

**SUFFOLK COUNTY**  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
6 NYCRR Part 617  
State Environmental Quality Review

**Instructions:** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current available information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

**Part 1 – Project and Sponsor Information**

Name of Action/Project: Reaffirm status of inclusion of Suffolk County Tax Map Numbers: 0504-004.00-01.00-019.000 and 0504-009.00- 01.00-035.000, which are owned by Pal-O-Mine Equestrian Inc, into a certified Agricultural District
Project Location (include map): The Subject Property as defined by Suffolk County Tax Map Numbers: 0504-004.00-01.00-019.000 and 0504-009.00- 01.00-035.000 are located at 891 and 899 Old Nichols Road respectively in the Village of Islandia
Brief Description of Proposed Action (include purpose, intent and the environmental resources that may be affected):  The Proposed Action involves reaffirming the of status of inclusion of Suffolk County Tax Map Numbers: 0504-004.00-01.00-019.000 and 0504-009.00- 01.00-035.000, which are owned by Pal-O-Mine Equestrian Inc, into a certified Agricultural District. The inclusion of parcels in a certified Agricultural District is subject to New York State Agriculture and Markets Law Section 303-b.  The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Pal-O-Mine Equestiran Inc to reaffirm the status of inclusion of Suffolk County Tax Map Numbers: 0504-004.00-01.00-019.000 and 0504-009.00- 01.00-035.000 into a certified Agricultural District. At their April 29, 2020 meeting, the Suffolk County Agricultural and Farmland Protection Board recommended that the Suffolk County Legislature reaffirm the inclusion status of these parcels within a certified Agricultural District. The parcels, totaling aproximately 1.80 acres, were determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the district.  Additional information regarding the Agricultural District Program is included in the attached Narrative. In addition, information about the subject property is provided in the attached project location map and table. Also attached to Part I of this EAF is information provided by the Pal-O-Mine Equestrian applicant that was part of their 2020 Agricultural Application to the Suffolk County Agricultural and Farmland Protection Board. This attachment, entitled "Narrative Addendum to the 2020 Application of Pal-O-Mine Equestrian Inc...", provides supplemental information to some of the Part I EAF questions. Also in Pal-O- Mine Equestrian Inc.'s 2020 Agricultural District application it notes the following "Initial inclusion of these properties into Agricultural District No. 3 occurred in 2017 by approval of the County Legislature, with Certification by the N.Y. Commissioner of Agriculture and Markets. Properties are part of and adjunct to an ongoing Commercial Equine/Horse Boarding and certified "farm operation" existing at the following properties in Islandia: 829 Old Nichols Road, 867 Old Nichols Road, 891 Old Nichols Road, 899 Old Nichols Road. No change to present uses or the intensity of present uses is proposed or anticipated. No construction is proposed or anticipated. Renewal application is made to confirm status of the properties in Agricultural District No. 3 due to pending litigation in regard to the County's SEQRA compliance with regard to the previous adoption."  Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend that a parcel be included into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District

Name of Applicant/Project Sponsor: Suffolk County Division of Planning and Environment on behalf of Suffolk County Agriculture and Farmland Protection Board/August Ruckdeschel, Farmland and Open Space Administrator		Email: august.ruckdeschel@suffolkcountyny.gov Telephone #: 631-853-4717
Address: 100 Veterans Memorial Highway, H. Lee Dennison Bldg. - 2nd Floor		
City/P.O.: Hauppauge	State: NY	Zip Code: 11788
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule or regulation? <b>If Yes</b> , attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. <b>If No</b> , continue to question 2.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental agency?  <b>If Yes</b> , list agency(s) name and permit or approval: New York State Department of Agriculture and Markets  (Please note that this proposed action only involves the inclusion of the subject property into a certified Agricultural District. Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend a parcel(s) to be included into a certified Agricultural District and New York State Department of Agriculture and Markets must certify the inclusion of the parcel(s) into a certified Agricultural District)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
3a. Total acreage of the site of the proposed action: 1.80		
3b. Total acreage to be physically disturbed: 0		
3c. Total acreage (project site and contiguous properties) owned or controlled by the applicant or project sponsor: 10.58		
4. Check all land uses that occur on, adjoining and near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Parkland <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Aquatic <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Other:		
5a. Is the proposed action a permitted use under the zoning regulations?		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
5b. Is the proposed action consistent with an adopted comprehensive plan?		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
7. Is the site of the proposed action located in, or adjoining a state listed Critical Environmental Area (CEA)?  <b>If Yes</b> , identify CEA: <input type="text"/>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8a. Will the proposed action result in a substantial increase in traffic above present levels?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8b. Are public transportation services available at or near the site of the proposed action?		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
8c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p>
<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p><b>If Yes</b>, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p><b>If No</b>, describe method for providing potable water:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p>
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p><b>If Yes</b>, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p><b>If No</b>, describe method for providing wastewater treatment:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p>
<p>12a. Does the site contain a structure that is listed on either the State or National Register of Historic Places or dedicated to the Suffolk County Historic Trust?</p> <p>12b. Is the proposed action located in an archeological sensitive area?</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>13a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>13b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p><b>If Yes</b>, identify the wetland or waterbody and extent of alterations in square feet or acres:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site (check all that apply):</p> <p><input type="checkbox"/> Shoreline                      <input type="checkbox"/> Forest                      <input type="checkbox"/> Agricultural/grasslands                      <input type="checkbox"/> Early/mid-successional</p> <p><input type="checkbox"/> Wetland                      <input type="checkbox"/> Urban                      <input checked="" type="checkbox"/> Suburban</p>	
<p>15. Does the site of the proposed action contain any species of animal or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>16. Is the project site located in the 100 year flood plain?</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p><b>If Yes,</b></p> <p>a. Will storm water discharges flow to adjacent properties? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p><b>If Yes, describe:</b>  <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p><b>If Yes, explain size and purpose:</b>  <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p><b>If Yes, describe:</b>  <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p><b>If Yes, describe:</b>  <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/Sponsor Name: August Ruckdeschel <span style="float: right;">Date: 6/8/2020</span></p> <p>Signature: </p>	

**SUFFOLK COUNTY**  
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**NARRATIVE**

New York State Agriculture and Markets Law (NYS AML) Article 25-AA provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of its local and state economies and as an economic and environmental resource of major importance. The Agricultural Districts Program is articulated by this law wherein viable agricultural land may be included within a certified Agricultural District affording certain benefits and protections in order to perpetuate farming.

NYS AML Section 303-b allows County legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may request the inclusion of land, which is predominantly viable agricultural land, within an existing certified Agricultural District. The County designated the month of March as the annual thirty-day period for 2020, as per Resolution No. 688-2013.

The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Pal-O-Mine Equestrian Inc. totaling 2 parcels of land for reaffirmed inclusion within a certified Agricultural District at their April 29, 2020 meeting. The Board recommended these parcels (1.80 acres) of land to be reaffirmed into certified Agricultural District 3. The parcels are located within the Village of Islandia, Town of Islip. For additional information about the subject property please see the attached map and table. It was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the districts. Please note that all actions on properties included in an Agricultural District continue to be subject to local zoning and subdivision regulations and that this designation does not preclude adherence to such local regulations.

Please note that while not required by the Part I of the EAF for the action of including the subject property into an existing Agricultural District, all of the questions were answered to provide additional site-specific information. As indicated in Part I of the EAF, the subject property is not located in or adjacent to: a Critical Environmental Area (CEA), mapped freshwater or tidal wetlands, a flood plain or an historic district. In addition, the proposed action will not result in additional water use, wastewater generation or substantial increases in traffic. The Part I EAF does note that the project is in an archaeological sensitive area. This is based on the New York State Parks Recreation and Historic Preservation Office's (SHPO) Cultural Resource Information System (CRIS). As noted in CRIS, Archaeological Sensitive Areas are based on a "layer to view buffer areas around archaeological sites that are recorded by SHPO. Because these areas are only based on proximity, locations within these areas may not be archaeologically sensitive, and locations outside these areas may be archaeologically

sensitive.” In addition, it should be noted that the subject property is a previously disturbed site and that the proposed action will not result in construction or changes in site use. The proposed action will also not affect any applicable requirements relating to consulting with SHPO prior to any possible future construction activities.

The Suffolk County Agricultural and Farmland Protection Board is in the process of presenting its recommendations by Introductory Resolution to the Suffolk County Legislature for possible inclusion into existing certified Agricultural Districts. Once the recommendations are approved by the Suffolk County Legislature, they are sent to the Commissioner of NYS Department of Agriculture & Markets, who has 30 days after receipt of the County resolution, to certify those parcels of land recommended by the County for inclusion into a certified Agricultural District. The Commissioner certifies whether the inclusion of predominately viable agricultural land, as proposed, is feasible and shall serve the public interest in assisting in maintaining a viable agricultural industry within these district(s).

DRAFT - Master Staff Report Chart for 1 application received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 25AA Request for reaffirmation of parcels included into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines						Farm PDR Info	Additional Application Info	Staff Comments	
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvements in Last 5 Years	Staff Comments
RRS-2020-01	0504 00400 0100 019000	Pal-O-Mine Equestrian, Inc	Pal-O-Mine Equestrian, Inc	891 Old Nichols Road	Village of Islandia	1.82	Food crops = -0.3 acres Horticulture crops = -0.3 acres Non-Profit Equine = -1.3 acres	Existing	2-3 years	Yes. It is used in conjunction with Pal-O-Mine's non-contiguous 7.4 acre farm at 829 Old Nichols Road.	Yes. It is used in conjunction with Pal-O-Mine's non-contiguous 7.4 acre farm at 829 Old Nichols Road.	Yes	NA	Yes (25)	Yes	84%	No	Yes (see itemized if needed)	
	899 Old Nichols Road			0.78															

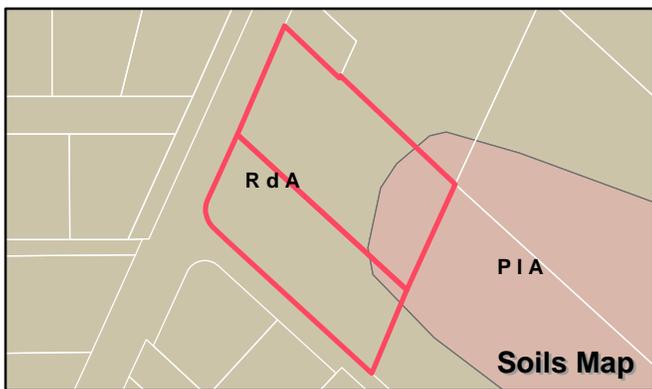
# §ARTICLE 25-AA REQUEST TO REAFFIRM AGRICULTURAL DISTRICT STATUS

New York State Agricultural Districts Program in Suffolk County

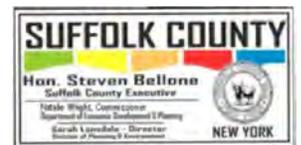
RRS-2020-01



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Legislative District No.	Agricultural District No.	Tax Map No.	Acres	Notes
10	3	0504 00400 0100 019000	1.0	
10	3	0504 00900 0100 035000	0.78	



Prepared April 2020  
CD-20-49

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Real Property Taxmap parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work\* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

\*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

Introduced by Presiding Officer, on request of the County Executive

**RESOLUTION NO. -2020, AUTHORIZING THE REAFFIRMED INCLUSION OF PARCEL(S) INTO AN EXISTING CERTIFIED AGRICULTURAL DISTRICT(S) IN THE COUNTY OF SUFFOLK – 2020 – PAL-O-MINE EQUESTRIAN, INC. (SCTM NO. 0504-004.00-01.00-019.000, 0504-009.00-01.00-035.000)**

**WHEREAS**, Article 25-AA of the New York State Agriculture and Markets Law provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of the local and state economies and as an economic and environmental resource of major importance; and

**WHEREAS**, Article 25-AA of the New York State Agriculture and Markets Law established and articulates the Agricultural Districts Program, wherein viable agricultural land included within a certified Agricultural District receives certain benefits and protections in order to perpetuate farming; and

**WHEREAS**, Article 25-AA of the New York State Agriculture and Markets Law was amended in 2003 to include Section 303-B which allows county legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may submit a request for inclusion of land which is predominantly viable agricultural land within an existing certified Agricultural District; and

**WHEREAS**, Suffolk County does contain Agricultural Districts; and

**WHEREAS**, Resolution 688-2013 designated March as the thirty-day period starting in 2014 within which a land owner may submit a request for inclusion of land that is predominantly viable agricultural land within a certified Agricultural District; and

**WHEREAS**, Resolution 633-2017 authorized the inclusion of the parcels (SCTM NOS. 0504- 004.00-01.00-019.000, 0504-009.00-01.00-035.000) owned by Pal-O-Mine Equestrian, Inc. into Agricultural District No. 3 in the Village of Islandia; and

**WHEREAS**, in accordance with Section 303-b under Article 25-AA of the New York State Agriculture and Markets Law, New York State Agriculture and Markets certified the inclusion of these parcels in Agricultural District No. 3 on August 8, 2017; and

**WHEREAS**, under Article 25-AA of the New York State Agriculture and Markets Law, the County received a request to reaffirm the status of inclusion in Agricultural District number 3 in the Village of Islandia. Said request pertains to the following two parcels currently in Agricultural District No. 3, as listed in Exhibit "A"; and

**WHEREAS**, the Suffolk County Agricultural and Farmland Protection Board, at its meeting held on April 29, 2020, found that the parcel(s) identified in Exhibit "A" consist of predominately viable agricultural land and that inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the existing certified Agricultural District No. 3; and

**1<sup>st</sup> RESOLVED**, that this Legislature hereby finds that it is in the best interest of the

people of the County of Suffolk to reaffirm the inclusion of the parcel(s) identified by Exhibit "A" into the existing certified Agricultural District No. 3, as recommended by the Suffolk County Agricultural and Farmland Protection Board; and be it further

**2<sup>nd</sup>** **RESOLVED**, that the reaffirmed and recommended inclusion of the parcel(s) identified in Exhibit "A" in existing certified Agricultural District No. 3 is hereby approved, adopted, and referred to the Commissioner of the New York State Department of Agriculture and Markets for review and certification under Article 25-AA of the New York State Agriculture and Markets Law; and be it further

**3<sup>rd</sup>** **RESOLVED**, that the Clerk of the Suffolk County Legislature is hereby directed to submit this resolution including the list of parcel(s) in Exhibit "A", the report of the Suffolk County Agricultural and Farmland Protection Board, the tax map identification numbers, and tax maps for each parcel of land to be reaffirmed and included in an Agricultural District to the Commissioner of the New York State Department of Agriculture and Markets; and be it further

**4<sup>th</sup>** **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby classifies the proposal as an Unlisted Action under the provisions of Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code; and, be it further

**5<sup>th</sup>** **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby finds and determines that the proposal, pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, will not have significant adverse impacts on the environment for the following reasons:

1. the proposed action will not exceed any of the criteria in Section 617.7 of Title 6 NYCRR which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form;
2. the proposal does not appear to significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code;
3. the subject property does not appear to suffer from any severe Environmental development constraints (limiting soil properties, a high groundwater table, and/or unmanageable slopes); and, be it further

**6<sup>th</sup>** **RESOLVED**, that Suffolk County hereby adopts a determination of non-significance (negative declaration) and the Council of Environmental Quality is hereby directed to circulate and file all necessary notices in accordance with this resolution

DATED:

APPROVED BY:

\_\_\_\_\_  
County Executive of Suffolk County

DATE:

**Exhibit A**

Parcel(s) Approved for Inclusion in Existing Certified Agricultural District(s)

<b>Tax Map Number</b>	<b>Name</b>	<b>Acres</b>	<b>Agricultural District Number</b>
0504-004.00-01.00-019.000	Pal O Mine Equestrian, Inc.	1.02	3
0504-009.00-01.00-035.000	Pal O Mine Equestrian, Inc.	0.78	3
	<b>TOTAL ACRES</b>	<b>1.80</b>	

**Narrative Addendum to the  
2020 Application of Pal-O-Mine Equestrian, Inc.  
for the Renewal and Re-Adoption of 891 and 899 Old Nichols Road, Islandia,  
into Suffolk County Agricultural District No. 3.**

This addendum to the 2020 Renewal Application <sup>1</sup> is submitted in order to provide more complete information for the Agricultural and Farmland Protection Board's consideration of Pal-O-Mine Equestrian, Inc.'s ("Pal-O-Mine's") 2017 application for the County's affirmance of its prior inclusion of two parcels into the Suffolk County Agricultural District No. 3 ("District No. 3). This narrative is also provided to be used in support of the Short Environmental Assessment Form ("Short EAF") for this application.

**Background:**

The two subject parcels 899 Old Nichols Road (SCTM: 0504-004.00-01.00-035.00 and 891 Old Nichols Road (SCTM: 0504-009.00-01.00-019.000 (the "Properties") are, respectively, 1.05 and 0.84 acres in size and located in the Village of Islandia, Town of Islip. 899 Old Nichols Road is a corner lot developed with a residential structure, small greenhouse, and tilled crop area with outbuildings including a former farm stand. It is bounded on its west by Old Nichols Road; on its south by Dewey Street; on its east by a wooded and County-owned right of way and parkland; and on its north by 891 Old Nichols Road. The area of Dewey Street to the south is developed residential property. 891 Old Nichols Road is an interior lot developed with a residential structure a garage/storage building, a second out-building that is used as a meeting space, and a small paddock for use in equine education. 891 Old Nichols Road is bounded on the west by Old Nichols Road; on its south by 899 Old Nichols Road; on its east by the County-owned right of way and parkland, and on its north by another residential property. The area to the west of Old Nichols Road is developed as residential.

The Properties were purchased by Pal-O-Mine in December 2015 in their existing state although minor improvements have been made to the properties in regard to ADA compliance, and to provide educational space in support of farm operations. Prior to their purchase 899 Old Nichols Road was used as a residence and for the growing of vegetables which were sold from the property

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1. This "renewal" application is submitted in response to litigation brought by Islandia Village to overturn the County Legislature's 2017 adoption of these properties into District No. 3. The litigation continues, and the Village argues that the County's compliance with SEQRA was improper because its SEQRA review looked at all applications together as opposed to individually. The Village seeks to de-certify the County's and the State's inclusion of the Properties into District 3. Should the Court side with the Village, the 2017 certification would be void, placing Pal-O-Mine's farm operation in jeopardy. Accordingly, Pal-O-Mine presents this application in order to provide a separate SEQRA review for its Properties so that in the unlikely event that the Court invalidate their prior certification, that their certification will be reaffirmed under this application.

at the farm stand. The property at 891 Old Nichols Road was used as a residence with the two out-buildings being used to store vehicles, equipment, or other items.

The Proposed Additions have been used since 2016 in conjunction with Pal-O-Mine's non-contiguous 7.4 acre farm operation at 829 Old Nichols Road as an adjunct to its therapeutic/educational/equestrian programs. The farm operation at 829 Old Nichols Road was accepted into District No. 3 in 2015. The Properties at issue were accepted into District No. 3 in 2017. A description of the programs used by Pal-O-Mine is provided herewith ("Job Security Through Equine Partnership (J-STEP) Business Plan") as well as Profit & Loss Statement for 2019. **See, Exhibit "A", hereto**

Both Properties are "residential" zoned (891 Old Nichols – "Residence 1"/899 Old Nichols – "MF Residential") and "agriculture" is consistent with these "use" categories under the Village's zoning code. This is more fully explored herein. Surveys showing the existing structures for the Properties are provided herewith. **See, Exhibit "B", hereto.** An aerial map identifying the Properties and the existing Farm Operation at 829 Old Nichols Road, and showing the surrounding properties are provided herewith. **See, Exhibit "C", hereto.**

#### **Soils on the Property:**

The predominant soils on the parcel are:

Riverhead Loamy Sand, 0 to 3% slope (RdA)  
Plymouth Sandy Loam, 0 to 3% slope (PIA)

Provided herewith is a Soil Survey Overlay Map from the Suffolk County Soil & Water Conservation District identifying these soil complexes. **See, Exhibit "D", hereto.** The soil complexes on this property are considered by the USDA to be prime farmland and, accordingly, 100% of the parcel qualifies as "viable agricultural land" (A.M.L. § 303-b).

#### **The Existing Farm Uses:**

Subsequent to the Properties being purchased by Pal-O-Mine in 2015 they were incorporated into the equestrian/educational/therapeutic programs ongoing at the farm. Active farming of vegetables on 899 Old Nichols Road by Pal-O-Mine was renewed in 2016 with sales being made to participants in the educational programs to support the non-profit activities of the farm. In addition, the residence on 899 Old Nichols Road has been used as educational space (first floor) and the second floor is inhabited by a farm employee. 891 Old Nichols Road is used as a residence for another farm employee along with additional space for the J-STEP program and equine education. The Properties' uses have been and will continue to be the subject of education programs into the future in furtherance of the Pal-O-Mine farm operations and mission. It is anticipated that the farm stand on the 899 Old Nichols Road property will be reactivated this year.

**The Uses Being Made of the Properties are Consistent with Zoning:**

The uses being made of the Properties are authorized under the Village Code. The 899 Old Nichols Road property is located in the “MF Residence” district, and holds a Certificate of Occupancy as a dwelling originally granted in 1958 and updated in January, 2014. The 891 Old Nichols Road property is located in the Village’s “Residence 1” District and holds a “Letter in Lieu of Certificate of Occupancy” granted in 1995 noting that it, too, is a dwelling. Both the 891 and 899 Old Nichols Road properties are being used as residences for *one* staff/intern who work on the farm. Under the Islandia Code, both Multifamily residential and Residence I classifications are considered “residential” districts. *See*, Islandia Code, §§ 177-11(C); 177-51.

Significantly, the zoning code’s “Table of Use Regulations” (§ 177-52)<sup>2</sup> provides that, in addition to “residential” principal uses, “Accessory” uses are authorized in residence districts. Islandia Code, § 177-57. The Village’s “Accessory Use” regulations include “agriculture” as an authorized accessory use. *See*, Islandia Code, § 177-57(B).

Significantly, the Village also has an “Agricultural District” in which Pal-O-Mine’s main facility is located and the operations on the Properties are consistent with agriculture as defined therein. The operations Pal-O-Mine undertakes at its 829 Old Nichols Road property constitutes “agricultural” operations under the Village’s “Agricultural District” law. Islandia Code, § §177-46 through 177-50. Under these regulations the following are permitted uses fully consistent with “agricultural” uses related to “commercial equine operations”:

- (1) Agricultural uses and necessary buildings, including farm houses, related to the tilling of the land, the raising of farm products, the raising and keeping of horses, cattle and other livestock, . . . and the sale of farm and/or garden products.
- (4) Horticultural uses, including greenhouses . . . , related to the raising, propagating and selling of trees, shrubs, flowers and other vegetative material.
- (5) Farmstands for the sale of farm and/or garden products on a retail basis limited to produce grown on the subject parcel.
- (10) Equine-assisted therapy as an accessory use to a commercial horse boarding/equine operation.<sup>3</sup>

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2. Islandia Code, “Residential Districts: Table of Use Regulations”. *See*, **Exhibit “E” hereto.**

3. Islandia Code, § 177-47. *See*, **Exhibit “F” hereto.**

Notably, the Department of Agriculture has confirmed that the uses presently being made of 829, 891 and 899 Old Nichols Road constitute “agriculture” under the A.M.L.,<sup>4</sup> and each of these properties are within District No. 3.

Thus, it is clear that the properties in question are in “residence” districts of the village, using the dwellings there as a principal use, and that “agricultural” uses are permitted in the district by the zoning code as “accessory” uses. *See*, Islandia Code, § 177-52 & Residence Districts: Table of Use Regulations. Moreover, each of the uses being made of 891 and 899 Old Nichols Road are “agricultural” and are consistent with and related to “commercial horse boarding/equine operations” under the code’s “Agricultural District” regulations. *See*, Islandia Code, § 177-47. Echoing the opinion of the Department of Agriculture, the uses being made of 891 and 899 Old Nichols Road constitute part of a “farm operation” which, as “agriculture” are authorized uses under the Village’s zoning code.

Thus, the “dwelling” and “accessory” uses being made of the Properties constitute “agriculture” whether measured by the Village Code or under State law, and are clearly authorized in these districts under the Village Code.

#### **Environmental Quality Review:**

Provided herewith is a draft Short EAF for the County’s use. Part 1 has been completed and the County is required to complete Parts 2 & 3, and to execute the determination of significance. This narrative is provided as an adjunct to the Short EAF.

#### **I. Inclusion of the Properties is an “Unlisted” Action:**

In the 2017 application for these Properties, the A.F.P.B. and the County’s C.E.Q. reviewed Pal-O-Mine’s submissions and accepted and reviewed the positions of the Village and Pal-O-Mine at the hearings held before them. The A.F.P.B. recommended adoption of the Properties into Agricultural District No. 3, and the C.E.Q. recommended that the action be treated as an “Unlisted” action in part on guidance from the State Department of Agriculture and Markets in regard to A.M.L. § 303-b applications.<sup>5</sup> For “Unlisted” actions, the appropriate review path is to use a Short EAF to assess whether further SEQRA review is warranted. *Id.*, § 617.6(3). It is submitted that based on the present and intended uses of the Properties, and because these uses are consistent with the Village Code, no adverse impacts to the environment will occur by renewing and re-adopting the Properties to the County’s Agricultural Districts Program.

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4. *See*, Communication from Robert Somers, Ph.D., Department of Agriculture, dated 4/19/17. **See, Exhibit “G” hereto.**

5. *See*, Memorandum to the Hon. Steven Bellone, Suffolk Co. Executive, from Lawrence Swanson, Chair, Suffolk County Council on Environmental Quality, dated May 24, 2017. **See, Exhibit “H” hereto.**

**2. Inclusion of the Properties does not Affect a Critical Environmental Area:**

During the 2017 application the Village suggested that a “Critical Environmental Area” (“CEA”) — specifically the Connetquot River headwaters — were near the Village and, therefore, that the County should view this application as a “Type I” action under SEQRA. To be a Critical Environmental Area, however, the area must be identified as such by the D.E.C. or a municipality; must be noticed for public hearing; and its adoption must be filed with the D.E.C. and publicly noticed by the D.E.C. in the Environmental Notice Bulletin. 6 N.Y.C.R.R., § 617.14(g). Indeed, the Connetquot River has not been identified as a CEA by either the New York State D.E.C. or by the Village of Islandia. As is provided herewith, the present list of all C.E.A.’s in Suffolk County, maintained by the D.E.C., does not include the Connetquot River. *See, Exhibit “I” annexed hereto.* Accordingly, it is not a Critical Environmental Area. Accordingly, the Short EAF notes that the Properties will not “have an impact on the environmental characteristics that caused the establishment of a CEA” (*see*, Short EAF, Part 2, page 1, Question # 4) because the Properties are not within or substantially contiguous to a CEA.

**3. There are No Anticipated Material Changes in Traffic:**

One of the concerns previously noted by the Village concerns its concern over the increase in traffic that will occur at the Properties. Although the Village seems only concerned by the potential increase in road expenditures it postulates in maintaining a public roadway, these are not concerns properly addressed under SEQRA. Nor are they supported. That said, there is no real potential for an increase in traffic. Indeed, the Properties themselves do not propose to increase any parking — therefore not inviting additional traffic — and the uses being made by the students are contrary to doing so. The approval sought is also for an existing farm operation and no increased operations are proposed. Finally, Old Nichols Road is one of the most heavily travelled roadways in the County and any traffic brought by the farm’s operations are negligible, at best.

**4. No Material Change to Operations or Construction is Proposed:**

Most important, the renewed and re-adopted inclusion of the Properties into District No. 3 changes no existing operations on the Properties, does not authorize a change in lawful use of the Properties, or authorize any action that would “impair” the environment or the community. Thus, no factual basis exists to assume an adverse environmental impact, or to warrant further SEQRA review other than the completion of Parts 2 and 3 of the Short EAF.

**Conclusion:**

For the foregoing reasons, it is submitted that the Properties qualify as “land under agricultural production” (A.M.L., § 301(4)(j)) used in conjunction with “commercial horse boarding” and/or “commercial equine” operations (§ 301(13) & (18)), and therefore are part of a “farm operation” (A.M.L., § 301(11)). As well, because of the “prime farmland” soil designations the

Properties hold they meet the definition of predominantly “viable agricultural land” provided for in sections 301(1) and 303-b(2)(a) of the Agriculture and Markets Law.

It is submitted that the Properties continue to assist and enhance the Pal-O-Mine Equestrian, Inc. “farm operation” and are, therefore, worthy candidates for renewed and continued inclusion in the County’s Agricultural Districts program. This is demonstrated not only by the use of the 899 and 891 Old Nichols Road properties in support of Pal-O-Mine’s overall farm operation, but because of the substantial investment made by Pal-O-Mine in obtaining and improving its properties and in developing a truly community-oriented farm operation in Islandia. Accordingly, Pal-O-Mine Equestrian, Inc. asks that the Agriculture and Farmland Protection Board recommend these parcels of land for renewed and re-confirmed inclusion into Suffolk County Agricultural District No. 3 as doing so will serve the public interest by assisting in maintaining a viable agricultural industry within the district. A.M.L. § 303-b(1).

**JOB SECURITY THROUGH EQUINE PARTNERSHIP**  
**(J-STEP)**

**BUSINESS PLAN**

**COMPANY DESCRIPTION:**

Pal-O-Mine Equestrian, Inc. is an Internal Revenue Code section 501(c)(3) non-profit organization dedicated to improving the lives of children and adults with special needs. Pal-O-Mine's mission is to provide a comprehensive therapeutic equine program using horses to facilitate growth, learning and healing. Our population includes children and adults with disabilities, those who have been abused or neglected, former members of the military and persons who are economically disadvantaged.

**PRODUCT OR SERVICE**

The J-STEP Program is an internship program that provides job skills training for young adults with disabilities and focuses on waste-reduction, "green" living, farming, and energy conservation in the setting of a working horse farm. The J-STEP Program provides supportive job coaching, financial literacy training and other employment related training to young adults with disabilities. As part of the vocational development program, the interns have established a "green" initiative at Pal-O-Mine's 13-acre equine facility in Islandia.

The Program includes a recycling program, a "free" fertilizer program for the community, an active waste-alternative compost program, an organic garden, a sensory garden to assist in the treatment of people with sensory processing disorder, an energy conservation campaign focused on reducing energy and waste and a "freecycle" center where members of the Pal-O-Mine community can recycle their unwanted items and equipment. In 2015, Pal-O-Mine acquired 2 additional pieces of property at 891 and 899 Old Nichols Road, and in 2018 acquired an additional property at 867 Old Nichols Road, contiguous to the 829 Old Nichols Road farm, to be able to further expand the J-STEP program as well as to provide housing for farm staff.

Over each of the last seven years, Pal-O-Mine Equestrian has provided an average of 40 young adults with disabilities, ages 16-46, the opportunity to be involved with this internship program. Some of the specific disabilities addressed by the Program include: autism, traumatic brain injury, fetal alcohol syndrome, dyslexia, apraxia, processing deficits, developmental delays, hearing and visual impairments and cerebral palsy. One-third of the participants are on the autism spectrum. Each intern participates between 8-20 hours weekly depending upon the season. On each given workday, there are 3 job coaches who have extensive experience in horticulture, farming, business management, special education and horses.

## **HOW WE HAVE WORKED TO SOLVE THESE ISSUES-SPECIFIC STRATEGY**

The goal of the J-STEP Program is to provide meaningful vocational opportunities to adults with disabilities to establish a full time agriculture program including a working farm-stand, greenhouse, organic garden, green living program and energy conservation at all of the Pal-O-Mine owned properties. A future goal is to involve our veteran populations to work alongside our young adults with disabilities.

Specific measurable objectives of the Program are as follows:

1. 40-50 young adults with disabilities will be interns for 20-25 hours per week.
2. Participants will continue the operation of the overall recycling program with a continuing goal of reduce waste in each year by 25% as measured by weekly dumpster removals.
3. Additional property was acquired in 2018 to increase the area available for the planting, cultivation, and harvesting of crops and horticulturals.
4. Organic fruits, vegetables and herbs are sold to the existing Pal-O-Mine Equestrian community, and a long-term goal will be to partner with an existing farm stand in the area. Success of the program will be measured by profits and the outside retention rate for our interns.
5. Horse manure is used as fertilizer in the garden and is offered free to the community. This has reduced animal waste by 5% as measured by the amount of manure leaving the property.
6. Other waste has been reduced by 5% by creating a waste-alternative compost program. The success of the Program in this area is measured by weekly dumpster removals; the amount of compost generated weekly that is used for the garden, and by establishing a "freecycle" program where farm equipment is being repurposed and reused.
7. A sensory garden has been cultivated, tilled, and farmed with a variety of sensory related plants and herbs in order to assist with the sensory integration treatment of individuals from the community who have been diagnosed with a sensory processing disorder.
8. Under the Program, adults with disabilities learn and master at least 3 of the following skills: financial management, garden management, harvesting crops, social and personal relationships and daily living skills.
9. In 2016, Pal-O-Mine implemented an Alternative to Incarceration Program partnering with the Suffolk County Court System, Probation and Eastern Suffolk BOCES. Youths who are 16-21 years old who are identified as high risk and have failed out of the traditional educational system are mandated to attend the Program by judges of the District Court. Strong emphasis is placed on vocational soft skills at the farm with a work-based learning component. Students learn work habits and safety protocols as well as viable job skills in equine husbandry, horticulture, farming, carpentry and education.

## **COMMUNICATIONS**

Pal-O-Mine Equestrian, Inc. has an excellent relationship with local press and currently works with Autuori Communications, NY to ensure that any support that Pal-O-Mine Equestrian receives is acknowledged and publicized in local press such as in the Long Island Business News, Newsday, local Pennysavers and Town Criers and many online publications. Acknowledgements will also be on our website, at our events and in our newsletters.

## **GRANTS AND PROGRAMS SINCE 2017 FOR THE J-STEP PROGRAM**

Walmart  
Nature's Bounty  
Bethpage Federal Credit Union  
Frederic R. Coudert Foundation  
NY Community Bank Foundation  
H. W. Wilson Foundation  
Knapp-Swezey Foundation  
Frank J. Antun Foundation  
Slomo and Cindy Silvian Foundation

## **COLLABORATIVE PROGRAMS FOR SUSTAINABILITY**

Vanderbilt Planetarium, Centerport, NY  
Firefly Artists, Northport, NY  
North Fork Gallery, Riverhead, NY

Additionally, the progress and results of the program will be presented to many professionals in the area at various conferences, seminars and workshops focusing on vocational training and development for individuals with disabilities and agricultural sustainability for not-for-profits.

**FINANCIAL PROJECTIONS** – The J-STEP Program opened its own bank account in July 2013 and, at the present time, has a balance of \$2,278.00. Over the past four years the J-STEP Program has shown a **100% increase** in revenues over expenditures.

## **OVERALL SUMMARY**

Pal-O-Mine Equestrian is the only equine organization of its kind in the New York metropolitan area that owns and operates an equine facility solely dedicated to providing a myriad of services to children, youths, and adults with a variety of challenges and needs. Pal-O-Mine Equestrian offers year-round adaptive riding lessons, occupational and speech therapy, equine assisted learning and psychotherapy, vocational skills training and specialized support groups. Pal-O-Mine now owns and operates four

parcels of land each housing farm staff and supporting Pal-O-Mine's mission; and all properties have equine and agricultural operations in place.

The continuation of the J-STEP Program at both 899 Old Nichols Road and 891 Old Nichols Road will continue to offer a year-round, consistent, weekly vocational programs to young adults with disabilities and to veterans, which includes stipends and on-the-job training.

Exhibit "A"

# PAL-O-MINE EQUESTRIAN INC

## Profit & Loss

January through December 2019

Jan - Dec 19

### Ordinary Income/Expense

#### Income

4100 · Lessons/Contracts	
4105 · Lessons	346,708.49
4110 · Contracts	103,140.00
4115 · EAP	12,825.00
Total 4100 · Lessons/Contracts	<u>462,673.49</u>
4200 · Fund Raising Events	
4220 · Belmont	78,075.00
4230 · Golf Outing	97,093.88
4245 · Raffles	16,886.95
4250 · Horse Shows	894.00
4255 · Horse Wish List	4,823.81
4260 · Pave It Forward	1,800.00
4267 · Open House/Concert	19,176.22
4290 · Other	8,766.88
4200 · Fund Raising Events - Other	-351.00
Total 4200 · Fund Raising Events	<u>227,165.74</u>
4300 · Grants/Matching Funds	562,460.50
4350 · Facility Fee	
4353 · Facility Fee	13,314.00
4355 · Half Lease	50.00
4357 · Clinics	555.00
4350 · Facility Fee - Other	31,927.00
Total 4350 · Facility Fee	<u>45,846.00</u>
4400 · Contributions/Donations	464,290.28
4700 · Other Income	
4710 · Continuing Ed Income	
4712 · EAGALA Workshop	2,975.00
4714 · Corporate Training	9,500.00
4716 · Continuing Reimbursement	9,152.65
4710 · Continuing Ed Income - Other	8,574.80
Total 4710 · Continuing Ed Income	<u>31,202.45</u>
4720 · Clothing/Helmets	8,012.14
4750 · Miscellaneous Income	
4755 · Health Insurance	140.55
4765 · Bank Interest	133.52
4750 · Miscellaneous Income - Other	122.71
Total 4750 · Miscellaneous Income	<u>396.78</u>
Total 4700 · Other Income	<u>39,611.37</u>
Total Income	<u>1,802,047.38</u>
Gross Profit	1,802,047.38
Expense	
5000 · Cost of Events	
5010 · BELMONT	40,945.42

# PAL-O-MINE EQUESTRIAN INC.

## Profit & Loss

January through December 2019

	<u>Jan - Dec 19</u>
5015 · Golf Outing	50,752.71
5022 · Open House/Concert	7,435.71
5023 · - Cost of event reimbursement	-1,240.00
5000 · Cost. of Events - Other	<u>12,108.18</u>
Total 5000 · Cost of Events	110,002.02
5100 · Horse Maintenance	
5105 · Bran	1,325.83
5110 · Equipment	2,906.64
5115 · Farrier	
5116 · Farrier Reimbursement	-2,173.50
5115 · Farrier - Other	<u>19,250.00</u>
Total 5115 · Farrier	17,076.50
5120 · Feed	
5121 · Feed Reimbursement	-380.40
5120 · Feed - Other	<u>7,637.01</u>
Total 5120 · Feed	7,256.61
5125 · Hay	
5126 · Hay Reimbursement	-1,140.93
5125 · Hay - Other	<u>48,068.50</u>
Total 5125 · Hay	46,925.57
5130 · Medication	
5131 · Medication Reimbursement	-346.39
5130 · Medication - Other	<u>8,497.52</u>
Total 5130 · Medication	8,151.13
5135 · Salt Licks	301.72
5145 · Straw/Pellets/Bedding/Shavings	7,200.05
5150 · Veterinarian	
5152 · Veterinarian Reimbursement	-1,849.00
5150 · Veterinarian - Other	<u>12,190.00</u>
Total 5150 · Veterinarian	10,341.00
5155 · Shows	1,977.85
5160 · Trailering	600.00
5165 · Training	7,220.00
5100 · Horse Maintenance - Other	<u>-3,749.92</u>
Total 5100 · Horse Maintenance	107,532.88
5300 · Compensation - other	
5301 · P/T Teachers & Therapists	102,163.69
5302 · Program Facilitators	160,508.93
5303 · Instructor Fees	94,547.50
5304 · Group Liasion	67,112.40
5300 · Compensation - other - Other	<u>0.00</u>
Total 5300 · Compensation - other	424,332.52
5400 · Insurance	
5416 · Special Farm/Liability	250.00
5412 · 3152E2582 - Comm'l Umbrella	2,741.80

# PAL-O-MINE EQUESTRIAN INC

## Profit & Loss

January through December 2019

	<u>Jan - Dec 19</u>
5416 · 3101G4653 Special Farm Package	25,322.92
5420 · Directors & Officers Liability	619.60
5435 · Workers Compensation	20,818.79
5450 · Disability Insurance	1,020.27
5455 · Professional Liability	5,438.50
5461 · Health/Dental	27,161.73
5462 · 3152C6040 - Business Auto	4,196.02
5400 · Insurance - Other	<u>2,818.00</u>
Total 5400 · Insurance	90,387.63
5500 · Program Expense	
5510 · JSTEP Reimbursement	-30,450.49
5522 · Day Experience Expenses	
5524 · -Day Experience Reimbursement	-5,075.00
5522 · Day Experience Expenses - Other	<u>15,080.27</u>
Total 5522 · Day Experience Expenses	10,005.27
5500 · Program Expense - Other	<u>109,956.29</u>
Total 5500 · Program Expense	89,511.07
6000 · Payroll	
6011 · Director's Salary	41,980.94
6012 · Admin. Salaries	105,800.27
6016 · Misc. Payroll Taxes	-353.70
6017 · Employee Taxes-NY State	0.00
6020 · Payroll tax-NYSUI	2,079.95
6025 · Payroll Employer Taxes	15,658.76
6026 · Payroll Expenses	60,099.03
6030 · Payroll Benefits	
6032 · Retirement	9,987.60
6034 · Life Insurance	<u>6,156.12</u>
Total 6030 · Payroll Benefits	16,143.72
6000 · Payroll - Other	<u>966.16</u>
Total 6000 · Payroll	242,375.13
6200 · Interest Expense	
6220 · Loan Interest	62,807.57
6225 · Mortgage	4,416.93
6200 · Interest Expense - Other	<u>-305.64</u>
Total 6200 · Interest Expense	66,918.86
6270 · Professional Fees	
6271 · Legal	
6272 · Reimbursement - Legal Fees	-1,500.00
6271 · Legal - Other	<u>24,254.90</u>
Total 6271 · Legal	22,754.90
6275 · Accounting	31,220.00
6280 · Consulting	<u>22,235.00</u>
Total 6270 · Professional Fees	76,209.90
6300 · Repairs and Maintenance	

# PAL-O-MINE EQUESTRIAN INC

## Profit & Loss

January through December 2019

	<u>Jan - Dec 19</u>
6302 · Grounds	13,745.78
6310 · Buildings	8,045.00
6315 · Indoor Arena	0.36
6320 · House	0.06
6330 · Equipment	16,488.11
6335 · Reimbursement - Repairs & Maint	-220.00
6300 · Repairs and Maintenance - Other	<u>10,851.46</u>
Total 6300 · Repairs and Maintenance	48,910.77
6400 · Utilities	
6405 · Gas and Electric	32,997.95
6410 · Oil	6,482.16
6415 · Water	2,882.41
6420 · Reimbursement - Utilities	-1,758.43
6400 · Utilities - Other	<u>892.64</u>
Total 6400 · Utilities	41,406.73
6450 · Business Expense	
6451 · Travel & Ent	
6453 · Reimbursement - Travel & Ent	-2,560.99
6451 · Travel & Ent - Other	<u>3,476.33</u>
Total 6451 · Travel & Ent	915.34
6452 · Business Expense reimbursed	-333.00
6455 · Contract Labor	1,150.00
6460 · Bank Service Charges	425.45
6465 · Credit Card Fee	-4,539.31
6470 · Donations	2,409.32
6450 · Business Expense - Other	<u>25,941.45</u>
Total 6450 · Business Expense	35,047.87
8000 · Other Expenses	
8010 · Continuing Education	
8011 · Program Expense	627.88
8012 · -Continuing Ed. Reimbursement	1,059.30
8013 · Eagala Clinic	4,120.22
8015 · Richie Fisher Clinic	1,425.00
8010 · Continuing Education - Other	<u>4,161.81</u>
Total 8010 · Continuing Education	11,394.21
8030 · Barn Supplies	
8035 · -Barn Supplies Reimbursement	-561.61
8030 · Barn Supplies - Other	<u>2,115.01</u>
Total 8030 · Barn Supplies	1,553.40
8060 · Clothing	7,996.06
8070 · Clinics and Training	
8072 · Clinic Reimbursement	-3,340.53
8070 · Clinics and Training - Other	<u>550.00</u>
Total 8070 · Clinics and Training	-2,790.53
8080 · Automobile Expense	

**PAL-O-MINE EQUESTRIAN INC**

**Profit & Loss**

January through December 2019

	<u>Jan - Dec 19</u>
8081 - Fuel	6,587.97
8082 - Repairs	9.00
8083 - Fees & Licenses	846.75
8080 - Automobile Expense - Other	<u>57.80</u>
Total 8080 - Automobile Expense	7,501.52
8110 - Bad Check	
8111 - Reimbursement for bad ck & fees	-270.00
8110 - Bad Check - Other	<u>520.00</u>
Total 8110 - Bad Check	250.00
8130 - Gifts Given	
8131 - Gifts - reimbursement	-25.00
8130 - Gifts Given - Other	<u>3,651.85</u>
Total 8130 - Gifts Given	3,626.85
8135 - Dues and Subscriptions	6,154.61
8140 - Finance/Late Fees	89.08
8145 - Advertising	21,057.08
8160 - Fund Raising	213.98
8170 - Telephone	
8172 - Cell	2,321.41
8170 - Telephone - Other	<u>4,048.57</u>
Total 8170 - Telephone	6,369.98
8190 - Computer	14,657.13
8210 - Office Supplies	
8211 - Reimbursement - Office Supplies	-146.00
8212 - Permits	700.00
8214 - Postage and Delivery	2,767.51
8210 - Office Supplies - Other	<u>5,193.84</u>
Total 8210 - Office Supplies	8,515.35
8500 - Miscellaneous	-1,263.44
8510 - Real Estate Taxes	16,601.37
8700 - Other Expenses-Misc	53.94
8000 - Other Expenses - Other	<u>5,457.94</u>
Total 8000 - Other Expenses	107,438.53
Total Expense	<u>1,440,163.91</u>
Net Ordinary Income	361,883.47
Other Income/Expense	
Other Income	
7010 - Interest Income	<u>16.97</u>
Total Other Income	16.97
Other Expense	
8800 - Depreciation	61,600.00
8810 - Amortization Expense	<u>5,295.00</u>
Total Other Expense	66,895.00
Net Other Income	-66,878.03
Net Income	<u><u>295,005.44</u></u>

Exhibit "B"

Area =  
 34,835 sq.ft.  
 0.80 acres

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY

GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY WAS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE

Note: ALL SUBSURFACE STRUCTURES, WATER SUPPLY, SANITARY SYSTEMS, DRAINAGE, DRYWELLS AND UTILITIES SHOWN ARE FROM FIELD OBSERVATION AND OR DATA OBTAINED FROM OTHER

THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY NOT SHOWN ARE NOT GUARANTEED

DATE: 11/08/13	SCALE: 1"=40'
BY: [Signature]	NO. 111
PROJECT NO. 13-1000-0001	

Premises known as:

# 504-09-01-35 (Lot 22)

## Survey of Part of Lot 22

"11th Map of House and Home Company"  
 Filed February 19, 1900 as Map No. 559

situate in the

### Village of Islandia

Town of Islip

Suffolk County, New York

Tax Map # 504-09-01-35

Scale 1" = 40' November 8, 2013

GRAPHIC SCALE



( IN FEET )

1 inch = 40 ft





Nichols Road

$N25^{\circ}01'00''E$

$R=27.80'$   
 $L=34.67'$

deed  $287.55'$   
actual  $282.38'$

$101.77'$

$S46^{\circ}26'20''E$

Part of Lot 24

Dewey Street

Part of

$N46^{\circ}26'20''W$

Certified to:

Abstracts Inc.  
SAMD, L.P.  
Fidelity National Title Insurance Company



LAND SURVEYING

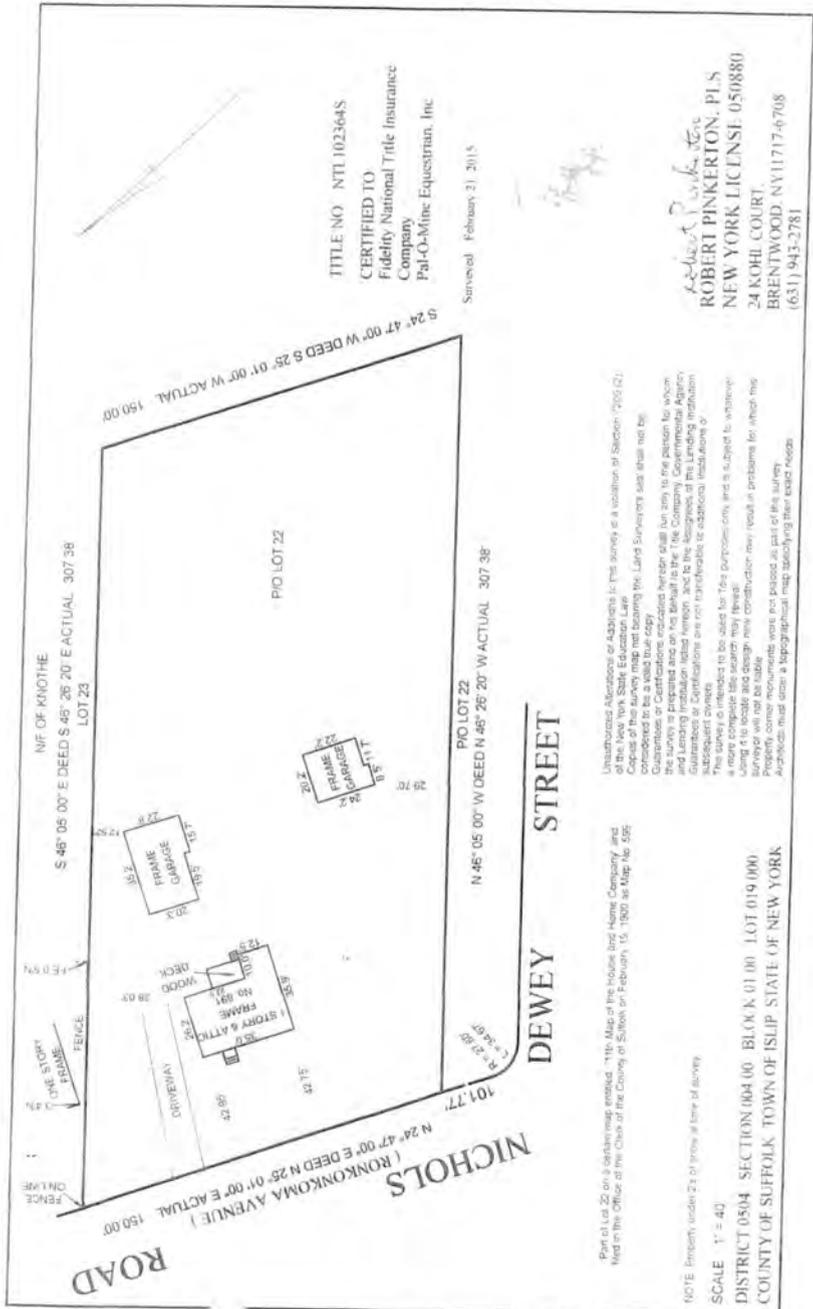
SUBDIVISIONS  
TITLE & MORTGAGE SURVEYS  
TOPOGRAPHIC SURVEYS  
LAND PLANNERS  
SITE PLANS

JOHN MINTO, L.S.  
LICENSED PROFESSIONAL LAND SURVEYOR  
NEW YORK STATE LIC. NO. 49866

PHONE (631) 724-4900  
FAX (631) 724-5456

83 SMITHTOWN BOULEVARD SMITHTOWN, N.Y. 11787





TITLE NO. NTI 102364S  
 CERTIFIED TO  
 Fidelity National Title Insurance  
 Company  
 Pal-O-Mine Equestrian, Inc.

Surveyed February 21, 2015

Part of Lot 22 on a certain map entitled, "Title Map of the Palomaz Home Company" and filed in the Office of the Clerk of the County of Suffolk on February 15, 1900 as Map No. 596

Unsubstantiated allegations or objections to this survey is a violation of Section 200 (2) of the New York State Education Law. Copies of this survey map not bearing the Lared Surveyors seal shall not be considered to be a valid true copy.

The surveyors or Certificated Encroachment Surveyors shall not be liable for whom the surveyors or Certificated Encroachment Surveyors are employed by the Company, Governmental Agency and Lending Institution. The surveyors or Certificated Encroachment Surveyors are not responsible for additional encroachments. The surveyors or Certificated Encroachment Surveyors are not responsible for additional encroachments.

This map may be used for other purposes only and is subject to whatever changes it is made and design may result in problems for which the surveyor will not be liable.

Architects should consult with the local planning map to determine if any other rules apply.

*Robert Pinkerton, PLS*  
**ROBERT PINKERTON, PLS**  
 NEW YORK LICENSE: 050880  
 24 KOHL COURT,  
 BRENTWOOD, NY 11717-6708  
 (631) 943-2781

NOTE: Property under 24 of miles in State of Survey.

SCALE 1" = 40'

DISTRICT 0504 SECTION 004 (00 BLOCK N 01 00 LOT 019 000)  
 COUNTY OF SUFFOLK TOWN OF ISLIP STATE OF NEW YORK

Exhibit "C"



Google Earth

feet  
meters

200

Exhibit "D"

# Web Soil Survey



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**Area of Interest (AOI)** | [Soil Map](#) | [Soil Data Explorer](#) | [Download Soils Data](#) | [Shopping Cart \(Free\)](#)

Search

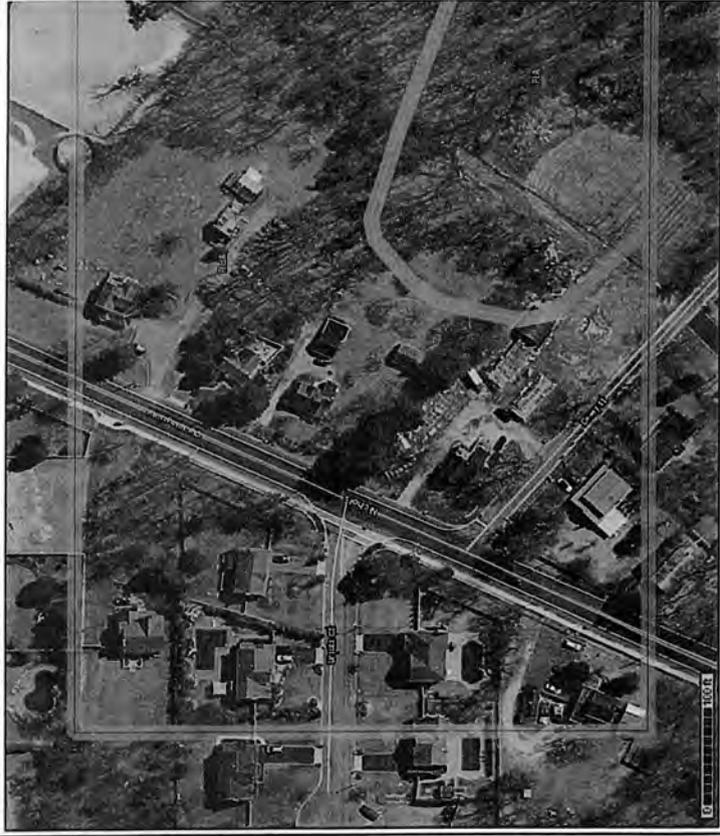
Map Unit Legend

### Suffolk County, New York (NY103)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PIA	Plymouth loamy sand, 0 to 3 percent slopes	2.6	19.5%
RdA	Riverhead sandy loam, 0 to 3 percent slopes	10.5	80.5%
<b>Totals for Area of Interest</b>		<b>13.1</b>	<b>100.0%</b>

Soil Map

Scale  (not to scale)





» A A



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[Area of Interest \(AOI\)](#) | [Soil Map](#) | [Soil Data Explorer](#) | [Download Soils Data](#) | [Shopping Cart \(Free\)](#) | [Printable Version](#) | [Add to Shipping Cart](#)

Search

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PIA	Plymouth loamy sand, 0 to 3 percent slopes	9.3	19.4%
RSA	Riverhead sandy loam, 0 to 3 percent slopes	38.8	80.6%
<b>Totals for Area of Interest</b>			<b>48.1 100.0%</b>



**Warning: Soil Map may not be valid at this scale.**

You have zoomed in beyond the scale at which the soil map for this area is intended to be used. Mapping of soils is done at a particular scale. The soil surveys that comprise your AOI were mapped at 1:20,000. The design of map units and the level of detail shown in the resulting soil map are dependent on that map scale. Enhancement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Exhibit “E”

## Chapter 177. Zoning

### Article II. Use Districts

#### § 177-11. Designation of districts.

For purpose of this chapter, the Village is hereby divided into 12 use districts, as follows:

- A. Greenbelt (G).
- B. Agricultural (AG).
- C. Residence districts:
  - (1) Low Density Residential (L).
  - (2) Medium Density Residential (M).
  - (3) Multifamily Residential (MF).
- D. Retail districts:
  - (1) Neighborhood Retail (R).
  - (2) Highway Commercial (HC).
  - (3) Community Retail (CR).
- E. Professional Office (P).
- F. Office and industrial districts:
  - (1) Office (O).
  - (2) Office/Industry (OI).
  - (3) Industry (I).

- (2) One single-family lot shall be permitted for each three acres of land.
  - (3) The minimum size for such single-family lots shall be 20,000 square feet and the maximum size lot shall be 30,000 square feet.
  - (4) Such single-family lots shall be clustered and contiguous in a manner whereby they can be served by a single access road and shall be located as close as possible to any existing public road upon which the property fronts.
  - (5) All land which is not part of the single-family cluster subdivision shall be located in a single contiguous area and shall be deed restricted for agricultural uses as permitted in this district in perpetuity.
- B. Erosion-control filter strips. All areas subject to the cultivation of farm crops or the pasturing of farm animals shall contain erosion-control filter strips. Such strips shall be a minimum of six feet wide as measured from the bank of any drainageway (during nonflooding) and/or any street right-of-way line. Erosion-control filter strips shall be maintained with an all-season ground cover approved by the Building Inspector (e.g., grass, ivy, vetch, pachysandra, etc.) All agricultural activities that could threaten such ground cover shall be prohibited from such areas to prevent erosion.

## Article VII. Use District Regulations: Residence Districts

### § 177-51. Intent.

The intent of the residence districts is to provide a balanced housing stock by providing for the continuation of a range of residential development which includes single-family detached dwellings at low and medium densities and limited areas to accommodate two-family detached dwellings and higher density multifamily developments.

### § 177-52. Residence districts: Table of Use Regulations.

This table is provided at the end of this chapter.

### § 177-53. Expressly prohibited uses.

The following are prohibited uses:

- A. Except as permitted in § 177-57A(1)(e), parking of any vehicle registered as a bus, minibus or commercial vehicle, including a tractor-trailer combination (or either component thereof), and any vehicle bearing commercial advertising or identification is prohibited.
- B. Boarding house or rooming house.
- C. Mobile homes.
- D.

The parking of any vehicle in a front or side yard is prohibited except in a driveway which is paved with asphalt, concrete, pavers or compacted crushed stone.  
[Added 4-6-1998 by L.L. No. 4-1998]

- E. Multifamily housing that is not otherwise in accordance with the zoning provisions of the Village of Islandia and which is not located in a structure that has specifically been approved as a multifamily structure by the Village of Islandia is prohibited.  
[Added 7-2-2013 by L.L. No. 7-2013]

## § 177-54. Residence Districts: Table of Dimensional Regulations.

This table is provided at the end of this chapter.

## § 177-55. Dwelling, senior-citizen-shared.

Senior-citizen-shared dwellings are subject to the following additional conditions:

- A. A rental permit shall be obtained from the Building Department.
- B. At least three off-street parking spaces shall be provided.
- C. All cooking facilities shall be located in one room.
- D. The dwelling shall be the principal residence of the owner.

## § 177-56. Model house.

Model houses are subject to the following additional conditions:

- A. Model houses shall be part of an existing subdivision within the Village of Islandia.  
[Amended 2-1-1996 by L.L. No. 2-1996]
- B. Model house for a period of six months, renewable for additional six-month periods, but in no event longer than a total of two years; provided, however, that before a permit shall be issued, a plot plan shall be filed with the Village Board showing the following, and the same shall be installed and maintained:
  - (1) Parking to be provided for at least six cars for each model (minimum of 10 feet by 20 feet for each parking space) plus sufficient maneuvering area.
  - (2) Area to be graded so as to prevent water from draining onto adjacent street or streets.
  - (3) Area to be surfaced with a minimum of two inches of compacted limestone screening or an approved equal.
  - (4) Ingress and egress shall be controlled by a restrictive-type fence or concrete curb, such openings not to exceed 20 feet in width and to be a minimum of 20 feet distance from any corner and also a minimum distance of 10 feet from an inside property line.

- (5) In the event that hard-surfaced parking is utilized, such parking area shall be equipped with self-contained drainage.
- (6) Any parking area that is located on a corner plot shall be designed so as not to obstruct the view and cause danger to traffic.

## § 177-57. Accessory uses.

### A. Permitted accessory uses.

- (1) The following accessory uses shall be permitted when located on the same lot with the authorized use and after first securing a valid building permit:  
[Amended 12-3-1998 by L.L. No. 14-1998]
  - (a) Private garages.
  - (b) Professional home occupations. The office of a physician, lawyer, architect, engineer, dentist, chiropractor or accountant offering skilled services to clients and not professionally engaged in the purchase or sale of economic goods; provided, however, that such use shall be within the principal building and occupy not more than 1/3 of the first-floor area. The storage of radioactive materials for therapeutic usage with human beings shall be permitted by hospitals and duly licensed physicians when approved by the New York State Department of Health. Off-street parking shall be provided in accordance with Article XV.
  - (c) Customary home occupations, including dressmaking, millinery, laundry, seamstress and tutoring, limited to a single pupil at a time, including instruction in violin, piano or other individual musical instrument, and babysitting, limited to care for up to two children per day for a maximum of 12 hours per day for a maximum of five days per week; provided, however, that such use shall be permitted only where conducted by the person residing on the premises.
  - (d) Signs, as permitted and regulated in Article XIII.
  - (e) Parking of one commercially registered pickup truck or van having a gross vehicle weight of less than 10,000 pounds on driveway, whether or not either type of vehicle bears any commercial advertising or identification, or parking of a maximum of one vehicle registered as a mini school bus which does not exceed a gross vehicle weight of 9,000 pounds.
  - (f) Family day-care home.
  - (g) Other customary accessory uses, structures and buildings, provided that such uses are clearly incidental to the principal use and do not include any activity commonly conducted as a business.
  - (h) Decks/patios.
    - [1] A deck/patio located on the same plot as a one- or two-family dwelling shall not violate the front, side or rear yard requirements of the principal structure and shall comply with all other Village laws, rules and

regulations. A building permit shall not be required for a deck less than 18 inches above the adjacent grade level.

- [2] Decks/patios shall not be used in determining the FAR, but decks greater than 18 inches in height shall not exceed the actual principal building coverage (footprint).
- [3] Subfloor railing posts, railings and/or walls shall not exceed four feet in height above any deck.
- [4] A storage shed located on the same plot as a one- or two-family dwelling, provided that only one storage shed shall be located on such plot and that such storage shed shall be securely anchored to the ground, shall comply with the structural provisions of the New York State Building Code and shall comply with all other Village laws, rules and regulations. If such shed is less than 120 square feet in area, no building permit is required.

(2) The Planning Board is hereby authorized to establish reasonable rules and regulations to administer and enforce the provisions of § 177-57A.

- B. Except with regard to construction on property principally used for agriculture, any accessory building shall be located on the same lot with the principal building, and no accessory building shall be constructed on a lot until the construction of the principal building has actually been commenced, and no accessory building shall be used unless the principal building on the lot is completed and used.
- C. Whenever a use has been authorized by special permit, no accessory use shall be permitted unless the same shall have been specifically authorized by that Board which authorized the use.  
[Amended 2-1-1996 by L.L. No. 2-1996]

## § 177-58. Living area.

- A. For a single-family dwelling hereafter erected, the minimum required ground floor area, exclusive of attached garages, carports, open porches and breezeways, shall be:
  - (1) For a one-story dwelling, 900 square feet.
  - (2) For a two-story dwelling where the second story contains the same living area as the first story, the minimum ground floor area shall be 650 square feet, and both stories shall be finished in accordance with the provisions of the New York State Building Code.  
[Amended 2-1-1996 by L.L. No. 2-1996]
  - (3) For all other types of dwellings, the minimum living area of the ground floor shall be 750 square feet; provided, however, that at least 150 square feet of living area above the ground floor shall be finished in accordance with the provisions of the New York State Building Code.  
[Amended 2-1-1996 by L.L. No. 2-1996]
- B. For the purpose of this chapter, "ground floor area" shall mean the area within the exterior walls of the dwelling at grade level, and further provided that the distance from floor to ceiling shall not be more than 50% below grade.

ZONING

177 Attachment 1

Village of Islandia

**RESIDENCE DISTRICTS: TABLE OF USE REGULATIONS**

[Amended 12-4-1997 by L.L. No. 6-1997; 3-7-2005 by L.L. No. 1-2005; 8-26-2014 by L.L. No. 5-2014; 3-31-2015 by L.L. No. 2-2015; 10-6-2015 by L.L. No. 4-2015; 10-27-2015 by L.L. No. 6-2015; 5-30-2017 by L.L. No. 2-2017]

In a residence district, no building, structure or premises shall be used or occupied, and no building or part thereof or other structure shall be so erected or altered, except for one of the following purposes:

Use Classification	District			
	L	M	MF	MF-18
Single-family detached dwelling	P	P	P	--
Residential owner-occupied condominiums	--	--	P	SP
Agriculture or nursery, including farmstands for the retail sale of products raised on the premises	--	--	--	--
Dwelling, senior-citizen-shared (see § 177-55)	P	P	P	--
Public library or municipal building	P	P	P	SP
Municipal park, playground or municipal recreation building or use	P	P	P	--
Public utility where no commercial office, repair or storage facilities are maintained	P	P	P	--
Private or parochial school	SP	SP	SP	--
Historical or memorial monument	SP	SP	SP	--
Model house as part of an existing subdivision within the Village of Islandia (see § 177-56)	P	P	P	--
Two-family dwelling	--	--	SP	--
Adult home	--	--	SP	--
Apartment house, garden apartment, townhouse	--	--	P	--
Accessory structures and accessory buildings on the same lot, provided that all requirements of this chapter are met	P	P	P	SP
Accessory uses (see § 177-57)	P	P	P	--
Assisted living residence/special needs assisted living residence	--	--	SP	--
Hookah and vapor bar or establishment or sale of hookah or vapor equipment or materials	--	--	--	--
Outside storage	--	--	--	--
Sale of marijuana for medical or recreational uses or sale of equipment or materials for the use of marijuana	--	--	--	--

KEY:  
P Permitted  
SP Special permit from Village Board after public hearing  
-- Not permitted

**BUILDING DIVISION CERTIFICATE**  
**VILLAGE OF ISLANDIA, SUFFOLK COUNTY, NY**  
1100 Old Nichols Road, Islandia, NY 11749 • Tel: 631-348-1133



Address of property to which this Certificate applies:

891 Old Nichols Road, Islandia (Hauppauge) New York

This certifies that the above property contains the following Improvements which conform substantially with the terms and requirements of the New York State Building Code and the Village of Islandia Zoning Local Law at the time of construction and that the premises may be occupied for the purpose as stated:

"Letter in Lieu of Certificate of Occupancy" Issued 16 August 1995 for a Single Family Dwelling  
Wood Frame House Built Approximately 1942 CP:ae

One Wood Framed Single Story Two Car Garage 19.8 x 20.3 = 401.94 Sq. Ft. and a Wood Shed  
Single Story Wood Framed Structure Attached to Existing Garage 15.7 x 22.8 = 357.96 Sq. Ft.  
Built Approximately 1943

Second Garage Wood Framed Single Story Two Car Garage 24.2 x 20.2 = 488.84 Sq. Ft. Built  
Approximately 1948

Addition to the Family Dwelling 10 x 12 Ft. Wood Frame Structure F.U. #N-605355  
C/Occupancy 17 Aug 1967 :ae

RENTAL PERMIT One Family Use Issued 27 Feb 95 Expires 27 Feb 97 RC:ae

RENTAL PERMIT One Family Use Issued 27 Apr 97 Expires 27 Apr 99 RC:ae

RENTAL PERMIT #09-0004 One Family Use Issued 7 May 2009 Expires 7 May 2011 MZ:tf

The above improvements or any part thereof shall not be used for any purpose other than for which they are certified. This certificate will be null and void if the improvements are altered in any manner or additions are made thereto without authorization from the Village of Islandia.



Date: 1-7-14

Signature: 

Official copy must have original signature

050-004.00-01.00-019.000 (Formerly Residential AA District) Residential I District  
0500-029.00-02.00-019.000  
135 x Var Map of 11th House & Home p/o Lot #22

Exhibit "F"

## Chapter 177. Zoning

### Article V. Use District Regulations: Agricultural District

#### § 177-46. Intent.

The purpose of this district is to allow for the preservation of existing agricultural and agriculturally related uses in those areas most suitable for such uses. The ordinance recognizes agricultural uses within the Village are valuable as both open space and in promoting a rural atmosphere within the Village and once developed with buildings or other nonagricultural uses may be unreclaimable. The intent in establishing this district is to protect agricultural uses by prohibiting uses which are incompatible with agricultural activities and to prevent the encroachment of residential or other nonagricultural uses into the district. Further, the subdivision of land for single-family dwellings should be limited in a way that retains tracts which are sufficiently large to be viable for agricultural uses.

#### § 177-47. Permitted uses and dimensional regulations.

[Amended 2-1-1996 by L.L. No. 2-1996]

The Planning Board is authorized to require compliance with the New York State Department of Environmental Conservation Rules and Regulations regarding the use of pesticides and chemicals in agricultural uses and to require permits for such uses. The Planning Board may also require the applicant to prove that such agricultural uses comply with all applicable governmental regulations.

- A. Permitted uses. The following uses shall be permitted:
- (1) Agricultural uses and necessary buildings, including farm houses, related to the tilling of the land, the raising of farm products, the raising and keeping of horses, cattle and other livestock, the raising of poultry and poultry products and the sale of farm and/or garden products.
  - (2) Single-family detached dwellings that serve as the principal residence for the farmer or proprietor of the agricultural use on the lot.
  - (3) Single-family cluster subdivisions.
  - (4) Horticultural uses, including greenhouses and landscape services, related to the raising, propagating and selling of trees, shrubs, flowers and other vegetative material.
  - (5) Farmstands for the sale of farm and/or garden products on a retail basis limited to produce grown on the subject parcel.

- (6) Commercial stable.
- (7) Riding academy.
- (8) Animal exhibit, petting zoo or farm when conducted as a commercial attraction.
- (9) Accessory buildings and uses customarily incidental to the above permitted uses.
- (10) Equine-assisted therapy as an accessory use to a commercial horse boarding/equine operation.  
[Added 3-31-2015 by L.L. No. 1-2015]

B. Dimensional regulations. Dimensional regulations for the Low-Density Residential District shall apply to the Agricultural District. The Residence District Table of Dimensional Regulations is provided in Article VII.<sup>[1]</sup>

[1] *Editor's Note: The Residence District Table of Dimensional Regulations is located at the end of this chapter.*

C. Regulation of commercial horse boarding/equine operations. For every horse farm, the Village Board shall determine that the following site plan standards are met:  
[Added 3-31-2015 by L.L. No. 1-2015]

- (1) Such use will be in harmony with and promote the general purposes and intent of Article V (§ 177-46).
- (2) The plot area is sufficient, appropriate and adequate for the horse farm and the reasonably anticipated operation and expansion thereof.
- (3) The horse farm is in compliance with the requirements of Article III of Chapter 67 of the Village Code.
- (4) Access facilities are adequate for the estimated traffic from public streets and sidewalks, so as to assure the public safety and to avoid traffic congestion; and, further, that vehicular entrances and exits shall be clearly visible from the street.
- (5) All proposed curb cuts have been approved by the agency which has jurisdiction.
- (6) There are off-street parking and truck loading spaces available for the maximum anticipated number of persons parking on site; and, further, that the layout of the spaces and driveways is convenient and conducive to safe operation.
- (7) Adequate provisions will be made for the collection and disposal of stormwater runoff from the site and of sanitary sewage, refuse or other waste, whether liquid, solid, gaseous or of other character.
- (8) All signage shall comply with Article XIII (Signs) of this chapter.
- (9) Any on-site lighting shall be consistent with § 108-10 (Lighting) of the Village Code.
- (10) For horse farms that include "equine-assisted therapy," as defined in the Village Code, to ensure that the services provided are consistent with a commercial equine operation as defined in Article 25AA of the New York State Agriculture and Markets Law, the applicant shall be certified by the Equine Assisted Growth and

Learning Association (EAGLA) or accredited by a similar professional association devoted to this purpose.

- (a) No mental health or other medical arts services shall be provided except those directly specifically associated with an equine assisted therapy use.
- (11) The Village Board shall be notified of any special events on the farm involving the general public so as to ensure coordination of Village resources (traffic, police, etc.)
- (12) In order to determine if said standards are met, an applicant shall submit the following:
- (a) Sketch of the parcel, to scale, based on a tax map or similar, but not required to be prepared by a licensed professional, showing boundaries and dimensions of the parcel of land involved and identifying contiguous properties and any known easements or rights-of-way and roadways. The sketch shall include existing features of the site including land and water areas, water or sewer systems and the approximate location of all existing structures on or immediately adjacent to the site. A survey depicting the information is also acceptable if available.
  - (b) Indicate the proposed location and arrangement of buildings and uses on the site, including means of ingress and egress, parking and circulation of traffic, and lighting.
  - (c) Indicate the proposed location and arrangement of specific land uses, such as pasture, paddocks, and manure storage/manure composting sites.
  - (d) Sketch of any proposed building, structure or sign, including exterior dimensions and elevations of front, side and rear views. Include copies of any available plans or drawings.
  - (e) Provide a description of the farm operation (existing and/or proposed) and a narrative of the intended use and/or location of proposed buildings, interior spaces, paddocks, structures or signs, including any anticipated changes in the existing topography and natural features of the parcel to accommodate the changes.
  - (f) Application form and fee. If the applicant is not the owner of the property, owner authorization must be provided.

## § 177-48. Requirements for a single-family cluster subdivision.

- A. No farm or agricultural tract may have more than one detached single-family residence located on it, such residence to serve as the principal residence of the farmer or proprietor of the agricultural use permitted on the lot. However, a single-family cluster subdivision shall be permitted in the Agricultural District subject to the following conditions.
- (1) The minimum tract shall be seven acres in size.

- (2) One single-family lot shall be permitted for each three acres of land.
  - (3) The minimum size for such single-family lots shall be 20,000 square feet and the maximum size lot shall be 30,000 square feet.
  - (4) Such single-family lots shall be clustered and contiguous in a manner whereby they can be served by a single access road and shall be located as close as possible to any existing public road upon which the property fronts.
  - (5) All land which is not part of the single-family cluster subdivision shall be located in a single contiguous area and shall be deed restricted for agricultural uses as permitted in this district in perpetuity.
- B. Erosion-control filter strips. All areas subject to the cultivation of farm crops or the pasturing of farm animals shall contain erosion-control filter strips. Such strips shall be a minimum of six feet wide as measured from the bank of any drainageway (during nonflooding) and/or any street right-of-way line. Erosion-control filter strips shall be maintained with an all-season ground cover approved by the Building Inspector (e.g., grass, ivy, vetch, pachysandra, etc.) All agricultural activities that could threaten such ground cover shall be prohibited from such areas to prevent erosion.

## Article VII. Use District Regulations: Residence Districts

### § 177-51. Intent.

The intent of the residence districts is to provide a balanced housing stock by providing for the continuation of a range of residential development which includes single-family detached dwellings at low and medium densities and limited areas to accommodate two-family detached dwellings and higher density multifamily developments.

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This table is provided at the end of this chapter.

### § 177-53. Expressly prohibited uses.

The following are prohibited uses:

- A. Except as permitted in § 177-57A(1)(e), parking of any vehicle registered as a bus, minibus or commercial vehicle, including a tractor-trailer combination (or either component thereof), and any vehicle bearing commercial advertising or identification is prohibited.
- B. Boarding house or rooming house.
- C. Mobile homes.
- D.

Exhibit "G"

## Lee Snead

---

**From:** Somers, Bob (AGRICULTURE) <Bob.Somers@agriculture.ny.gov>  
**Sent:** Wednesday, April 19, 2017 12:07 PM  
**To:** leesnead@optonline.net  
**Subject:** POM Equestrian

Mr. Snead - On February 16, 2016 I visited POM Equestrian as part of an AML §305-a review concerning the Village of Islandia's local law and its application to POM Equestrian, Inc., a commercial horse boarding/equestrian operation. During my visit to the farm, Ms. Gatti showed me two additional parcels of land that were recently purchased for use by POM. The parcels are separated from the equestrian parcel by a parcel of land that is used as a day care. You have indicated that POM intends to request the inclusion of these two parcels of land into Suffolk County Agricultural District No. 3.

In speaking with Ms. Gatti during my field visit, I encouraged her to request the inclusion of these two parcels of land (SBL# 0504-004.00-01.00-019.000 and 0504-009.00-01.00-035.000) into the agricultural district during the county's annual AML §303-b process. It is my understanding that the residences on both properties are currently being used to house farm workers on the farm as well as an educational center (first floor of one of the residences) where employees are being taught to raise crops in raised beds and in a greenhouse. The employees prepare the crops for market and sell the same to POM customers and to the public. During my visit to the property in 2016, the employees were cleaning the site and preparing planting beds for their first year of production. I was also informed that the person who owned the site prior to POM's acquisition used the parcel to raise and sell vegetables to the public. During my visit, I observed the farm stand and greenhouse that was used by the prior owner of the land.

The addition of these two properties to the agricultural district is consistent with the intent of the AML to provide protections to all parcels that are part of a farm operation. The production of vegetables and their sale to the public as well as the use of the residences on the property to provide housing for farm employees are consistent with the definition of "farm operation" as defined in AML §301(11).

Thank You,

*Robert Somers*

**Robert Somers, Ph.D.**  
Manager, Farmland Protection Unit

**Department of Agriculture and Markets**  
10B Airline Drive, Albany, NY 12235  
(518) 457-8887 | [bob.somers@agriculture.ny.gov](mailto:bob.somers@agriculture.ny.gov)  
<http://www.agriculture.ny.gov>

Exhibit “H”

# COUNTY OF SUFFOLK



STEVEN BELLONE  
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING  
DIVISION OF PLANNING AND ENVIRONMENT  
COUNCIL ON ENVIRONMENTAL QUALITY

LAWRENCE SWANSON  
CHAIRPERSON  
CEQ

## MEMORANDUM

TO: Honorable Steven Bellone, Suffolk County Executive  
Honorable DuWayne Gregory, Presiding Officer

FROM: Lawrence Swanson, Chairperson *LS*

DATE: May 24, 2017

RE: Proposed 2017 Suffolk County Annual Agricultural District Modifications

At its May 17, 2017 meeting, the CEQ reviewed the above referenced matter. Pursuant to Chapter 450 of the Suffolk County Code, and based on the information received, as well as that given in a presentation by Laretta Fischer, Chief Environmental Analyst with the Suffolk County Department of Economic Development and Planning, the Council advises the Suffolk County Legislature and County Executive, in CEQ Resolution No. 26-2017, a copy of which is attached, that the proposed project be considered an Unlisted Action under SEQRA that will not have significant adverse impacts on the environment.

If the Legislature concurs with the Council on Environmental Quality's recommendation that the project will not have a significant adverse impact on the environment, the Presiding Officer should cause to be brought before the Legislature for a vote, a resolution determining that the proposed action is an Unlisted Action pursuant to SEQRA that will not have significant adverse impacts on the environment (negative declaration). However, if the Legislature has further environmental concerns regarding this project and needs additional information, the Presiding Officer should remand the case back to the initiating unit for the necessary changes to the project and EAF or submit a resolution authorizing the initiating unit to prepare a draft environmental impact statement (positive declaration).

Enclosed for your information is a copy of CEQ Resolution No. 26-2017 which sets forth the Council's recommendations. The project EAF and supporting documentation can be viewed online at <http://www.suffolkcountyny.gov/Departments/Planning/Boards/CouncilonEnvironmentalQuality>.

cc: All Suffolk County Legislators  
Jason A. Richberg, Clerk of Legislature  
George Nolan, Attorney for the Legislature  
Sarah Lansdale, Director of Planning, Department of Economic Development and Planning  
Andrew Freleg, Chief Planner, Department of Economic Development and Planning  
Dennis Brown, Suffolk County Attorney

**CEQ RESOLUTION NO. 26-2017, RECOMMENDATION CONCERNING A SEQRA CLASSIFICATION AND DETERMINATION FOR THE PURPOSES OF CHAPTER 450 OF THE SUFFOLK COUNTY CODE FOR THE PROPOSED 2017 SUFFOLK COUNTY ANNUAL AGRICULTURAL DISTRICT MODIFICATIONS**

**WHEREAS**, at its May 17, 2017 meeting, the Suffolk County Council on Environmental Quality (CEQ) reviewed the EAF and associated information submitted by the Suffolk County Department of Economic Development and Planning; and

**WHEREAS**, a presentation regarding the project was given at the meeting by Laurretta Fischer, Chief Environmental Analyst, with the Suffolk County Department of Economic Development and Planning; and

**WHEREAS**, the project involves the proposed 2017 Suffolk County Agricultural District Modifications; and

**WHEREAS**, pursuant to NYS Agricultural Markets Law Section 303-b, the Suffolk County Agricultural and Farmland Protection Board reviewed 10 applications totaling 13 parcels of land for possible inclusion within certified Agricultural Districts; and

**WHEREAS**, the Suffolk County Agricultural and Farmland Protection Board recommended that 13 parcels be included within certified Agricultural Districts; and

**WHEREAS**, this project SEQRA review is for all of the above referenced proposed 2017 Suffolk County Agricultural District Modifications applications with the exception of the Bridge A, LLC application consisting of two parcels SCTM # 0900-084.00-01.00-032.020 and 0900-084.00-01.00-032.021; now, therefore, be it

**1<sup>st</sup> RESOLVED**, that based on the information received and presented, a quorum of the CEQ hereby recommends to the Suffolk County Legislature and County Executive that the proposed activity be classified as an Unlisted Action under the provisions of Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code; and, be it further

**2<sup>nd</sup> RESOLVED**, that based on the information received, a quorum of the CEQ recommends to the Suffolk County Legislature and County Executive, pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, that the proposed project will not have significant adverse impacts on the environment for the following reasons:

1. The proposed action will not exceed any of the criteria in Section 617.7 of Title 6 NYCRR which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form;
2. The proposal does not significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code;

3. The parcels do not appear to suffer from any severe environmental development constraints (limiting soil properties, a high groundwater table and/or unmanageable slopes);

and, be it further

**3<sup>rd</sup> RESOLVED**, that it is the recommendation of the Council that the Legislature and County Executive adopt a SEQRA determination of non-significance (negative declaration).

DATED: 5/17/2017

Exhibit "I"



## Critical Environmental Areas in Suffolk County

Designating Agency:	CEA	Recorded Date	Effective Date	Reason for Designation
Suffolk, County of	<p>Lands contemplated for acquisition by the county, known as:</p> <ul style="list-style-type: none"> <li>• Crab Meadow addition - Huntington (PDF) (213 KB)</li> <li>• Little Plains - Huntington (PDF) (272 KB)</li> <li>• Carlls River, Babylon (PDF) (271 KB)</li> <li>• Nissequogue River addition, Smithtown (PDF) (219 KB)</li> <li>• Fresh Pond Greenbelt - Huntington and Smithtown (PDF) (159 KB)</li> <li>• Bergen Point addition (Bulks Nursery) - Babylon (PDF) (274 KB)</li> <li>• San Sousi Lakes addition - Islip (PDF) (267 KB)</li> <li>• Mill Pond (San Sousi) - Islip (PDF) (228 KB)</li> <li>• Port Jefferson Headlands addition - Brookhaven (PDF) (92 KB)</li> <li>• South Seataukei Woods - Brookhaven (PDF) (417 KB)</li> <li>• Camp Barstow - Brookhaven (PDF) (162 KB)</li> <li>• Carman's River addition - Brookhaven (PDF) (181 KB)</li> <li>• Southaven Park addition - Brookhaven (PDF) (142 KB)</li> <li>• Harborview (PDF) (137 KB)</li> <li>• Terrels River, Brookhaven (PDF) (243 KB)</li> <li>• Peconic River addition, Brookhaven (PDF) (252 KB)</li> <li>• Robins Island - Southold (PDF) (83 KB)</li> <li>• Inlet Pond addition - Southold (PDF) (154 KB)</li> <li>• Orient Point - Southold (PDF) (120 KB)</li> </ul>	1-11-88	2-10-88	benefit to human health & protect drinking water

<ul style="list-style-type: none"> <li>• Pine Barrens adjacent to County Center - Southampton (PDF) (190 KB)</li> <li>• Maple Swamp - Southampton (PDF) (190 KB)</li> <li>• Sears Bellow Red Creek addition - Southampton (PDF) (207 KB)</li> <li>• Dwarf Pine Forest - Southampton (PDF) (224 KB)</li> <li>• Long Pond, Southampton (PDF) (268 KB)</li> <li>• Montauk addition, East Hampton (PDF) (124 KB)</li> <li>• Hither Woods, East Hampton (PDF) (149 KB)</li> </ul>			
Central Suffolk Pine Barrens (PDF) (682 KB)	1-11-88	2-10-88	benefit to human health & protect drinking water
South Setauket Woods (PDF) (1.82 MB)	1-11-88	2-10-88	benefit to human health & protect drinking water
Oak Brush Plains (PDF) (2.36 MB)	1-11-88	2-10-88	benefit to human health & protect drinking water
Scallop Pond in Southampton (PDF) (305 KB)	1-11-88	2-10-88	benefit to human health & protect drinking water
Accabonac Harbor in East Hampton (PDF) (286 KB)	1-11-88	2-10-88	benefit to human health & protect drinking water
Peconic Bay and Environs (PDF) (1,07 MB)	10-14-88	11-13-88	benefit to human health & protect drinking water
Fishers Island (PDF) (153 KB)	2-13-90	3-16-90	benefit to human health & protect drinking water
<p>Special Groundwater Protection Areas [as required by Article 55 of ECL filed by Long Island Regional Planning Board]</p> <ul style="list-style-type: none"> <li>• North Hills Map #1 (PDF) (511 KB)</li> <li>• Central Suffolk Map #2 (PDF) (163 KB)</li> <li>• Southold Map #3 (PDF) (271 KB)</li> <li>• Oak Brush Plains Map #4 (PDF) (380 KB)</li> <li>• Hither Hills Map #5 (PDF) (36 KB)</li> <li>• South Fork Map #6 (PDF) (132 KB)</li> <li>• South Setauket Woods Map #7 (PDF) (543 KB)</li> <li>• Oyster Bay Map #8 (PDF) (101 KB)</li> <li>• West Hills - Melville Map #9 (PDF) (50 KB)</li> </ul>	3-19-93	4-18-93	protect groundwater

### Towns of Babylon and Brookhaven

Designating Agency:	CEA	Recorded Date	Effective Date	Reason for Designation
Babylon, Town of	Katcham's Creek Freshwater Wetlands (PDF) (265 KB) (3 parcels)	9-30-88	10-30-88	protect creek bed & wildlife habitat
	Santraupoque Creek Freshwater Wetlands (PDF) (284 KB) (3 parcels)	9-30-88	10-30-88	protect freshwater wetland floodplain
	Santraupoque Creek Tidal Wetlands (PDF) (277 KB) (7 parcels)	9-30-88	10-30-88	protect tidal wetland
	Whealy Heights Freshwater Wetlands (PDF) (186 KB) (4 parcels)	9-30-88	10-30-88	protect a red maple swamp
	Carlis River Freshwater Wetlands (PDF) (161 KB) (1 parcel)	9-30-88	10-30-88	protect freshwater wetland
	Mud Creek Tributary Freshwater Wetlands (PDF) (279 KB) (1 parcel)	9-30-88	10-30-88	protect freshwater wetland
	Supwams Creek (PDF) (198 KB) (2 parcels)	9-30-88	10-30-88	protect former & remaining wetland
Brookhaven, Town of	Route 25A Corridor (PDF) (551 KB)	2-11-86	3-13-86	protect public health, open space, wetlands
	Middle Island - Yaphank (PDF) (2.2 MB)	2-11-86	3-13-86	protect public health, open space, wetlands
	Coastal Zone Area South (PDF) (615 KB)	5-18-87	6-17-87	protect public health, open space, wetlands

### Easthampton - Southold including Towns of Huntington, and Southampton and the Villages of Lloyd Harbor and Quoque

Designating Agency:	CEA	Recorded Date	Effective Date	Reason for Designation
Easthampton, Town of	Water Recharge Overlay District (PDF) (90 KB)	1-13-88	2-12-88	protect groundwater & drinking water
Huntington, Town of	Great Edgewood Tract (PDF) (197 KB) (Oak Brush Plains within town)	2-11-86	3-13-86	significant & sensitive water recharge area
Lloyd Harbor, Village of	Tidal Wetlands (PDF) (608 KB)	3-28-86	4-27-86	protection of tidal wetlands
Quoque, Village of	Tidal Wetlands (PDF) (1.23 MB)	1-17-85	2-16-85	natural scenic beauty
Southampton, Town of	Aquifer Protection Overlay District (PDF) (1.59 MB)	4-23-84	6-20-84	preserve pure water quality
	Shinnecock Indian Contact Period Village Fort (PDF) (200 KB)	10-17-90	11-15-90	protect cultural, historic, archaeological
	Sugar Loaf Hill Shinnecock Indian Burial Ground (PDF) (121 KB)	10-17-90	11-15-90	protect cultural, historic, archaeological
Southold, Town of	Cutochoque Harbor Wetlands (PDF) (282 KB)	2-22-88	3-24-88	significant coastal fish & wildlife habitat
	Hallock's Bay (PDF) (229 KB)	2-22-88	3-24-88	significant coastal fish & wildlife habitat

Dam Pond (PDF) (142 KB)	2-22-88	3-24-88	significant coastal fish & wildlife habitat
Downs Creek (PDF) (188 KB)	2-22-88	3-24-88	significant coastal fish & wildlife habitat
Orient Creek (PDF) (147 KB)	2-22-88	3-24-88	significant coastal fish & wildlife habitat
West Creek (PDF) (216 KB)	2-22-88	3-24-88	significant coastal fish & wildlife habitat
Richmond Creek and Beach (PDF) (189 KB)	9-20-88	10-20-88	significant coastal fish & wildlife habitat
Brush's Creek (PDF) (135 KB)	2-6-90	3-9-90	significant coastal fish & wildlife habitat
Cedar Beach Creek (PDF) (124 KB)	2-6-90	3-9-90	significant coastal fish & wildlife habitat
Corey Creek (PDF) (189 KB)	2-6-90	3-9-90	significant coastal fish & wildlife habitat
Deep Hole Creek (PDF) (154 KB)	2-6-90	3-9-90	significant coastal fish & wildlife habitat
Goldsmith Inlet (PDF) (135 KB)	2-6-90	3-9-90	significant coastal fish & wildlife habitat
Halls Creek (PDF) (233 KB)	2-6-90	3-9-90	significant coastal fish & wildlife habitat
Goose Creek (PDF) (233 KB)	2-6-90	3-9-90	significant coastal fish & wildlife habitat
Little Creek (PDF) (179 KB)	2-6-90	3-9-90	significant coastal fish & wildlife habitat
Mill Creek (PDF) (199 KB)	2-6-90	3-9-90	significant coastal fish & wildlife habitat
Pipes Cove Creek (PDF) (176 KB)	2-6-90	3-9-90	significant coastal fish & wildlife habitat

**SUFFOLK COUNTY**  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
6 NYCRR Part 617  
State Environmental Quality Review

**Part 2 – Impact Assessment (To be completed by Lead Agency)**

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and fail to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing public/private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impact existing public/private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUFFOLK COUNTY**  
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**Part 3 – Determination of Significance**

The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts. Attach additional pages as necessary.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. (Positive Declaration)
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts. (Negative Declaration)

Suffolk County  
Name of Lead Agency

6/8/2020  
Date

John Corral  
Print or Type Name of Responsible Officer in Lead Agency

Environmental Projects Coordinator  
Title of Responsible Officer

John Corral  
Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)