

CHARLES R. CUDDY
Attorney at Law
445 Griffing Avenue
Riverhead, NY 11901

Mailing Address:
PO Box 1547
Riverhead, NY 11901

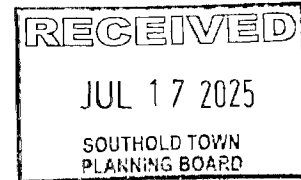
Tel: (631) 369-8200
Fax: (631) 369-9080
e-mail: charlescuddy@optonline.net

July 16, 2025

Subf
PB, HL, MT, BC, MC

HAND DELIVERED

James Rich, Chairman
and Planning Board Members
Town of Southold
PO Box 1179
Southold, NY 11971



Re: Strong's Yacht Center - Amended Revised Site Plan

Dear Chairman Rich and Planning Board Members:

We have amended the revised site plan, principally to reflect a wider fire lane (total 20 feet) behind the storage building.

In this connection the square footage of the building has been reduced to 62,310. This amended plan results in a reduction in the original submission with respect to the sand removal 38%, in the total building area by 39% and tree removal by 25%. This is more particularly set forth on the attached Schedule of Changes. As noted previously the storage of water dependent yachts as now 53 as opposed to 88 in the original submission.

For review by the Planning Board we now enclose:

1. Application for Site Plan Approval
2. LWRP Consistency Assessment Form
3. Full Environmental Assessment Form with Part I attachment
4. Applicant Transactional Disclosure Form
5. Applicant's Affidavit
6. Agent Authorization Form
7. Nine (9) sets of site plans
8. Nine (9) sets of landscape plans
9. Nine (9) sets of building elevation

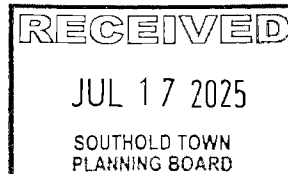
We would appreciate the board continuing its review of the Application. In particular we request a SEQRA determination so that we may proceed with the Application before the Zoning Board of Appeals.

Very truly yours,

Charles R. Cuddy

CRC:dmc
Enclosures

**SOUTHOLD PLANNING BOARD
SITE PLAN APPLICATION FORM**



Site Plan Name and Location

Site Plan Name: Strong's Yacht Center Application Date: 7 / / 2025

Suffolk County Tax Map #1000- 106 - 06 - 10 and ~~Other~~ SCTM #s 1000-106-06-13.44

Street Address: 5780 West Mill Road Hamlet: Mattituck

Distance to nearest intersection: 100' East of Naugles Road

Type of Site Plan: XX New XX Amended XX Residential XX Marine II (M-II)
Zoning District Residential Low Density A(R-80)

Owners/Agent Contact Information

Please list name, mailing address, and phone number for the people below:

Property Owner	<u>Strong's West Mill LLC</u>				
Street	<u>5780 West Mill Road</u>				
City	<u>Mattituck</u>	State	<u>NY</u>	Zip	<u>11952</u>
Home Telephone	<u>631-298-4480</u>	Other	<u></u>		

Applicant	<u>Strong's Yacht Center LLC</u>				
Street	<u>5780 West Mill Road</u>				
City	<u>Mattituck</u>	State	<u>NY</u>	Zip	<u>11952</u>
Home Telephone	<u>631-298-4480</u>	Other	<u></u>		

Applicant's Agent or Representative:					
Contact Person(s)*	<u>Charles R. Cuddy, Esq.</u>				
Street	<u>445 Griffing Avenue</u>				
City	<u>Riverhead</u>	State	<u>NY</u>	Zip	<u>11901</u>
Office Telephone	<u>631-369-8200</u>	Other	<u></u>		
*Unless otherwise requested, correspondence will be sent only to the contact person noted here.					

Site Data

Proposed construction type: ☒ New ☐ Modification of Existing Structure ☐ Agricultural Change of use

Property total acreage or square footage: 32.9559 ac. ~~55,000~~

Site Plan build-out acreage or square footage: 62,310 ~~ac.~~/sq. ft.

Is there an existing or proposed Sale of Development Rights on the property? Yes ☐ No ☒

If yes, explain: _____

Does the parcel(s) meet the Lot Recognition standard in Town Code §280-9 Lot Recognition? Y ☒ N ☐
If "yes", explain (and attach any necessary documentation – title report, subdivision approval, etc.) _____

Building Department Notice of Disapproval Date: 4 / 28 / 2025

Is an application to the Southold Town Zoning Board of Appeals required? Yes ☒ No ☐

If yes, have you submitted an application to the ZBA? Yes ☒ No ☐

If yes, attach a copy of the application packet.

Show all uses proposed and existing. Indicate which building will have which use. If more than one use is proposed per building, indicate square footage of floor area per use. (attached)

List all existing property uses: Residential, commercial

List all proposed property uses: Residential, commercial

Other accessory uses: _____

Existing lot coverage: 10 % Proposed lot coverage: 19 %

Gross floor area of existing structure(s): 70,260 sq. ft. Gross floor area of proposed structure(s): 62,310

Parking Space Data: # of existing spaces: _____ # of proposed spaces: 57 Loading Berth: Yes ☐ No ☐

Landscaping Details: Existing landscape coverage: n/a % Proposed landscape coverage: _____%

Wetlands: Is this property within 500' of a wetland area? Yes ☒ No ☐ Maybe ☐

I, the undersigned, certify that all the above information is true.

Signature of Preparer: _____

Date: 7-10-25

SCHEDULE OF CHANGES

	AMENDED REVISION	REVISED PLAN	ORIGINAL PLAN
SAND REMOVAL	38% (83,650)	48% (70,000.00)	135,000
TREE REMOVAL	25% (477)	30% (444)	634
BUILDING AREA	39% (62,310)	35% (65,100)	101,500 Sq.Ft.
YACHT STORAGE	53	56	88

Southold Planning Department

Applicant Transactional Disclosure Form

The Town of Southold's Code of Ethics prohibits conflicts of interest on the part of town officers and employees. The purpose of this form is to provide information which can alert the town of possible conflicts of interest and allow it to take whatever action is necessary to avoid same.

Your Name: Strong, Jeffrey
Last, First, middle initial
unless you are applying in the name of someone else or other entity, such as a company. If so, indicate the other person's or company's name.

Nature of Application: (Check all that apply)

Subdivision or Re-subdivision _____ Site Plan X
Other (Please name other activity) _____

Do you personally (or through your company, spouse, sibling, parent or child) have a relationship with any officer or employee of the Town of Southold? "Relationship includes by blood, marriage or business interest. "Business interest" means a business, including a partnership, in which the town officer or employee has even a partial ownership of (or employment by) a corporation in which the town officer or employee owns more than 5% of the shares.

Yes ___ No X

If you answered "Yes" complete the balance of this form and date and sign where indicated.

Name of the person employed by the Town of Southold _____
Title or position of that person _____

Describe the relationship between yourself (the applicant) and the town officer or employee. Either check the appropriate line A through D and/or describe in the space provided.

The town officer or employee or his or her spouse, sibling, parent or child is (check all that apply):

- _____ A. the owner of greater than 5% of the shares of the corporate stock of the applicant (when the applicant is a corporation);
_____ B. the legal or beneficial owner of any interest in a noncorporate entity (when the applicant is not a corporation);
_____ C. an officer, director, partner or employee of the applicant; or
_____ D. the actual applicant

Description of Relationship:

Submitted this 10 day of July 2025

Signature _____

Print Name Jeffery Strong

APPLICANT'S AFFIDAVIT

APPLICANT'S AFFIDAVIT
STATE OF NEW YORK
COUNTY OF SUFFOLK

Jeffrey Strong being duly sworn, deposes and says that he
resides at 1095 Westview Drive, Mattituck, New York in the
State of New York, and that he is the owner of property located at
5780 West Mill Road, Mattituck SGT# 1000-106-06-10 and
1000-106-06-13.4, or that he is the
Member of the Strong's Yatch Center, LLC,
(Title) (Specify whether Partnership or Corp.)

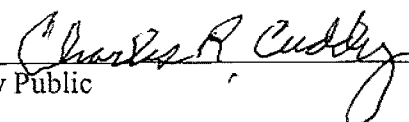
and said Corporation is the owner of the above property, which is hereby making a Site Plan application; that there are not existing structures or improvements on the land which are not shown on the Site Plan; that the title to the entire parcel, including all rights-of-way, has been clearly established and is shown on said Plan; that no part of the Plan infringes upon any duly filed plan which has not been abandoned both as to lots and as to roads; that he has examined all rules and regulations adopted by the Planning Board for the filing of Site Plans and will comply with same; that the plans submitted, as approved, will not be alter or changed in any manner without the approval of the Planning Board; and that the actual physical improvements will be installed in strict accordance with the plan as approved by the Planning Board.

Signed _____
Owner

Signed  _____
(Partner or Corporate Officer and Title) *member*

Sworn to me this

16 day of July 2025

 _____
Notary Public

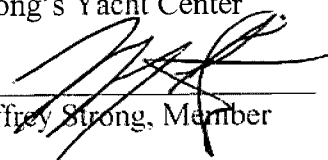
CHARLES R. CUDDY
Notary Public, State of New York
No. 02CU5872225
Qualified in Suffolk County
Commission Expires December 31, 2026

Strong's Yacht Center
5780 West Mill Road
Mattituck, NY 11952

I, Jeffrey Strong, Member of Strong's Yacht Center, LLC., hereby authorize Charles R. Cuddy, Esq. and David N. Altman, Esq. to act as attorneys and agents, and Young Associates and P.W. Grosser Consulting, Inc., to act as agents, to handle all necessary work involved with the site plan application process for properties at 5780 West Mill Road, Mattituck, New York SCTM #1000-106-06-10 and 1000-106-06-13.4, with the Southold Town Planning Board .

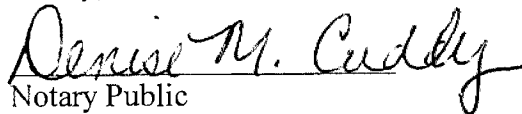
Strong's Yacht Center

By:


Jeffrey Strong, Member

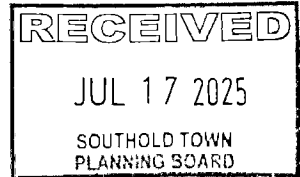
Sworn to before me this 16 day

of July, 2025


Notary Public

Denise M. Cuddy
Notary Public State of New York
No. 01CU6178519 Suffolk County
Comission Expires Dec. 3, 2027

LWRP CONSISTENCY ASSESSMENT FORM



A. INSTRUCTIONS

1. All applicants for permits* including Town of Southold agencies, shall complete this CCAF for proposed actions that are subject to the Town of Southold Waterfront Consistency Review Law. This assessment is intended to supplement other information used by a Town of Southold agency in making a determination of consistency. **Except minor exempt actions including Building Permits and other ministerial permits not located within the Coastal Erosion Hazard Area.*
2. Before answering the questions in Section C, the preparer of this form should review the exempt minor action list, policies and explanations of each policy contained in the Town of Southold Local Waterfront Revitalization Program. A proposed action will be evaluated as to its significant beneficial and adverse effects upon the coastal area (which includes all of Southold Town).
3. If any question in Section C on this form is answered "yes" or "no", then the proposed action will affect the achievement of the LWRP policy standards and conditions contained in the consistency review law. Thus, each answer must be explained in detail, listing both supporting and non-supporting facts. If an action cannot be certified as consistent with the LWRP policy standards and conditions, it shall not be undertaken.

A copy of the LWRP is available in the following places: online at the Town of Southold's website (southoldtown.northfork.net), the Board of Trustees Office, the Planning Department, all local libraries and the Town Clerk's office.

B. DESCRIPTION OF SITE AND PROPOSED ACTION

SCTM# 1000 - 106 - 06 - 10 and 13.4

PROJECT NAME Strong's Yacht Center - Boat Storage Building

The Application has been submitted to (check appropriate response):

Town Board ☐ Planning Board ☒ Building Dept. ☐ Board of Trustees ☒

1. Category of Town of Southold agency action (check appropriate response):

- (a) Action undertaken directly by Town agency (e.g. capital construction, planning activity, agency regulation, land transaction) ☐
- (b) Financial assistance (e.g. grant, loan, subsidy) ☐
- (c) Permit, approval, license, certification: ☒

Nature and extent of action:

Construction of one boat storage building, 62,310*square feet, together with associated site improvements, including water supply, sewage disposal, grading drainage, landscaping and lighting.

*Revised 7/10/25

Location of action: South side of Mill Road, approximately 100' east of Naugles Road,
at Mattituck, Town of Southold, New York

Site acreage: 32.9559 acres - boat storage on 16 acres M-II zone

Present land use: Marina, vacant

Present zoning classification: Marine II (M-II)
Residential Low Density A (R-80)

2. If an application for the proposed action has been filed with the Town of Southold agency, the following information shall be provided:

(a) Name of applicant: Strong's Yacht Center

(b) Mailing address: 5780 West Mill Road

Mattituck, NY 11952

(c) Telephone number: Area Code () 631-298-4480

(d) Application number, if any: _____

Will the action be directly undertaken, require funding, or approval by a state or federal agency?

Yes ☒ No ☐ If yes, which state or federal agency? NYSDEC - Tidal Wetlands
Permit or Letter of No Jurisdiction

C. Evaluate the project to the following policies by analyzing how the project will further support or not support the policies. Provide all proposed Best Management Practices that will further each policy. Incomplete answers will require that the form be returned for completion.

DEVELOPED COAST POLICY

Policy 1. Foster a pattern of development in the Town of Southold that enhances community character, preserves open space, makes efficient use of infrastructure, makes beneficial use of a coastal location, and minimizes adverse effects of development. See LWRP Section III - Policies; Page 2 for evaluation criteria.

☒ Yes ☐ No ☐ Not Applicable

The project will enhance community character by construction of one (1) new boat
storage building. The project provides beneficial use of a coastal location for the
hauling and storage of boats.

Attach additional sheets if necessary

Policy 2. Protect and preserve historic and archaeological resources of the Town of Southold. See LWRP Section III - Policies Pages 3 through 6 for evaluation criteria

☒ Yes ☐ No ☐ Not Applicable

There are no known historic or archaeological resources on or near the project site that would be adversely impacted by the project.

Attach additional sheets if necessary

Policy 3. Enhance visual quality and protect scenic resources throughout the Town of Southold. See LWRP Section III – Policies Pages 6 through 7 for evaluation criteria.

☒ Yes ☐ No ☐ Not Applicable

The proposed project will not have a negative impact on the visual quality or scenic resources of the Town of Southold. All proposed utilities will be underground. The project will have no impact on visual qualities of Suffolk County Route 48, State Route 25, agricultural land, open space and natural resources

Attach additional sheets if necessary

NATURAL COAST POLICIES

Policy 4. Minimize loss of life, structures, and natural resources from flooding and erosion. See LWRP Section III – Policies Pages 8 through 16 for evaluation criteria

☒ Yes ☐ No ☐ Not Applicable

The first floor elevation of the one (1) proposed boat storage building is set at 10.0 to minimize the loss of life, structures and natural resources from flooding and erosion.

Attach additional sheets if necessary

Policy 5. Protect and improve water quality and supply in the Town of Southold. See LWRP Section III – Policies Pages 16 through 21 for evaluation criteria

☒ Yes ☐ No ☐ Not Applicable

The project includes construction of a new boat storage building to be served by connection to the public water supply and construction of conventional on-site sewage disposal systems. There are no down-gradient water supply wells (public or private).

Attach additional sheets if necessary

Policy 6. Protect and restore the quality and function of the Town of Southold ecosystems including Significant Coastal Fish and Wildlife Habitats and wetlands. See LWRP Section III – Policies; Pages 22 through 32 for evaluation criteria.

☒ Yes ☐ No ☐ Not Applicable

The proposed project has been designed to protect and restore the quality and function of the Town of Southold ecosystem, significant coastal ash and wildlife habitats and wetlands. A project limiting fence and haybales, where appropriate, will be placed along the limit of clearing, grading, and ground disturbance.

Attach additional sheets if necessary

Policy 7. Protect and improve air quality in the Town of Southold. See LWRP Section III - Policies Pages 32 through 34 for evaluation criteria.

☒ Yes ☐ No ☐ Not Applicable

The proposed project will not have a negative impact on air quality in the Town of Southold.

Attach additional sheets if necessary

Policy 8. Minimize environmental degradation in Town of Southold from solid waste and hazardous substances and wastes. See LWRP Section III - Policies; Pages 34 through 38 for evaluation criteria.

☒ Yes ☐ No ☐ Not Applicable

The proposed project will have little or no negative impact on solid waste, hazardous substances and hazardous waste generation within the Town of Southold.

PUBLIC COAST POLICIES

Policy 9. Provide for public access to, and recreational use of, coastal waters, public lands, and public resources of the Town of Southold. See LWRP Section III - Policies; Pages 38 through 46 for evaluation criteria.

☒ Yes ☐ No ☐ Not Applicable

The project has been designed to provide for the enhancement of access to, and recreational use of, coastal waters of the Town of Southold.

Attach additional sheets if necessary

WORKING COAST POLICIES

Policy 10. Protect Southold's water-dependent uses and promote siting of new water-dependent uses in suitable locations. See LWRP Section III – Policies; Pages 47 through 56 for evaluation criteria.

☒ Yes ☐ No ☐ Not Applicable

Refer to Policy 9 Response, and note this is a water dependent use.

Attach additional sheets if necessary

Policy 11. Promote sustainable use of living marine resources in Long Island Sound, the Peconic Estuary and Town waters. See LWRP Section III – Policies; Pages 57 through 62 for evaluation criteria.

☐ Yes ☐ No ☒ Not Applicable

Attach additional sheets if necessary

Policy 12. Protect agricultural lands in the Town of Southold. See LWRP Section III – Policies; Pages 62 through 65 for evaluation criteria.

☐ Yes ☐ No ☒ Not Applicable

This is a marine use and does not impact agricultural lands.

Attach additional sheets if necessary

Policy 13. Promote appropriate use and development of energy and mineral resources. See LWRP Section III – Policies; Pages 65 through 68 for evaluation criteria.

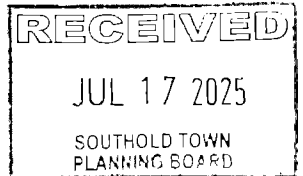
☐ Yes ☐ No ☒ Not Applicable

PREPARED BY Thomas C. Wolpert **TITLE** Agent for Applicant **DATE** Revised 7/10/2025

Thomas C. Wolpert

Amended on 8/1/05

Full Environmental Assessment Form
Part 1 - Project and Setting



Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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 information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Revised Site Plan for Strong's Yacht Center - Proposed Boat Storage Building		
Project Location (describe, and attach a general location map): 5780 West Mill Road, Hamlet of Mattituck, Town of Southold		
<div style="border: 1px solid black; width: 20px; height: 15px; float: left; margin-right: 5px;"></div> Brief Description of Proposed Action (include purpose or need): <p>The proposed action includes a revised site plan for the Strong's Yacht Center (SYC) application for boat storage. The proposed action includes the construction of one, 62,310 SF boat storage building to the west of the existing buildings on-site. Approximately 83,650± CY of material would be removed for the placement of the proposed building at FFE 10 ft. The material removal would occur in two phases: Phase 1 - 71,050± CY and Phase 2 - 12,600± CY. Upon implementation of the proposed action, the M-II zoned portion of the site utilized by SYC would be modified from 7 to 8 buildings, increasing the total GFA from 70,260± SF to 131,310± SF (represents a 89± percent expansion).</p> <p>Similar to the prior proposed action, a temporary haul road is proposed for construction for material removal, an evergreen concrete retaining wall would be constructed, as would the extension of the existing internal driveway to access the proposed building with pervious stone blend pavement and the creation of 23 new parking stalls. It is also noted that the setback distance of the proposed building to Mill Road Preserve would be 205.9± feet. See the attachment for a comparison of project data for the prior action and this revised site plan.</p>		
Name of Applicant/Sponsor: Strong's Yacht Center, LLC.		Telephone: 631-709-1108 E-Mail: jeff@strongsmarine.com
Address: 5780 West Mill Road		
City/PO: Mattituck	State: NY	Zip Code: 11952
Project Contact (if not same as sponsor; give name and title/role): Charles Cuddy, Esq., Project Attorney		Telephone: (631) 369-8200 E-Mail: charlescuddy@optonline.net
Address: P.O. Box 1547		
City/PO: Riverhead	State: NY	Zip Code: 11901
Property Owner (if not same as sponsor):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Southold Board of Trustees - LWRP Consistency and Wetlands Permit	July 2024
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Southold Planning Board - Site Plan Review and Approval	July 2024
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Highway Supt. - Review temporary road apron (Haul Road)	July 2024
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SCDHS - Variance (granted), Water Supply/Sanitary Disposal, SCPC Referral	SCDHS - July 2018 / Variance granted Sept. 14, 2023. Site Plan Mod. to be filed 7/2025
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Modification of NYSDEC Tidal Wetlands Permit, NYSDEC SPDES General Permit	July 2024 (Wetlands Permit modification) SPDES prior to construction
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> If Yes, complete sections C, F and G. If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): NYS Heritage Areas: LI North Shore Heritage Area	
<hr/> <hr/> <hr/>	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
<hr/> <hr/> <hr/>	

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<u>Marine II District</u>	
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, i. What is the proposed new zoning for the site? _____	
C.4. Existing community services.	
a. In what school district is the project site located?	<u>Mattituck-Cutchogue UFSD</u>
b. What police or other public protection forces serve the project site?	<u>Southold Police Department</u>
c. Which fire protection and emergency medical services serve the project site?	<u>Mattituck Fire Department (Consultations undertaken and service ability confirmed in correspondence dated July 27, 2021)</u>
d. What parks serve the project site?	<u>N/A - Project site is a maritime use (marina and related maintenance/repair) that has existed for over 60 years and was formerly known as "Mattituck Inlet Marina and Shipyard"</u>

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? <u>Maritime commercial use (boat storage)</u>	
*	b. a. Total acreage of the site of the proposed action? <u>32.96±</u> acres b. Total acreage to be physically disturbed? <u>5.17±</u> acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>32.96±</u> acres
*	c. Is the proposed action an expansion of an existing project or use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % <u>86±</u> Units: <u>gross floor area (GFA)</u> d. Is the proposed action a subdivision, or does it include a subdivision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____ ii. Is a cluster/conservation layout proposed? <input type="checkbox"/> Yes <input type="checkbox"/> No iii. Number of lots proposed? _____ iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____ e. Will the proposed action be constructed in multiple phases? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No i. If No, anticipated period of construction: _____ months ii. If Yes: <ul style="list-style-type: none"> • Total number of phases anticipated <u>3</u> • Anticipated commencement date of phase 1 (including demolition) <u>10</u> month <u>2025</u> year • Anticipated completion date of final phase <u>6</u> month <u>2026</u> year • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____
Phases 1 and 2 includes the excavation of materials and regrading. Phase 3 includes the construction of the retaining wall, one building, parking, and all infrastructure (drainage, water supply and 2 I/A OWTS).	

*	<p>f. Does the project include new residential uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, show numbers of units proposed.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;"></th> <th style="width: 25%; text-align: center;"><u>One Family</u></th> <th style="width: 25%; text-align: center;"><u>Two Family</u></th> <th style="width: 25%; text-align: center;"><u>Three Family</u></th> <th style="width: 25%; text-align: center;"><u>Multiple Family (four or more)</u></th> </tr> </thead> <tbody> <tr> <td>Initial Phase</td> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>At completion</td> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>of all phases</td> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> </tbody> </table>		<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>	Initial Phase	_____	_____	_____	_____	At completion	_____	_____	_____	_____	of all phases	_____	_____	_____	_____
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>																	
Initial Phase	_____	_____	_____	_____																	
At completion	_____	_____	_____	_____																	
of all phases	_____	_____	_____	_____																	
	<p>g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes,</p> <p>i. Total number of structures <u>1</u></p> <p>ii. Dimensions (in feet) of largest proposed structure: <u><35 feet</u> height; <u>186 feet</u> width; and <u>335 feet</u> length</p> <p>iii. Approximate extent of building space to be heated or cooled: <u>62,310</u> square feet</p>																				
	<p>h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes,</p> <p>i. Purpose of the impoundment: _____</p> <p>ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____</p> <p>iii. If other than water, identify the type of impounded/contained liquids and their source. _____</p> <p>iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres</p> <p>v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length</p> <p>vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____</p>																				
<p>D.2. Project Operations</p>																					
	<p>a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)</p> <p>If Yes:</p> <p>i. What is the purpose of the excavation or dredging? <u>Modification of topography to accommodate maritime building</u></p> <p>ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?</p> <ul style="list-style-type: none"> • Volume (specify tons or cubic yards): <u>83,650± cubic yards (CY)</u> • Over what duration of time? <u>3.4-4.03 months based upon 30 CY per truck</u> <p>iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.</p> <p><u>*See bottom of page.</u></p> <p>iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, describe. _____</p> <p>v. What is the total area to be dredged or excavated? <u>3.33±</u> acres</p> <p>vi. What is the maximum area to be worked at any one time? <u>2.69±</u> acres</p> <p>vii. What would be the maximum depth of excavation or dredging? <u>38±</u> feet</p> <p>viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>ix. Summarize site reclamation goals and plan: _____</p> <p>_____</p> <p>_____</p>																				
	<p>b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____</p> <p>_____</p> <p>_____</p>																				

*Topsoil would be stripped from the excavation area and stockpiled on the site for use during site restoration. Stockpiled topsoil would be stabilized with temporary vegetation to prevent dust and erosion. Sand and gravel would be excavated with the excess material loaded into dump trailers for removal from the site. All excess soils will be transported to a registered or permitted facility in accordance with NYSDEC Part 360 or local site for re-use. The ultimate location is driven by market conditions and the local need.

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☐ No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water?

☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ 399±* gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☒ Yes ☐ No

If Yes:

- Name of district or service area: Suffolk County Water Authority (SCWA)
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No **
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?

☐ Yes ☒ No **

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☒ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 9± gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?

☐ Yes ☒ No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

*Includes 9± gpd for bathrooms, 32± gpd for boat washing (service prior to/after storage), and 358± gpd for the irrigation season.

**Water Supply - Note that the SCWA water main extension to the subject property has been completed.

- Do existing sewer lines serve the project site? ☐ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

- iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☒ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

- v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

Innovative/Alternative On-site Wastewater Treatment Systems (IIA OWTS) to be installed

- vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

- e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☒ Yes ☐ No

If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 1.45± acres (impervious surface)

_____ Square feet or 32.96± acres (parcel size)

- ii. Describe types of new point sources. The proposed building (62,310 SF)

- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Installation of on-site leaching pools and French drains which includes the use of pervious gravel as stormwater management methods to accommodate and recharge stormwater runoff from 4.93± acres

- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☒ No

- iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☒ Yes ☐ No

- f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☒ No

If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

- g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☒ No

If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

- ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No *

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
Would be less than 120/208 Volt, 3-Phase, 4-wire, 2,000 amp service

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
PSEG Long Island

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> Monday - Friday: _____ 7:00 AM - 5:00 PM Saturday: _____ 7:00 AM - 5:00 PM Sunday: _____ Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> Monday - Friday: _____ 8:00 AM - 4:30 PM Saturday: _____ By Appt. Only Sunday: _____ Holidays: _____
--	---

*Using the Institute of Transportation Engineer's (ITE) report "Trip Generation" (10th edition) Land Use Code 420, Marina, which is based on the on the number of berths, there would be no change in traffic generation due to the project as the number of berths the marina provides is proposed to remain the same (i.e., 40 berths). SYC anticipates up to 8 new permanent positions at the subject property associated with the new building which will create some new traffic. It is assumed that all 8 new employees would work weekday business hours and as such, they are likely to create 8 entering trips in the morning and 8 exiting trips in the evening. This is a small number of additional trips and would not substantially increase traffic above present levels or result in substantial new demand for transportation facilities or services.

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration: <u>Excavation and Construction-related activities, Monday - Saturday, 7:00 AM - 5:00 PM, for 2.9-3.4 months for Excavation Phase and 5 months for Construction Phase</u></p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>14-foot light poles and wall-mounted building sconces. All lighting would be shielded and directed downwards at an intensity compliant with Chapter 172 of the Town Code (Outdoor Lighting)</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): <u>In accordance with NYCRR Part 325 and Environmental Conservation Law (ECL) Article 33 Pesticides, SYC is a registered Pesticide Business with the NYSDEC as it provides commercial aquatic antifouling paint application services. Aquatic antifouling paints are used on vessel hulls, boat bottoms, structures and other marine surfaces to inhibit the growth of aquatic organisms.</u></p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: <u>8-yd dumpster ~0.8 tons per week (unit of time)</u> • Operation: <u>1/2 of 8-yd dumpster ~0.4 tons per week (unit of time)</u> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: <u>All cardboard and plastic to be recycled through Town of Southold.</u> • Operation: <u>All cardboard and plastic are recycled through the Town of Southold. Old batteries are recycled with a local company. Engine oil that is not reused is recycled with a local company.</u> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: <u>Dumpster would continue to be emptied, as needed, by licensed private carter. All cardboard and plastic to be recycled through Town of Southold.</u> • Operation: <u>Dumpster is emptied weekly by a licensed private carter. All cardboard and plastic are recycled through the Town of Southold. Old batteries are recycled with a local company. Engine oil that is not reused is recycled with a local company.</u> 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☒ Aquatic ☒ Other (specify): Recreational open space (Mill Road Preserve)

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.62±	4.07±	+1.45
• Forested (Coastal Oak-Beech Forest/ Southern Successional Hardwood)	17.27± (12.60± / 4.67±)	13.10± (9.75± / 3.36±)	-4.17
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	10.83±	10.25±	-0.58
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0.63±	0.63±	0
• Non-vegetated (bare rock, earth or fill)	0.29±	0	-0.29
• Other Describe: <u>Gravel / Lawn and Landscaping</u>	1.08± / 0.24±	3.48±* / 1.43±	+2.40 / +1.19

*Includes 0.67± acre of haul road to remain post-development.

c. Is the project site presently used by members of the community for public recreation? ☒ Yes ☐ No
i. If Yes: explain: Project site includes a marina where community members dock and service their personal boats

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? ☐ Yes ☒ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☒ No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																																					
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 																																					
E.2. Natural Resources On or Near Project Site																																					
a. What is the average depth to bedrock on the project site? 700± feet below grade surface																																					
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %																																					
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;">Carver and Plymouth sands (CpE)</td> <td style="width: 40%; text-align: right; border-bottom: 1px solid black;">60+/- %</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Plymouth Loamy Sands (PIC)</td> <td style="text-align: right; border-bottom: 1px solid black;">40+/- %</td> </tr> <tr> <td style="border-bottom: 1px solid black;"> </td> <td style="text-align: right; border-bottom: 1px solid black;"> </td> </tr> </table>		Carver and Plymouth sands (CpE)	60+/- %	Plymouth Loamy Sands (PIC)	40+/- %																																
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d. What is the average depth to the water table on the project site? Average: 1.0 - 2.5± feet above mean sea level (AMSL)																																					
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><input checked="" type="checkbox"/> Well Drained:</td> <td style="width: 60%; text-align: right;">100 % of site</td> </tr> <tr> <td><input type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;"> % of site</td> </tr> <tr> <td><input type="checkbox"/> Poorly Drained</td> <td style="text-align: right;"> % of site</td> </tr> </table>		<input checked="" type="checkbox"/> Well Drained:	100 % of site	<input type="checkbox"/> Moderately Well Drained:	% of site	<input type="checkbox"/> Poorly Drained	% of site																														
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f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><input checked="" type="checkbox"/> 0-10%:</td> <td style="width: 60%; text-align: right;">50 % of site (within project area only)</td> </tr> <tr> <td><input checked="" type="checkbox"/> 10-15%:</td> <td style="text-align: right;">4 % of site (within project area only)</td> </tr> <tr> <td><input checked="" type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">46 % of site (within project area only)</td> </tr> </table>		<input checked="" type="checkbox"/> 0-10%:	50 % of site (within project area only)	<input checked="" type="checkbox"/> 10-15%:	4 % of site (within project area only)	<input checked="" type="checkbox"/> 15% or greater:	46 % of site (within project area only)																														
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<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>*See bottom of page _____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>Maritime Beach, Marine Intertidal Gravel/Sand Beach</p> <p>ii. Source(s) of description or evaluation: **See bottom of page _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ 75.63, 170.02 acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing (endangered or threatened): _____</p> <p>Northern Long-eared Bat, Piping Plover</p> <p>_____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing: _____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>No impact expected - SYC is a designated host for the CCE Marine Program for shellfish restoration.</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site: _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>	

*According to Dr. William Bowman of Land Use Ecological Services, the site provides habitat for wildlife species inhabiting both early successional habitats and mature forest patches including approximately 84 bird species, short-tailed and masked shrews, opossum, various bats including northern long-eared bat, woodchuck, meadow vole, white-footed mouse, pine mouse, raccoon, gray squirrel, cottontail, chipmunk, white-tailed deer, redback salamander, eastern box turtle, and eastern garter snake.

**Ecological surveys were conducted at the subject site by Dr. William Bowman of Land Use Ecological Services on various dates in 2020 and 2021. The existing ecological communities present at the site include Coastal Oak-Beech Forests; successional habitats that have developed on former agricultural lands, including southern successional hardwood forests and successional shrublands; a small tidal wetland area associated with Mattituck Creek; and anthropogenic cover types such as mowed lawn with trees and landscaping, buildings, and paved and pervious road and parking surfaces.

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District ii. Name: Eligible property: MATTITUCK CREEK TIDE MILL (OLD MILL RESTAURANT), Eligible property: Water Tower and Building iii. Brief description of attributes on which listing is based: Old Mill Restaurant was a tide-powered grist mill that began operation in 1821. Old Water Tower no longer functions as such (current residence). 	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Describe possible resource(s): _____ ii. Basis for identification: _____ 	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles. 	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No 	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

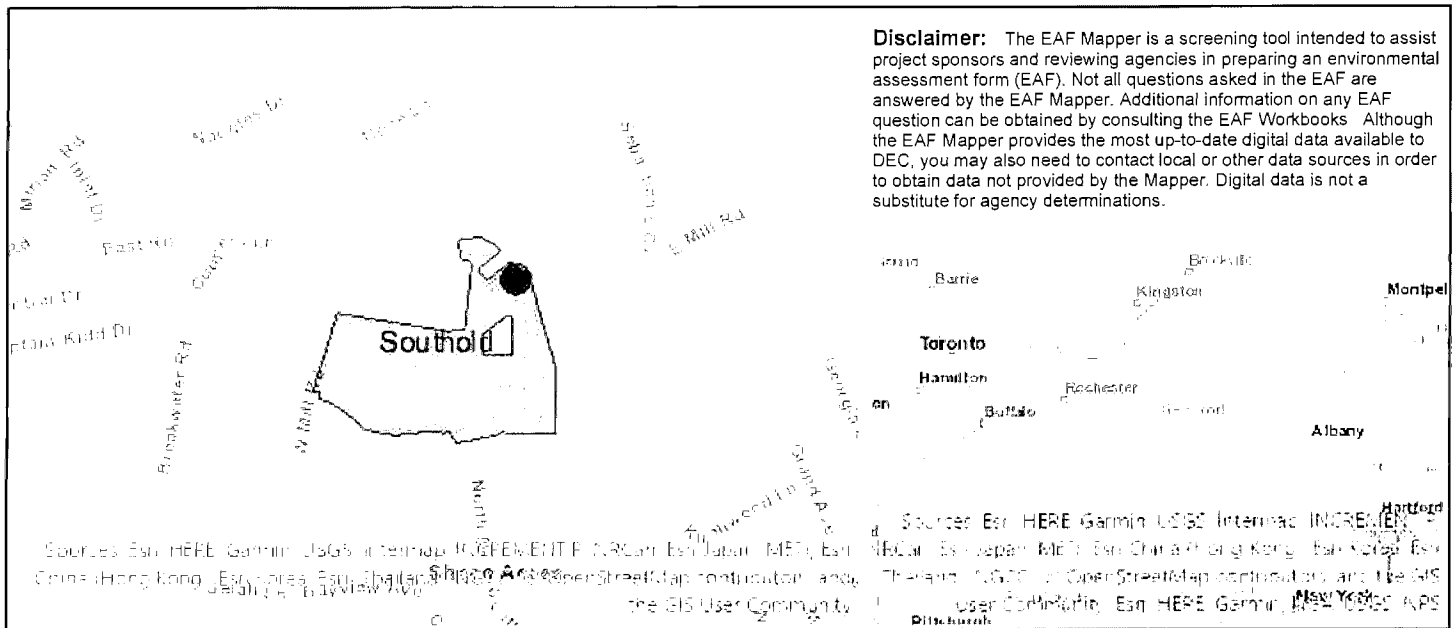
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Strong's Yacht Center, LLC
Attn: P.W. Grosser Consulting, Inc as Environmental Consultant Date 7/19/2024; Revised 7/11/2025

Signature Katelyn R. Kaim Title Senior Environmental Planner
Katelyn Kaim, AICP

</

Monday, July 8, 2024 6:14 PM



B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:LI North Shore Heritage Area
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Tidal Wetlands, Federal Waters
E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Mattituck Inlet/Cr, Low, and tidal tribs – Pathogens – Shellfishing
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes

E.2.I. [Aquifers]	Yes
E.2.I. [Aquifer Names]	Sole Source Aquifer Names:Nassau-Suffolk SSA
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Maritime Beach, Marine Intertidal Gravel/Sand Beach
E.2.n.i [Natural Communities - Acres]	75.63, 170.02
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat, Piping Plover
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:MATTITUCK CREEK TIDE MILL (OLD MILL RESTAURANT), Eligible property:Water Tower and Building
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Revised Site Plan for Strong's Yacht Center - Proposed Boat Storage Building

FEAF – Part 1 Attachment

Comparative Summary of Revised Site Plan vs. Prior Action

The following table summarizes the changes from the current modified site plan (April 2025), the prior modified site plan (July 2024) and the prior action evaluated in the Draft Environmental Impact statement (DEIS) revised November 2022.

	Current Modified Site Plan (April 2025)	Prior Modified Site Plan (July 2024)	Prior Action (DEIS)	Change from Prior Action and Current Site Plan (April 2025)
Number of Proposed Buildings	1	1	2	Elimination of 1 building
Gross Floor Area (GFA) of New Building Construction	62,310 SF	65,100 SF	101,500 SF	GFA reduced by 39,190 SF (39% reduction in GFA)
Number of Yachts to be Stored (Est.)	53 Yachts	56 Yachts	88 Yachts	Reduced by 32 yachts (39% reduction in yachts)
Total Excavation Required	83,650± CY ⁽¹⁾	70,000± CY	135,000± CY	Reduced by 51,350± CY (38% reduction in material)
Est. Truck Trips for Excavation (Assumes 30 CY trucks)	5,576± truck trips (2,788± truck trips in and out)	4,666± truck trips (2,333± truck trips in and out)	9,000± truck trips (4,500± truck trips in and out)	Reduced by 3,424 truck trips (38% reduction in truck trips)
Construction Duration (Excavation Phase/Construction Phase)	3.4-4.03 months/5 months	2.9-3.4 months/5 months	5.5-6.5 months/6 months	Reduced by 2.1-2.47 months/ 1 month (47% reduction/16% reduction)
Project Area (overall land area affected by the project)	5.15± acres	4.99± acres	6.51± acres	Reduced by 1.36± acre (21% reduction)
Construction Excavation Area (land area to be excavated to accommodate a FFE 10 ft for boat storage)	3.33± acres	3.36± acres	4.59± acres	Reduced by 1.26± acres (27% reduction)
Area of Coastal Oak-Beech Forest to be Removed	2.85± acres	2.74± acres	4.32± acres	Reduced by 1.47± acres (34% reduction)
Tree Clearing (>6-inch Diameter)	477 trees	444 trees	634 trees	Reduction by 157 trees (25% reduction)
Existing Trees to Remain (>6-inch Diameter)	1,931 trees	1,964 trees	1,774 trees	Increased by 157 trees (9% increase)
New Trees to be Planted On-Site	103 trees	102 trees	135 trees	Reduced by 32 trees (24% reduction)
Additional Water Demand and Sanitary Waste Generation from Non-storage (bathrooms)	9± gpd (Based upon 152 SF x 0.06 gpd/SF [density load])	9± gpd (Based upon 152 SF x 0.06 gpd/SF [density load])	18± gpd (Based upon 304 SF x 0.06 gpd/SF [density load])	Reduced by 9 gpd (50% reduction)

Water Demand for Boat Washing (Service prior to/after storage)	220± gallons/year/boat (or 32 gallons per day for the 53 yachts)	220± gallons/year/boat (or 34 gallons per day for the 56 yachts)	220± gallons/year/boat (or 53 gallons per day for the 88 yachts)	Reduced by 21 gallons per day)(39% reduction)
Irrigation Demand (from existing on- site wells)	358± gpd for the irrigation season	302± gpd for the irrigation season	437± gpd for the irrigation season	Reduced Increased by 135± gpd (31% reduction)
Source of Potable Water	SCWA (water main extension completed)	SCWA (water main extension completed)	SCWA (water main extension completed)	No change
Proposed Sanitary Waste Systems	1/A OWTS	1/A OWTS	1/A OWTS	No change
Liquid Propane Gas (LPG) for Radiant Heating	2 – 2,000 gallon tanks	2 – 2,000 gallon tanks	4 – 2,000 gallon tanks	Reduced by 2 LPG tanks (50% reduction)
Setback Distance of New Building to Mill Road Preserve Boundary/Limit of Clearing Distance to Mill Road Preserve Boundary⁽²⁾	205.9 ft / 147.2 ft	178 ft / 147.2 ft	135 ft / 105 ft	Increased setback by 70.9 ft / 42 ft (52% increase in setback/40% increase in setback)
Setback Distance of New Building to SCTM No. 1000-106-6-13.7 Boundary	198.1 ft	202 ft	121.7 ft	Increased setback by 76.40 ft (63% increase in setback)

Notes:

⁽¹⁾ As the proposed building was shifted further into the bluff side per recommendations from the Southold Fire Marshal, more cut is required for the construction of the proposed building. Thus, more material would be excavated when compared to the prior modified site plan (July 2024); however, it would still be less than the prior action (DEIS).

⁽²⁾ The revised site plan decreases potential impacts to the 27-acre Town of Southold Mill Road Preserve by increasing setbacks from both the proposed boat storage building and clearing limits to the preserve boundary. As shown in the comparative summary table above, the minimum setback between the building and the Mill Road Preserve has increased from 135 feet (prior action) to 205.9 feet (current modified site plan [April 2025]). Additionally, the modified site plan indicates that the limit of clearing would be 147.2 feet from the Mill Road Preserve boundary at its closest point, compared to 105 feet for the prior action. The total area of the Mill Road Preserve that may be potentially impacted by edge effects associated with the new clearing limit for the current modified site plan is approximately 0.16 acres (6,969 SF) of the 27-acre Mill Road Preserve compared to 0.38 acres (16,419 SF) for the prior action. This reduced area subject to new or enhanced edge effects accounts for approximately 0.9% of the 18-acres of mature oak-beech forests in Mill Road Preserve. Thus, the current modified site plan would not be expected to have significant adverse impacts on the forest habitat quality of the Mill Road Preserve.

Suffolk County Department of Health Services (SCDHS)

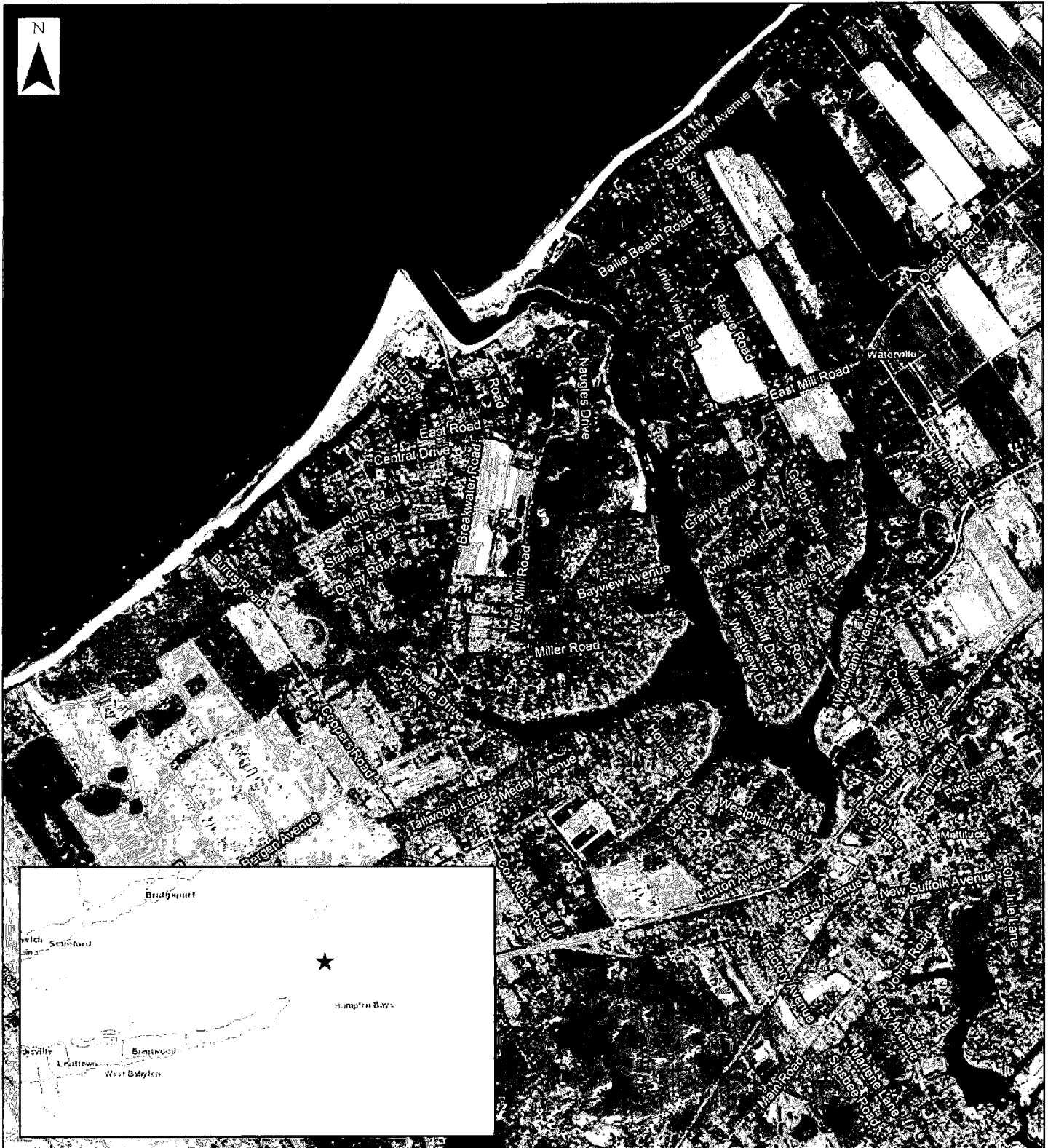
See the attached correspondence and covenant language from the SCDHS, which confirms granting of the variance from the Board of Review on September 14, 2023 for a density load of 0 gpd/SF for boat storage. The application for permit for the two (2) I/A OWTS (one of which would serve as a replacement system for the current individual on-site sanitary system that serves the office, marina and other SYC buildings) requires the filing of the covenant language, final site plan, and SEQR determination.

Cultural Resources

See the attached correspondence from the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) demonstrating the subject property and prior action have been reviewed, have received a Determination of No Impact on archaeological resources, and a Determination of No Impact on historic resources with the implementation of the Construction Protection Plan (which would also be implemented for this modified project). The Construction Protection Plan is included in Appendix R of the Draft Environmental Impact Statement, Revised November 2022 for the prior action.

Fire Protection

See the attached correspondence from the Southold Fire Marshal and Mattituck Fire Department demonstration prior review and the determinations that the site can be serviced and review of the site plan by the Town. It is noted that correspondence was sent to both the Southold Fire Marshal and Mattituck Fire Department on November 19, 2024 to advise of the July 2024 modified site plan from two buildings to one building. In correspondence dated December 9, 2024 the Mattituck Fire Department indicated that the department has the "capability to handle any fire situation on the proposed plan." As the current modified site plan (April 2025) includes a similar one building layout with a smaller footprint, it is assumed that the Mattituck Fire Department would still be able to service the building during a fire situation. Through further consultations with the Southold Fire Marshal in January-February 2025, the Fire Marshal recommended that the proposed building be shifted further into the bluff side and that more separation distance be provided between the proposed building and retaining wall. Thus, the current modified site plan (April 2025) responds to such comments.



LEGEND

 Site Boundary

0 1,000 2,000 3,000 4,000 5,000 Feet

Figure 1 - Site Location Map

Strong's Yacht Center
 5780 West Mill Road
 Mattituck, NY



Document Path: W:\Projects\5 Z\STR\GIS\maps\FIG01_SiteLocation.mxd

Sources: 1. ESRI/Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
 Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

2. Suffolk County Tax Parcel Data: NYS GIS Clearinghouse (data provided by Suffolk County)

SPECIAL LANGUAGE

2. The DECLARANT appeared before the Board of Review of the Suffolk County Department of Health Services requesting a variance for the use of a hydraulic load rate for proposed general industrial buildings which does not comply with the standards as required by Article 6, Section 760-604, paragraph A.2 of the Suffolk County Sanitary Code, and the Board of Review of the County of Suffolk Department of Health Services granted a variance by letter dated September 14, 2023, attached hereto as Schedule __ and made part hereof, provided a covenant is filed. The DECLARANT, its successors, heirs, or assigns, agrees:

- a. As a condition for the approval by the DEPARTMENT of such application, DECLARANT covenants that the parcels known as Suffolk County Tax Map numbers ____-____-____-____ and ____-____-____-____, as outlined in plans prepared by _____, and dated _____, on file with the DEPARTMENT, shall, by title, be forever deeded together to form one common parcel and shall never be deeded or conveyed independently of each other. The aforementioned tax parcels have been merged for density purposes under Article 6 of the Suffolk County Sanitary Code. Furthermore, the DECLARANT agrees that there shall be no subdivision of the merged parcel without DEPARTMENT approval.
- b. As a further condition of approval by the DEPARTMENT of the application, the DECLARANT covenants that a water line easement for the benefit of neighboring Suffolk County Tax Lot number 1000-106.00-06.00-013.007 (Tax Lot 13.7) will be provided upon request from the property owner of Tax Lot 13.7. The easement area shall be in a mutually agreed upon location and as close as possible to the right-of-way serving Tax Lot 13.7. The easement shall allow for the purpose of placement, installation, maintenance, repair, inspection and replacement of the water lines. The cost of installation, maintenance and repair of said water lines and to restore the area to its original condition after installation, maintenance, repair, inspection and

replacement of such service utilities shall be borne solely by the party, their heirs, successors and/or assigns, which shall be granted the easement.

- c. As a further condition of approval by the DEPARTMENT of the application, DECLARANT covenants that the 61,205 sf of existing storage and 101,196 sf of proposed storage will be limited to the storage of boats only and the space will not be utilized by any employee or any person except for placement and removal of the stored boats and/or routine maintenance of utilities, boat storage equipment and/or storage racks. The boat storage areas shall not be used for any other purpose.
- d. As a further condition of approval by the DEPARTMENT of the application, DECLARANT covenants that the boat storage areas shall not contain plumbing of any type except for piping associated with the fire protection system or heating, ventilation, and air conditioning (HVAC) system. The boat storage areas shall be permitted to have an HVAC system only to the extent necessary for the preservation of stored boats.
- e. As a further condition of approval by the DEPARTMENT of the application, DECLARANT covenants that any change of use of any of the buildings on the parcel shall require the property owner to submit an application to the DEPARTMENT for approval.

COUNTY OF SUFFOLK



EDWARD P. ROMAINÉ
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF HEALTH SERVICES

GREGSON H. PIGOTT, MD, MPH
Commissioner

THOMAS WOLPERT, P.E., YOUNG &
YOUNG
400 OSTRANDER AVE
RIVERHEAD, NY 11901

April 3, 2024
Notice#: 13

STRONG'S YACHT CENTER
Record ID: C10180010-ZEC

Tax Map: 1000106000600010000

Notice of Incomplete Application

THOMAS WOLPERT, P.E., YOUNG & YOUNG ,

This office has reviewed your application for the above referenced project. The following will be required prior to any further processing of the application for approval to construct:

- (1) Preliminary approval of this application is pending completion of covenants as per the BOR Determination – covenant package and special language previously uploaded to portal.**
- (2) Update site plan to account for the storage area of the buildings at 0.04 gpd/sf in the density calculations and utilize 0.00 gpd/sf for the storage areas when hydraulically sizing the sanitary systems for existing and proposed buildings on the site.**
- (3) Approval from the Office of Pollution Control for the proposed abandonment of existing sanitary structure(s) is required; contact Nicole Johnson at 631-854-2533 for requirements.**
- (4) Submit a Town of Southold Wetlands permit or non-jurisdiction letter.**
- (5) Submit a SEQRA Determination from Town.**
- (6) Submit revised plans with PE signatures/seals.**

To avoid delays in the processing/approval of your application, paperwork and documents should be submitted using the [online portal](#). Electronic submission will ensure priority processing.

Please note that alterations of surveys/plans must be made by a licensed design professional or surveyor and be properly certified. Photocopies of documents and penciled in corrections are not acceptable. Please do not hesitate to call (631) 852-5700 with any questions.



DIVISION OF ENVIRONMENTAL QUALITY - OFFICE OF WASTEWATER MANAGEMENT
360 Yaphank Avenue, Suite 2C, Yaphank, NY 11980
(631) 852-5700 | Fax (631) 852-5755

Regards,
Adrian Casillas
Assistant Public Health Engineer

CC:
STRONG'S YACHT CENTER





**Parks, Recreation,
and Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

January 24, 2022

Mr. Charles Vandrei
Agency Historic Preservation Officer
NYS Environmental Conservation
Division of Lands and Forests
625 Broadway
Albany, NY 12233-4255

Re: DEC
Strong's Yacht Center – Proposed Boat Storage Buildings
5780 W Mill Rd, Mattituck, Suffolk County, NY 11952
21PR04396

Dear Mr. Vandrei:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

We have reviewed the report of the supplemental Phase IB archaeological investigation (No. 22SR00015) and no archaeological sites were identified. It is OPRHP's opinion that no additional archaeological investigation is needed.

Please note that OPRHP is still evaluating the project's potential to impact historic architectural resources.

If further correspondence is required regarding this project, please refer to the OPRHP Project Review (PR) number noted above. If you have any questions, please contact me via email.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Lloyd".

Tim Lloyd, Ph.D.
Scientist - Archaeology
timothy.lloyd@parks.ny.gov

via e-mail only



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

May 26, 2023

Charles Vandrei
Agency Historic Preservation Officer
NYS Environmental Conservation
Division of Lands and Forests
625 Broadway
Albany, NY 12233-4255

Re: DEC
Strong's Yacht Center – Proposed Boat Storage Buildings
5780 W Mill Rd, Mattituck, Suffolk County
21PR04396

Dear Charles Vandrei:

Thank you for your continued consultation with the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

We have reviewed the submission received on May 8, 2023, including the Vibration Report – which includes the Construction Protection Plan – dated November 3, 2022. Based on that review, it is the OPRHP's opinion that the project, as described, will have No Adverse Impact on historic or archaeological resources provided the following condition is met:

- The Construction Protection Plan will be implemented as described in the Vibration Report.

Should you be unable to meet this condition, consultation with our office will resume. If you have any questions, you can call or e-mail me at the contact information below.

Sincerely,

Robyn Sedgwick
Historic Site Restoration Coordinator
e-mail: robyn.sedgwick@parks.ny.gov

cc: M. Terry – Town of Southold
CRIS List

Chief
JAMES COX JR.

First Assistant Chief
ROBERT M. HAAS

Second Assistant Chief
STEVEN F. FICNER



Secretary
BRIAN WILLIAMS

Treasurer
THERESA WELLS

Sergeant-at-Arms
ROBERT SHAW

Chaplain
JAMES L. MURPHY

MATTITUCK FIRE DEPARTMENT

December 9, 2024

PWGC
Attn: Kim Gennaro-Oancea
630 Johnson Ave Suite 7
Bohemia, NY 11716

Re: Strong's Yacht Center
Proposed Boat Storage Buildings
5780 Mill Rd, Mattituck NY 11952

Dear Ms. Gennaro-Oancea,

The Mattituck Fire Department Chiefs have reviewed the proposal of the one additional building with fire suppression systems and nearby additional propane tanks. Mattituck Fire Department has the capability to handle any fire situation on the proposed plan with the additional hydrant that is being installed.

If you require any additional information please do not hesitate to contact me at 631-603-4571.

Sincerely,

James R Cox Jr
Chief of Department
Mattituck Fire Department

P.O. Box 136 • 1000 Pike Street • Mattituck, NY 11952-0666

Main (631) 298-8833 • Fax (631) 298-1904 • Chiefs (631) 298-8852 • Fax (631) 298-8858
www.mattituckfd.org



MEMORANDUM

Date: November 19, 2024

To: Mattituck Fire Department, Attn: Fire Chiefs
Chief James Cox (jcox@mattituckfd.com), Chief Robert Haas (bhaas@mattituckfd.com), and
Chief Steve Ficner (sficner@mattituckfd.com)

From: Kim Gennaro-Oancea, AICP CEP, Vice President

Subject: Application for New Boat Storage Building at Strong's Yacht Center

This firm is serving as environmental consultant to the Strong's Yacht Center (SYC), which is seeking approval from the Town of Southold Planning Board for the development of a new boat storage building (65,100 square feet) at its existing facility located at 5780 Mill Road in the hamlet of Mattituck. In 2021, SYC had an application to develop two boat storage buildings (total gross floor area: 101,500 SF) and, at that time, this firm consulted with the Mattituck Fire Department to solicit comments and confirm its ability to service the proposed development. By letter dated July 27, 2021, former Chief Ed Rittberg of the Mattituck Fire Department indicated that the Mattituck Fire Department "has the capability to handle any fire situation on the proposed plan with the additional hydrant that is being installed." (copy enclosed). **The purpose of this correspondence is to advise the Department of the project modification from two buildings to one building, and to secure an updated opinion on the ability to serve the development.**

As with the original project scope, a new hydrant would be installed, and the proposed building would be equipped with fire warning and fire suppression systems. Access to the SYC property is from the eastern terminus of West Mill Road and as part of the proposed development, the existing internal driveway would be extended for vehicular access to the proposed new building. Also, a temporary haul road from West Mill Road across the undeveloped lands to the SYC property would be installed for use during construction and would remain in place for emergency access, if required. As such, access to the site would be provided via the existing driveway from West Mill Road and emergency access from the higher elevation would be available from the haul road off Mill Road. The haul road would be gated to prevent unauthorized access. Finally, a Fire Safety Plan would be developed for the modified plan, which would provide hazard locations, utility and water supply information, and emergency procedures for its employees. A copy of the site plan is enclosed.

We respectfully request your comments in writing, particularly related to the Department's capability to service the new building. If you have any questions, please do not hesitate to call or email me at kgennaro@pwgrossex.com or the applicant, Jeff Strong at jeff@strongsmarine.com.

Thank you.

cc: Jeff Strong
Charles Cuddy, Esq.
David Altman, Esq.





MEMORANDUM

Date: November 19, 2024

To: Bob Fisher, Southold Fire Marshal
(robert.fisher@townsouthold.ny.us)

From: Kim Gennaro-Oancea, AICP CEP, Vice President

Subject: Application for New Boat Storage Building at Strong's Yacht Center

This firm is serving as environmental consultant to the Strong's Yacht Center (SYC), which is seeking approval from the Town of Southold Planning Board for the development of a new boat storage building (65,100 square feet) at its existing facility located at 5780 Mill Road in the hamlet of Mattituck. In 2021, SYC had an application to develop two boat storage buildings (total gross floor area: 101,500 SF) and, at that time, this firm consulted with the Southold Fire Marshal to solicit comments. By letters dated June 24, 2021 and August 19, 2021 from James Easton, former Southold Fire Marshal, determined the emergency access to be adequate (in coordination with the Mattituck Fire Department) and recommended a Fire Safety Plan. In response to same, a Fire Safety Plan was developed. Copies of the reply letters and prior Fire Safety Plan are enclosed.

As with the original project scope, a new hydrant would be installed, and the proposed building would be equipped with fire warning and fire suppression systems. Access to the SYC property is from the eastern terminus of West Mill Road and as part of the proposed development, the existing internal driveway would be extended for vehicular access to the proposed new building. Also, a temporary haul road from West Mill Road across the undeveloped lands to the SYC property would be installed for use during construction and would remain in place for emergency access, if required. As such, access to the site would be provided via the existing driveway from West Mill Road and emergency access from the higher elevation would be available from the haul road off Mill Road. The haul road would be gated to prevent unauthorized access. Finally, the Fire Safety Plan will be modified for the one building plan. A copy of the site plan is enclosed.

The purpose of this correspondence is to request any further comment on the project modification from two buildings to one building. Please note that we have also notified the Mattituck Fire Department of this modification and have requested their comments as well.

If you have any questions, please do not hesitate to call or email me at kgennaro@pwgrosser.com or the applicant, Jeff Strong at jeff@strongsmarine.com.

Thank you.

cc: Jeff Strong
Charles Cuddy, Esq.
David Altman, Esq.



Chief
ED RITTBERG
First Assistant Chief
JAMES COX JR.
Second Assistant Chief
ROBERT M. HAAS



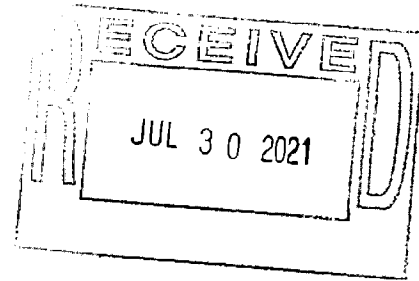
Secretary
BRIAN WILLIAMS
Treasurer
THERESA WELLS
Sergeant-at-Arms
ROBERT SHAW
Chaplain
JAMES L. MURPHY

MATTITUCK FIRE DEPARTMENT

July 27, 2021

PWGC
Attn: Kim Gennaro-Oancea
630 Johnson Ave Suite 7
Bohemia, NY 11716

Re: Strong's Yacht Center
Proposed Boat Storage Buildings
5780 Mill Rd, Mattituck NY 11952



Dear Ms. Gennaro-Oancea,

The Mattituck Fire Department Chiefs have reviewed the proposal of the two additional buildings with fire suppression systems and nearby additional propane tanks. Mattituck Fire Department has the capability to handle any fire situation on the proposed plan with the additional hydrant that is being installed.

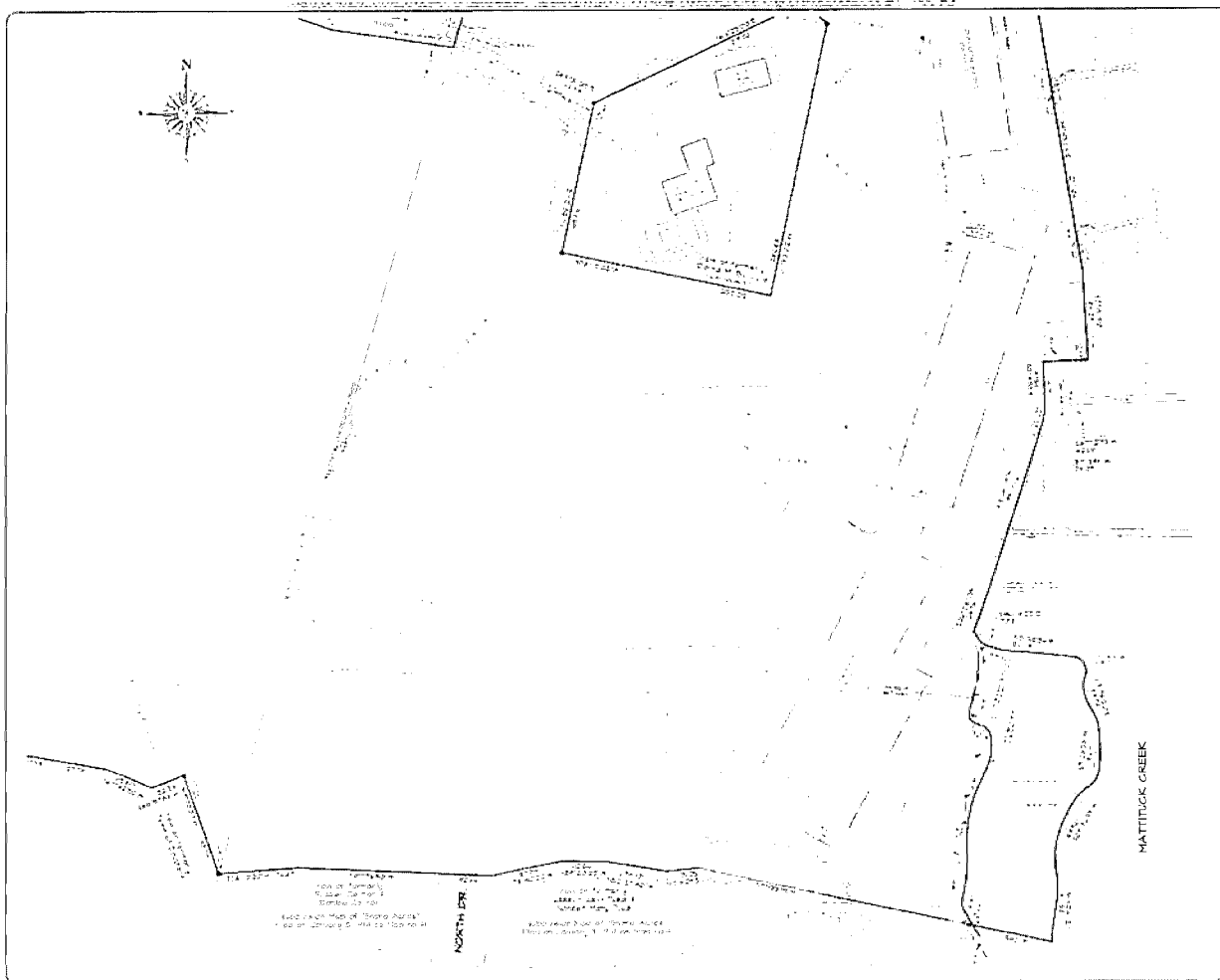
If you require any additional information please do not hesitate to contact me at 631-949-9991.

Sincerely,

Ed Rittberg
Chief of Department
Mattituck Fire Department

P.O. Box 136 • 1000 Pike Street • Mattituck, NY 11952-0666

Main (631) 298-8833 • Fax (631) 298-1904 • Chiefs (631) 298-8852 • Fax (631) 298-8858
www.mattituckfd.org



ENGINEERING CERTIFICATION

I, the undersigned, being a duly Licensed Professional Engineer in the State of New Jersey, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on the files of the undersigned.

SURVEYOR'S CERTIFICATION

I, the undersigned, being a duly Licensed Professional Surveyor in the State of New Jersey, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on the files of the undersigned.

BOAT STORAGE BUILDING			
STRONG'S YACHT CENTER			
EXISTING CONDITIONS MAP			
Scale: 1" = 100'	1" = 100'	1" = 100'	1" = 100'
North Arrow	North Arrow	North Arrow	North Arrow
Surveyed by: [Name]	Surveyed by: [Name]	Surveyed by: [Name]	Surveyed by: [Name]
Drawn by: [Name]	Drawn by: [Name]	Drawn by: [Name]	Drawn by: [Name]
Checked by: [Name]	Checked by: [Name]	Checked by: [Name]	Checked by: [Name]
Approved by: [Name]	Approved by: [Name]	Approved by: [Name]	Approved by: [Name]
Date: [Date]	Date: [Date]	Date: [Date]	Date: [Date]

Town Hall Annex
54375 Main Road
P. O. Box 1179
Southold, NY 11971-0959



Telephone (631) 765-1802
Fax (631) 765-9502
jamese@southoldtownny.gov

**TOWN OF SOUTHOLD
BUILDING DEPARTMENT
FIRE MARSHAL**

Kim Gennaro-Oancea, Vice President
P.W. Grosser Consulting, Inc.
630 Johnson Ave, Suite 7
Bohemia, NY 11716

June 24, 2021

Re: Strong's Yacht Center – Proposed Boat Storage Buildings
5780 Mill Rd, Mattituck
Fire Safety Evaluation

Fire hazards common to these type of occupancies include poor storage practices, obstruction of fire sprinklers by stock, lack of inspection, testing and maintenance of fire protection equipment, electrical hazards, improper housekeeping, etc. Many of these hazards can be addressed during the building design phase, the proper maintenance of electrical/mechanical/fire protection equipment, and frequent fire safety inspections. The protection of the building and its occupants is achieved by using both passive and active fire protection features. Proper design, installation and maintenance of passive and active fire protection systems are best ways to safeguard the property, its occupants and first responders from a fire event.

Passive fire protection is achieved by protecting the essential building structural elements from the effects of heat and fire in an effort to eliminate or delay fire spread and structural failure/collapse. Steps can be taken during the design process to maximize passive fire protection by including appropriate types of building materials, fire rated assemblies, opening protectives and through-penetration protection. Having properly designed and maintained paths of egress provide building occupants a safe and efficient way to leave the building in the event of an emergency.

Active fire protection systems are the suppression and detection systems that detect, alert building occupants and control a fire. These systems include but are not limited to automatic fire extinguishing systems, fire detection systems and smoke/heat removal systems. Special care should be taken during the design process of these systems as the size of the buildings and occupancy type will trigger specific requirements.

In addition to a balance between passive and active fire protection, here are some specific items that should be visited in an effort to manage the risk of a fire event:

- Adhere to requirements of the 2020 NYS Fire Code Chapter 32: High-Piled Combustible Storage.

- Operating Permits obtained after periodic fire safety inspections are required by building code.
 - Identify the commodity classification of material(s) being stored to ensure the applicable safety features are provided.
- Approved “NO SMOKING” signs shall be conspicuously posted in accordance with Section 310 of the 2020 NYS Fire Code.
- Provide fire protection features as required by Table 3206.2 of the 2020 NYS Fire Code.
- An automatic sprinkler system shall be installed in accordance with NFPA 13. Design of the sprinkler system should include but is not limited to:
 - Evaluation of water supply – is the capacity/location adequate for firefighting efforts.
 - What are the area (sq. ft.) limitations of the sprinkler system?
 - What is the hazard level of the building? Classification of commodities?
 - What are the specific design features required found in Chapters 12, 15, 17 and 20?
- Per NFPA, when a boat is to be dry-stored for the season or stored indoors for an extended period of time, the following precautions should be taken:
 - The vessel shall be inspected for any hazardous materials or conditions that could exist, and corrective action shall be taken.
 - Liquefied petroleum gas (LPG) and compressed natural gas (CNG) cylinders, reserve supplies of stove alcohol or kerosene, and charcoal shall be removed from the premises or stored in a separate, designated safe area.
 - All portable fuel tanks shall be removed from the premises or emptied and, if emptied the cap shall be removed and the tank left open to the atmosphere.
- Per NFPA, where boats are stored in multilevel racks, either inside or outside, for seasonal storage or for in-out operation, the following precautions should be taken:
 - Drain plugs shall be removed (in sprinklered buildings).
 - Batteries shall be disconnected or the master batter switch turned off.
 - Fuel tank valves shall be closed.
 - Repairs to boats that are on racks in a dry storage building shall be prohibited.
 - The charging of batteries shall be prohibited in a dry storage building.
 - Open flame heaters shall not be used in boat storage areas.
 - The use of portable heaters in boat storage areas shall be prohibited.
 - No unattended electrical equipment shall be in use aboard boats.
 - Class I flammable liquids shall not be stored in an indoor boat storage area.
 - Work performed on boats stored indoors shall be performed by qualified personnel.
 - Facility management shall maintain control over all personnel access to storage facilities.
- Propane tanks should be installed, separated and protected from vehicle impact as required in NFPA 58.
- Fire Department access shall be provided within 150 feet of all portions of the exterior walls of all buildings.
- Although not required by code for this occupancy, it is recommended a fire safety plan be developed and trained upon by employees.

- Building owners should ensure that inspection, testing and maintenance of fire protection and life safety systems are conducted in accordance with NYS Fire Code and applicable NFPA standards.

Please feel free to contact me with any additional comments/concerns.

Regards,

James Easton

James Easton
Fire Marshal
Town of Southold



TOWN OF SOUTHOLD

FIRE MARSHAL

Town Hall Annex 54375 Main Road P. O. Box 1179 Southold, NY 11971-0959

Telephone (631) 765-1802 Fax (631) 765-9502 Email jamese@southoldtownny.gov

Kim Gennaro-Oancea, Vice President
P.W. Grosser Consulting, Inc.
630 Johnson Ave, Suite 7
Bohemia, NY 11716

August 19, 2021


Re: Strong's Yacht Center – Proposed Boat Storage Buildings
5780 Mill Rd, Mattituck
Fire Safety Evaluation

Dear Ms. Gennaro-Oancea:

I am in receipt of your letter dated August 4, 2021 as well as Chief Rittberg's letter dated July 27, 2021. I am in agreement with Chief Rittberg that emergency access is adequate. A fire safety plan is recommended however not required by Code for these occupancies.

Please feel free to contact me with any additional comments/concerns.

Regards,

James Easton 

James Easton
Fire Marshal
Town of Southold

LOT RECOGNITION DOCUMENTATION

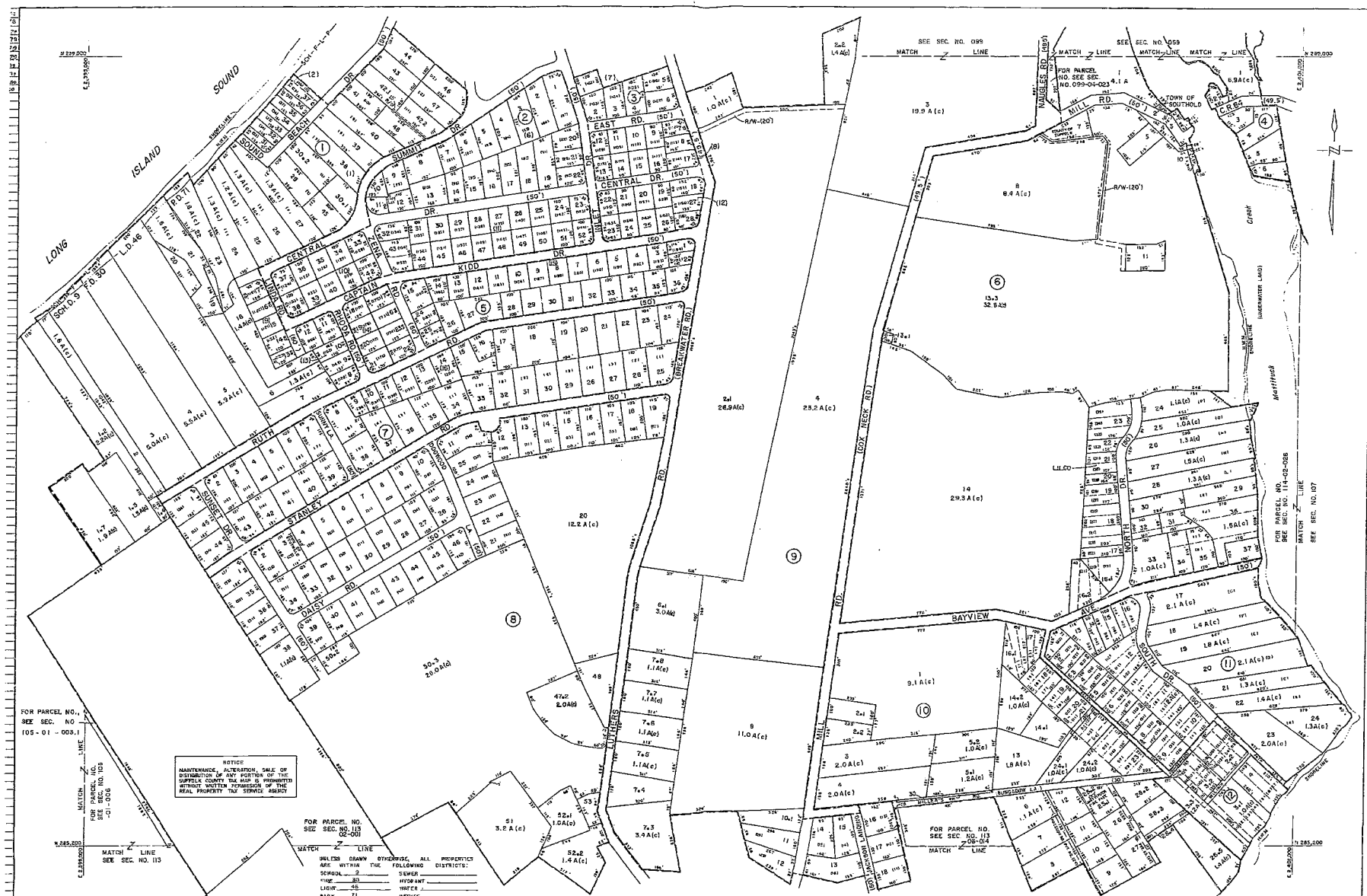
1. Property Card
2. 1981 Tax Map

13.4 TOWN OF SOUTHDOLD PROPERTY RECORD CARD

1000-106-6-13.3

OWNER		STREET 3430		VILLAGE		DIST.		SUB.		LOT	
Mims Holdings LLC		MILL ROAD		MATTITUCK		9					
FORMER OWNER		N		E		ACR.					
		Mill Road - ovs		Mattituck Creek		15.143		32.36		32.6 - County	
MATTITUCK HOLDING CO.		S		W		TYPE OF BUILDING					
WILLIAM L. PAPE & ORS.		A. McBUNNIE - Acres		MILL ROAD - others		1900s		substantial warehouses to			
-RES. 570W		SEAS.		VL		FARM		COMM. CB. MICS.		Mkt. Value	
										Acreage 1/2 section to P. 1000000	
LAND	IMP.	TOTAL	DATE	REMARKS							
3800		3800	11/1/73	11/1/73 PURCHASED (SPLIT 15.143 Ac) M. CHURIAK To MATTITUCK Holding Co. Inc.							
46300	27000	73900	12/2/79	6/1/74 (LIQUIDATION) MATTITUCK HOLDING CO. INC. To W.L. PAPE & ORS.							
	38900	85200	4/26/80	10/16/74 SOLD \$162,000. W. PAPE & ORS. To MATT. HOLDING CO.							
48400	39200	87600	3/24/81	12/2/79 - Combined 4 parcels per							
49100	43000	92100	4/26/82	11/6/79 Const. boat storage bldg. E.C. \$110,000 B.P. #104782 V							
49100	48900	98000	4/5/85	12/8/80 B.P. 10896 bld storage bldg. E.C. \$4000 V							
49100	50100	99200	5/10/89	10/1/81 B.P. 11429 constr one family dwell for K. Ebert E.C. \$40000 V							
		65000	2/28/94	11/14/84 Bldg Per #13532 ADDITION TO STORAGE Bldg. E.C. \$20000 V							
48900	15900	64800	9/8/84	3/14/88-BP#14806 - Remove existing bldg. E.C. \$250,000							
				2/28/94 - Court order 1/27/94-9/1/92-69000, 92/93-67000, 93/94-6500							
				4/19/04 - L 12335 p 123 - split C.O. (20,200) to Dorothy Lincoln							
	16	3000	4/1/00	3/13/04 - L 12335 p 124 - split C.33 to Dorothy Lincoln							
Tillable	15.143	250	3785	FRONTAGE ON WATER		1180' ± 35' = \$41300 (1180 x 200 = 8.12)					
Woodland	6.23 ac	140	250	FRONTAGE ON ROAD		568' + 255'					
Meadowland	2	100	1000	DEPTH		11/3/04 - L 12359 p 240 - Mattituck Hldg Co. to Mims Hldg. LLC \$500,000					
House Plot	500	(.58 acre)	500	BULKHEAD							
Total			42500			65.30 32.36 1.92 8.13 15.14 24.23 32.36 40.10					

48350 49050



FOR PARCEL NO. 105-01-003.1
SEE SEC. NO. 103

NOTICE
MAINTENANCE, ALTERATION, SALE OF
DISTRIBUTION OF ANY PORTION OF THE
SUFFOLK COUNTY TAX MAP IS FORWARDED
WITHOUT WRITTEN PERMISSION OF THE
REAL PROPERTY TAX SERVICE AGENCY

FOR PARCEL NO. 105-01-003.1
SEE SEC. NO. 103

DELIVER MAPS TO THE FOLLOWING DISTRICTS:
SCHOOL 2
HYDRAULIC 3
LIGHT 4
PARK 5
SEWER 6
WATER 7
REVENUE 8

Prepared by
MICHAEL BAKER, JR.
R.P.E. 3462
Consulting Engineer
Rochester, Pennsylvania

Property or R/W Line
Demarcation Center Line
Subdivision Lot Line
Railroad
Stream
Canal Line
Town Line
Village Line
Black Line
Sublot District Line
Pho District Line
New District Line
Light District Line
Park District Line
Sewer District Line
Hydro District Line
Release District Line
Block No.
Parcel No.
Subdivision Block No.

Pho District Line
New District Line
Light District Line
Park District Line
Sewer District Line
Hydro District Line
Release District Line
Block No.
Parcel No.
Subdivision Block No.

Subdivision Lot No.
Dual Dimension
Said Dimension
Dead Area
Calculated Area

Subdivision Lot No.
Dual Dimension
Said Dimension
Dead Area
Calculated Area

KEY MAP
099
105
107

SCALE IN FEET
0 100 200 300

© COUNTY OF SUFFOLK
Real Property Tax Service Agency
County Center
Riverhead, L. I., New York

TOWN OF SOUTHOLD
VILLAGE OF
DISTRICT NO. 1000
Date of Completion

SECTION NO.
106
PROPERTY MAP

SECTION NO.
106
PROPERTY MAP