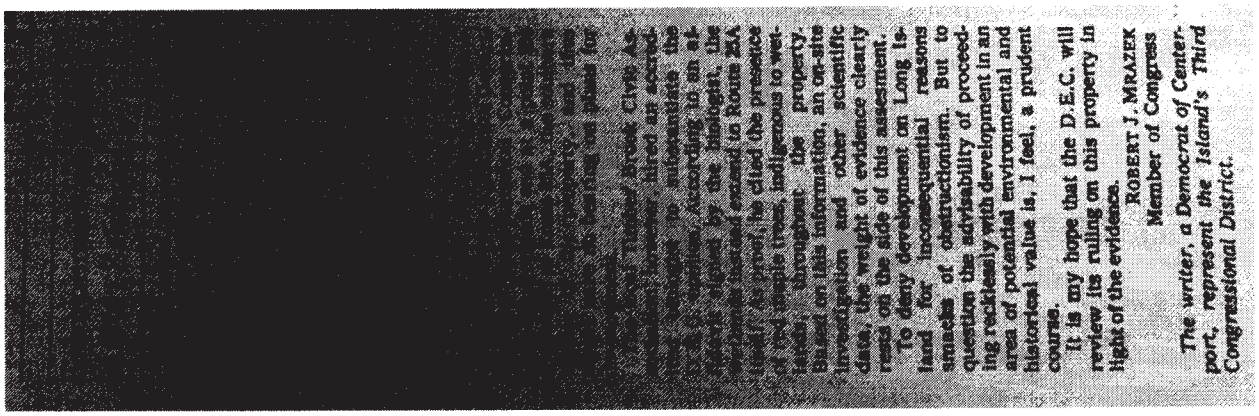


FIGURE 4. [illegible] of young Red Maples (Acer rubrum) [illegible] wetlands on the ca. 3.7 acres [illegible] Neighborhood Business" on the DEC [illegible] failed to map this area as [illegible] scene was taken just east of [illegible] the brook shown in FIGURE 3. [illegible], on page 19, of this [illegible] comments. Photograph taken on [illegible] by Frederick C. Schlauch.



FIGURE 5. [illegible] of wetlands vegetation in the [illegible] "disturbed area" extending to ca. 140 feet [illegible] north of Route 25A. Note the presence of [illegible] an [illegible] wetland indicator species, [illegible] communis. DEC failed to map [illegible] part of the Timber Brook [illegible] paragraph (42), on page 22, [illegible] for details. Photograph [illegible] 1985, by Frederick C. Schlauch.

The New York Times, Sunday, June 23, 1985



...Timber Brook Civic Association. Hired an expert to ...ate the ...according to an at... ...signed by the biologist, the ...exceed to Route 25A ...ed the presence ...indigenous to wet... ...throughout the property. Based on this information, an on-site investigation and other scientific data, the weight of evidence clearly rests on the side of this assessment.

To deny development on Long Island for inconsequential reasons smacks of obstructionism. But to question the advisability of proceeding recklessly with development in an area of potential environmental and historical value is, I feel, a prudent course.

It is my hope that the D.E.C. will review its ruling on this property in light of the evidence.

ROBERT J. MRAZEK
Member of Congress

The writer, a Democrat of Centerport, represent the Island's Third Congressional District.

CONGRESS OF THE UNITED STATES
HOUSE OF REPRESENTATIVES
WASHINGTON, D.C. 20515

ROBERT J. MRAZEK
3rd District, New York

COMMITTEE ON APPROPRIATIONS
WHIP AT LARGE

July 18, 1985

Mr. Dave Alvar
Timber Brook Civic Association
3 Woodmere Drive
Northport, New York 11768

Dear Dave:

I want to thank you and the other members of the Timber Brook Civic Association for actively participating in our Informational Exchange Meeting on the Fresh Ponds Wetland on Friday, July 12, 1985. The dialogue between all parties was important towards resolving this critical issue.

Hopefully, the attention focused on the Fresh Ponds Wetland will move the DEC and the other agencies involved to consider changing the boundary line of the wetlands. It is my firm belief that this land is too fragile to support any kind of development now or in the future.

Please be assured of my continued involvement in this issue. I have asked Eve Carlin, my District Representative, to converse with you frequently on the federal government's role with this property.

Thank you again for your commitment to saving [illegible] natural resources.

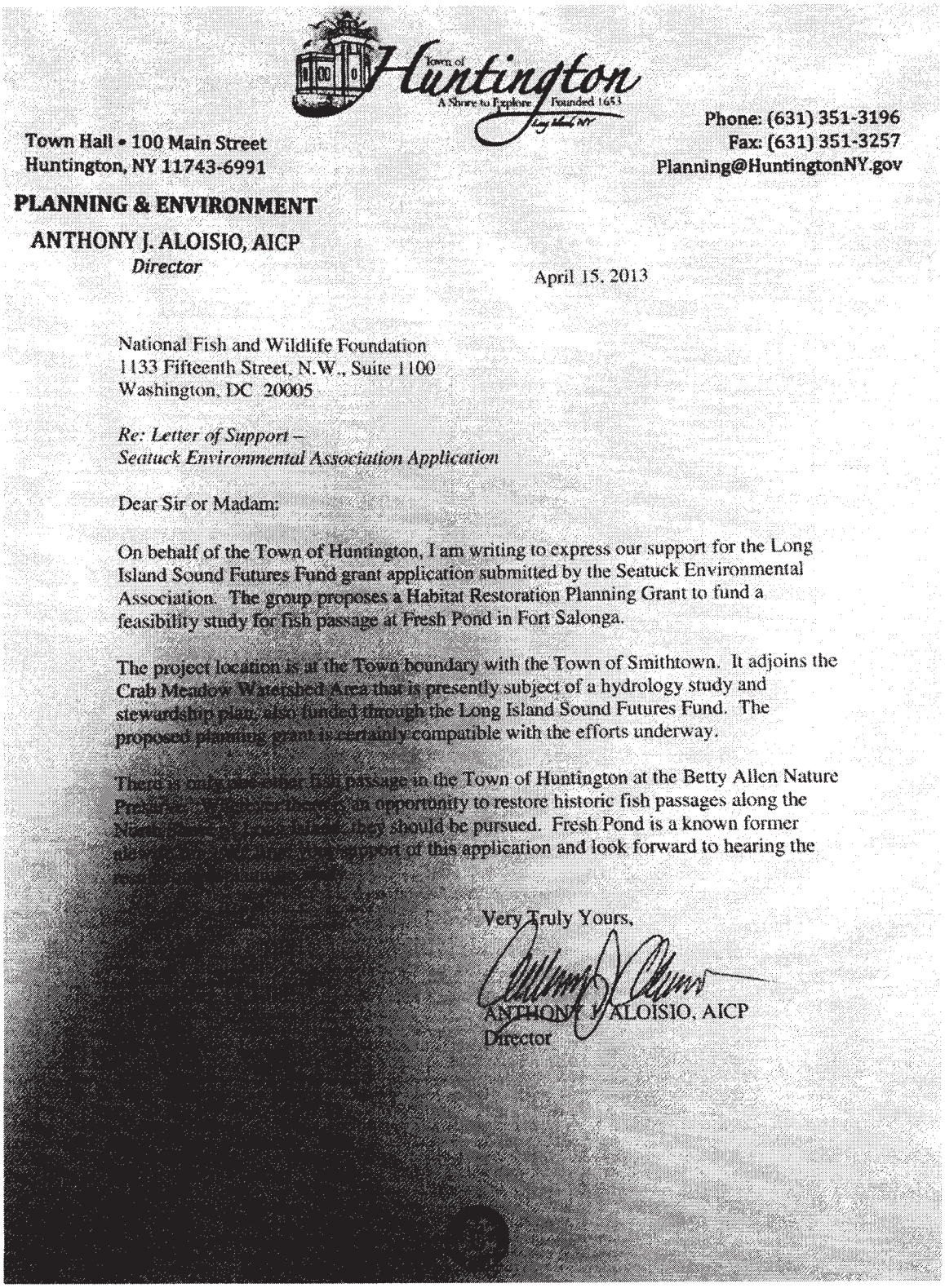
Very truly yours,

Bob Mrazek

Robert J. Mrazek
Member of Congress

[illegible] MAIN STREET, HUNTINGTON, N.Y. 11743 (516) 673-6530

Anthony Aloisio, Director of Planning, submitted a letter of support in 2013 highlighting the importance of habitat restoration and fish passage specifically at Fresh Pond. Mr. Aloisio references the Crab Meadow Watershed Hydrology Report and Stewardship Plan (CMWHRSP) which has yet to be finalized as of November 2019.



Town of Huntington
A Shore to Explore / Founded 1653

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PLANNING & ENVIRONMENT

ANTHONY J. ALOISIO, AICP
Director

April 15, 2013

National Fish and Wildlife Foundation
1133 Fifteenth Street, N.W., Suite 1100
Washington, DC 20005

Re: Letter of Support –
Seatuck Environmental Association Application

Dear Sir or Madam:

On behalf of the Town of Huntington, I am writing to express our support for the Long Island Sound Futures Fund grant application submitted by the Seatuck Environmental Association. The group proposes a Habitat Restoration Planning Grant to fund a feasibility study for fish passage at Fresh Pond in Fort Salonga.

The project location is at the Town boundary with the Town of Smithtown. It adjoins the Crab Meadow Watershed Area that is presently subject of a hydrology study and stewardship plan, also funded through the Long Island Sound Futures Fund. The proposed planning grant is certainly compatible with the efforts underway.

There is only one other fish passage in the Town of Huntington at the Betty Allen Nature Preserve. [illegible] an opportunity to restore historic fish passages along the [illegible] they should be pursued. Fresh Pond is a known former [illegible] support of this application and look forward to hearing the [illegible]

Very Truly Yours,

ANTHONY J. ALOISIO, AICP
Director