



TOWN OF SOUTHAMPTON

Department of Community Preservation
24 W Montauk Hwy, Hampton Bays, NY 11946
Ph: 631-287-5720 Fx: 631-728-1920

WQIP@southamptontownny.gov

Entity: _____

Project Name: _____

2025

COMMUNITY PRESERVATION FUND (CPF) WATER QUALITY IMPROVEMENT PROGRAM CHECKLIST/APPLICATION INSTRUCTIONS

The CPF Water Quality Improvement Project Plan (WQIPP) Fund follows the objectives in the adopted [Water Quality Improvement Project Plan](#) (see <http://www.southamptontownny.gov/WQIPP>)

To apply for funding, an application must be COMPLETED and submitted along with detailed narratives and supporting information as described below. The Water Quality Advisory Committee will rank and score projects based on the [Scoring Criteria contained in the application materials](#). Parcel acquisitions will be considered on an ongoing basis, independent of this application process.

Note: Electronic application submission required and 4 - full printed sets of application, site plan and narrative.

Upload application at www.southamptontownny.gov/WQIPPSUBMISSION

A Public Hearing and Town Board Resolution will be required for individual or multiple projects.

WATER QUALITY IMPROVEMENT PROJECT MEANS:

[1] DEFINITIONS:

1. **Wastewater Treatment Improvement Project** means the planning, design, construction, acquisition, enlargement, extension, or alteration of a wastewater treatment facility, including alternative systems to a sewage treatment plant or traditional septic system, to treat, neutralize, stabilize, eliminate or partially eliminate sewage or reduce pollutants in treatment facility effluent, including permanent or pilot demonstration wastewater treatment projects, or equipment or furnishings thereof. Stormwater collecting systems and vessel pumpout stations shall also be included within the definition of a wastewater improvement project.
2. **Nonpoint Source Abatement and Control Program Projects** developed pursuant to section eleven-b of the soil and water conservation districts law, title 14 of article 17 of the environmental conservation law, section 1455b of the federal coastal zone management act, or article forty-two of the executive law;
3. **Aquatic Habitat Restoration Project** means the planning, design, construction, management, maintenance, reconstruction, revitalization, or rejuvenation activities intended to improve waters of the state of ecological significance or any part thereof, including, but not limited to ponds, bogs, wetlands, bays, sounds, streams, rivers, or lakes and shorelines thereof, to support a spawning, nursery, wintering, migratory, nesting, breeding, feeding, or foraging environment for fish and wildlife and other biota.
4. **Pollution Prevention Project** means the planning, design, construction, improvement, maintenance or acquisition of facilities, production processes, equipment or buildings owned or operated by municipalities for the reduction, avoidance, or elimination of the use of toxic or hazardous substances or the generation of such substances or pollutants so as to reduce risks to public health or the environment, including changes in production processes or raw materials; such projects shall not include incineration, transfer from one medium of release or discharge to another medium, off-site or out-of-production recycling, end-of-pipe treatment or pollution control.
5. **The Operation of the Peconic Bay National Estuary Program**, as designated by the United States Environmental Protection Agency. Such projects shall have as their purpose the improvement of existing water quality to meet existing specific water quality standards. Projects which have as a purpose to permit or accommodate new growth shall not be included within this definition



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COMMUNITY PRESERVATION FUND (CPF)
WATER QUALITY IMPROVEMENT PROGRAM
 PROPOSAL SUMMARY

Project Applicant: Town of Southampton Highway Department
 Project Title: Whalebone Landing Road Water Quality Improvements
 Project Manager Name: Marc Braeger
 Entity Anticipating Grant and Funding: Town of Southampton Highway Department

Contact 1:

Name	Marc Braeger
Title	Deputy Superintendent of Highways
Organization	Town of Southampton
Address	20 Jackson Ave, Hampton Bays NY 11946
Phone	631-728-3605
Email	mbraeger@southamptontownny.gov

Contact 2:

Name	
Title	
Organization	
Address	
Phone	
Email	

Property owner (if different from Project manager organization):

Name	
Affiliation	
Organization	
Address	
Phone	
Email	

Project Address: End of Whalebone Landing Road, North Sea, NY 11968 SCTM #(S) None

Type of Project (Check all that apply):

- Reduction Remediation Restoration

Project Summary: (Provide a brief narrative description of proposed WQIPP project)

Remove existing outfall pipes and install catch basins, weir diversion structure, stormwater treatment system, and proposed outfall pipe. Install concrete curb wall to help divert stormwater to catch basins and proposed outfall pipe. Install concrete stairs over curb wall and gravel walkway to maintain beach access path. Install stone revetment covered by beach compatible sand and beach plantings to help stabilize shoreline. Asphalt and turf restoration as necessary for installation of drainage and curb wall.



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If additional information is needed to describe the project; a project narrative can accompany the application. Please limit the narrative to approximately 3 pages of project description, provide a summary of water quality benefits/objectives of approximately 2 pages and provide a cost estimate of approximately 2 to 4 pages with supporting estimates. Any additional materials should be focused specifically on the proposed project with references to other studies that are pertinent

1. PROJECT TYPE (check all that apply)

Must meet at least one of the definitions of “Water Quality Improvement Project” per State Law Chapter 551 cited above. Check all that apply. **Note: Monitoring costs are only potentially eligible for CPF funding within Aquatic habitat restoration projects.**

- Wastewater Treatment Improvement Project
- Non-point source abatement and control
- Aquatic habitat restoration
- Pollution prevention
- Operation of Peconic Bay National Estuary Program (Grant Match)

2. PRIORITY AREA(S) (check all that apply)

Priority areas are defined in the [Water Quality Improvement Project Plan \(WQIPP\)](#).

- 303(d) Impaired
- Peconic Estuary Program - [PEP map](#)
- High
- Medium
- Outside High and Medium priority areas*

*If Outside High and Medium priority areas, explain how the project is relevant to WQIPP goals.

3. PROJECT DESCRIPTION

3a. Existing conditions of applicable groundwater/sub-watershed/waterbody and most recent and relevant data available (provide sources).

The project is adjacent to Little Peconic Bay. The contributing watershed for the road ending is approximately 122 acres which currently drains onto the beach untreated. The groundwater is assumed to be approximately 10 feet below the land surface at the road ending per the USGS provided Estimated Water Depth on the Long Island Depth to Water and Hydrologic Conditions Viewer.

3b. How the proposed solution addresses the issue in the context of Reduction, Remediation and/or Restoration as per the CPF Water Quality Project Plan. Note all remediation and restoration projects must assure that reduction measures are also addressed.

We plan to improve the quality of bay waters by reducing sedimentation as well as reduce the amount of trash and floatables that enter the water body. all existing overland stormwater flow travels into Little Peconic Bay untreated.



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3c. Describe the proposed technology and its demonstrated efficacy in similar settings. May include published data.

The First Defender® stormwater treatment system is designed to enhance vortex separation by minimizing turbulence and headloss, increasing efficiency, and preventing washout of stored pollutants.

1. Contaminated stormwater is introduced tangentially into the side of the vessel, generating a rotating flow that spirals around the outside of the dip plate.
2. Oils, trash and floatable debris rise to the water surface and are trapped in the oil and floatables storage volume.
3. Treated stormwater exits through a submerged outlet chute located opposite to the direction of rotating flow.
4. Higher flows bypass the treatment chamber to prevent turbulence and washout of captured pollutants. No external bypass structures are necessary.
5. The outlet pipe discharges treated effluent from within the dip plate cylinder ensuring the longest possible residence time. Please find attached technical abstract.

3d. How the project supports Town of Southampton, Suffolk County, NYSDEC, Long Island Nitrogen Action Plan (LINAP) or other adopted goals/policies (provide references with page numbers).

Urban stormwater (conveying pollutants from the landscape) is a source of nitrogen loading to embayments. Where determined to be significant, potential mitigation actions will be identified (Page 28 of 70 of LINAP).

3e. Review the following statements and indicate whether they are applicable to your project. For all "Yes" responses, please indicate how your project addresses the requirements indicated.

YES N/A

If stormwater system or drainage is proposed: The project must indicate compliance with the New York State Stormwater Design Manual (2015 and as updated).

If project is related to farmland: Describe any Agricultural Stewardship Plan or other long term strategy for Nitrogen abatement.

If the project is for habitat restoration: The narrative must address how underlying causes are being ameliorated and expected outcomes for local species populations or other ecological considerations are given.

If project is a Sewage Treatment Plant (STP) or cluster treatment system: Fund allocation request is based on cost for reduction of pre-existing conditions and not for purpose of accommodating new density (describe pre-existing density and associated flow (gallons per day) and total projected nitrogen reduction in narrative). Include detailed information on how many homes the system would treat as well as potential for formation of Sewer District, if required by Suffolk County Health Department or Town Law.

If the project is requesting grant match: Include information related to funding program source and purpose of application and any relevant items on this checklist. Note: A Town Board resolution will be required in order to encumber matching funds for grant applications.

4. WATER QUALITY BENEFIT

4a. Identify Nitrogen, Pathogen or Pollutant of Concern (POC) including Existing Condition and Target Reduction.

Stormwater is a known source of Nitrogen, Pathogen or Pollutant of Concern (POC), Fine and coarse particles, total suspended solids (TSS), Floatable trash and debris, Liquid-sediment-bound oils, hydrocarbons, and Sediment-bound heavy metals. There is no target reduction at this time

4b. Describe plans for collecting and reporting on water quality over time.

There are none at the present time. The Southampton Highway department is not equipped to do this. An outside agency may be needed to address this reporting.



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4c. Indicate useful life of proposed technology (must meet or exceed five years).

The Downstream Defenders's useful life, while not listed, would probably be measured in decades. The unit will need to be cleaned/maintained periodically.

5. COST FACTORS

5a. Explain how you have confirmed that the proposed budget is reasonable, appropriate and necessary. If available, provide third party estimates or other documentation of how costs were determined.

The estimate is based on previous similar projects.

5b. Describe any matching funds to be provided.

None .

5c. Explain: i. Why project cannot proceed and intended benefits cannot be achieved without external funding.
ii. if funds are awarded at a lower level than requested, or if there are cost overruns, explain how the project will proceed.

The Southampton Highway Budget has a limited budget and a project like this would take up almost all of it. The Highway department would not be able to construct if awarded at a lower level. If there are cost overruns additional funding would be requested.

6. MANAGEMENT, EXPERIENCE, ABILITY

6a. Describe applicant's experience in completing similar projects.

We have installed and maintained stormwater drainage projects throughout the town of Southampton for decades.

6b. Describe community support or opposition to project. If there is opposition, explain how this is to be addressed.

There is neither support nor opposition at this time. This is a road ending that stormwater comes off the road and into Little Peconic Bay.

6c. Describe any permits needed and time frame/status of approvals. If permits are approved, indicate same.

Permits will need to be acquired from the NYSDEC, ACOE, DOS and Town of Southampton Trustees.



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BUDGET PROPOSAL

Is the applicant incorporated or organized as a Not-for-Profit corporation or Not-for Profit limited liability company?

Yes No (If Yes, please submit a copy of the Certificate of Incorporation/Organization with this application)

Is the applicant a municipality? Yes No

If yes, please enter the request date or anticipated request date of RFP (Request for Proposals) June 2025.

PLANNING/ENGINEERING/DESIGN	Town CPF Request	Matching Funds Committed	Matching Funds Pending	Estimated Total Project Costs
Task 1-Survey and Basemapping	\$-5,600.00	\$-	\$-	\$-5,600.00
Task 2-Permit Plans, Design Plans, and Details	\$-28,600.00	\$-	\$-	\$-28,600.00
Task 3-Permitting	\$-13,000.00	\$-	\$-	\$-13,000.00
Task 4-	\$-	\$-	\$-	\$-0.00
Task 5-	\$-	\$-	\$-	\$-0.00
Task 6-	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
Planning/Engineering/Design Cost Total	\$-47,200.00	\$-0.00	\$-0.00	\$-47,200.00

Contractual Services				
Construction Administration and Inspection	\$-26,000.00	\$-	\$-	\$-26,000.00
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
	\$-	\$-	\$-	\$-0.00
Contractual Services Cost Total	\$-26,000.00	\$-0.00	\$-0.00	\$-26,000.00

Construction & Site Improvements				
Asphalt Restoration	\$-37,000.00	\$-	\$-	\$-37,000.00
Turf Restoration	\$-1,100.00	\$-	\$-	\$-1,100.00
Catch Basins, Pipes, Stormwater Treatment System	\$-182,800.00	\$-	\$-	\$-182,800.00
Stone Revetment, Gravel, Stone Bedding	\$-67,200.00	\$-	\$-	\$-67,200.00
Concrete Curb Wall and Concrete Stairs	\$-42,800.00	\$-	\$-	\$-42,800.00
Native Wetland Vegetation	\$-10,000.00	\$-	\$-	\$-10,000.00
Survey and Stakeout, MPT, Mobilization	\$-30,200.00	\$-	\$-	\$-30,200.00
Construction & Site Improvements Cost Total	\$-371,100.00	\$-0.00	\$-0.00	\$-371,100.00



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Entity: _____

Project Name: _____

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COMMUNITY PRESERVATION FUND (CPF) WATER QUALITY IMPROVEMENT PROGRAM LETTER OF INTENT

APPLICANT'S INFORMATION

Owner: Town of Southampton Highway Department

Contact First and Last Name: Marc Braeger

Contact Address: 20 Jackson Ave, Hampton Bays, NY 11946

Contact Phone: 631-728-3605

Contact Email: mbraeger@southamptontownny.gov

CONTRACT RECIPIANT INFORMATION

Name/Organization: same as above

Contact Person/Officer: _____

Contact Address: _____

Contact Phone: _____

Contact Email: _____

PROJECT INFORMATION

Project Title: Whalebone Landing Road Improvements

Project Location: End of Whalebone Landing Road, North Sea, NY 11968

Project Description (1-3 sentences):

To install a Downstream Defender Stormwater Treatment System and catch basins to clean the stormwater prior to it entering Little Peconic Bay.

ANTICIPATED PROJECT TIMELINE

Begin: Summer 2025

Complete: Fall 2025

Notes: _____

Please see attachments.

TOWN OF SOUTHAMPTON



JACQUELINE S. FENLON
PROGRAM MANAGER

Department of Community Preservation
24 W. MONTAUK HIGHWAY
HAMPTON BAYS, NY 11946

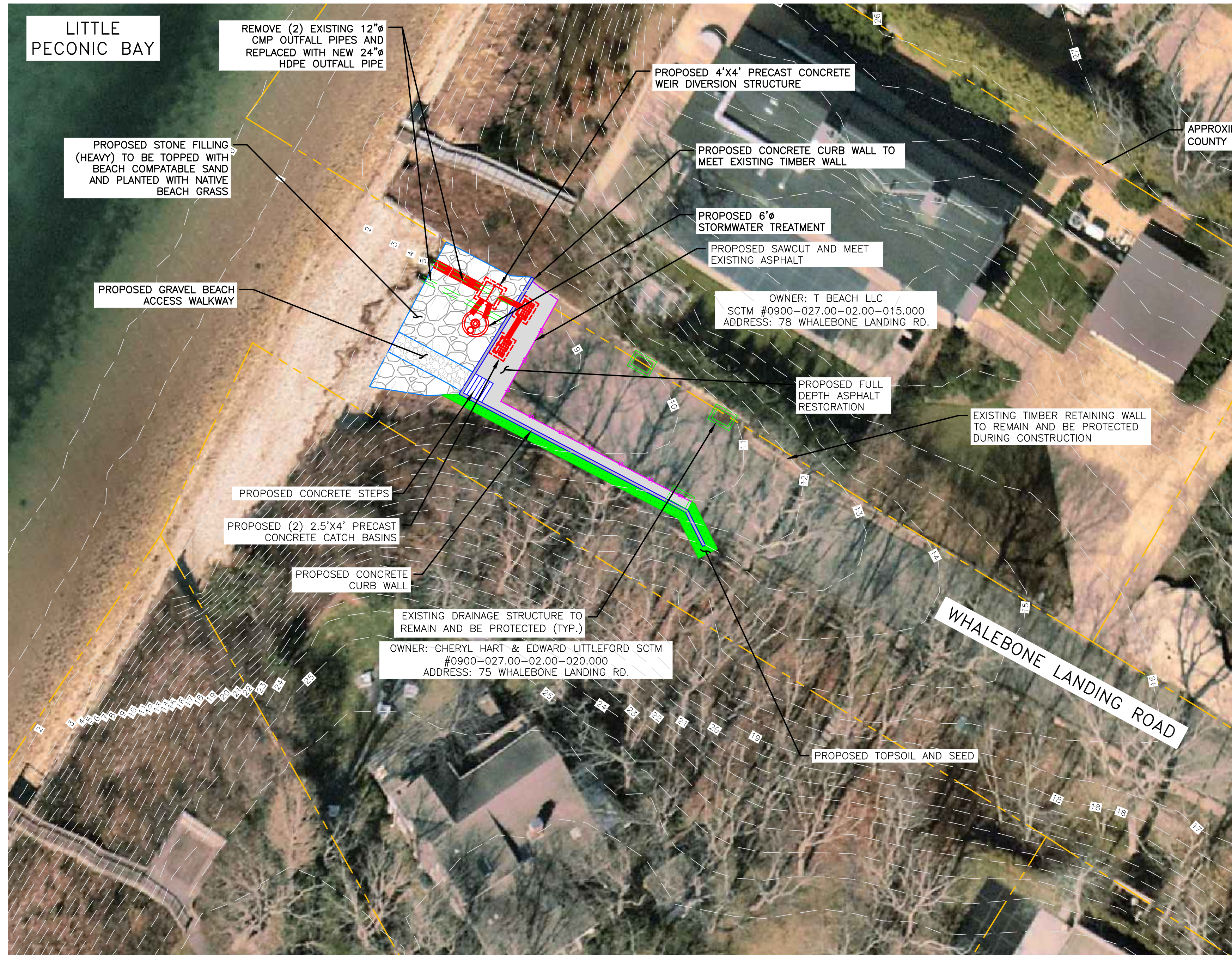
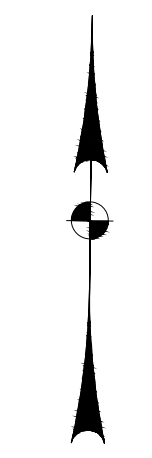
Phone: (631) 287-5720
Fax: (631) 728-1920

MARIA MOORE
TOWN SUPERVISOR

Water Quality Improvement Program Project Narrative (less than 500 words)

Project Applicant: Town of Southampton Highway Department
Project Title: Whalebone Landing Road Improvements
Project ID:
Project Sponsors legal name:
Mailing Address: 20 Jackson Avenue, Hampton Bays, NY 11946
Contact Person(s): Marc Braeger
Email: mbraeger@southamptontownny.gov
Project Narrative: Remove existing deteriorated (2) CMP outfall pipes and install catch basins, weir diversion structure, stormwater treatment system, and proposed outfall pipe. Install concrete curb wall to help divert stormwater to catch basins and proposed outfall pipe. Install concrete stairs over curb wall and gravel walkway to maintain beach access path. Install stone revetment to help stabilize shoreline. Asphalt and turf restoration as necessary for installation of catch basins and curb wall

NORTH



PLAN
SCALE 1"=15'

LEGEND

- APPROXIMATE SUFFOLK COUNTY TAX MAP LINES
- PROPOSED SAWCUT
- PROPOSED TOPSOIL AND SEED
- PROPOSED STONE FILLING (HEAVY) TO BE TOPPED WITH BEACH COMPATIBLE SAND AND PLANTED WITH NATIVE BEACH GRASS
- PROPOSED FULL DEPTH ASPHALT RESTORATION
- PROPOSED STORMWATER TREATMENT SYSTEM
- PROPOSED 2.5'X4' PRECAST CONCRETE CATCH BASINS AND HDPE DRAINAGE PIPES
- PROPOSED CONCRETE STEPS
- PROPOSED CONCRETE CURB WALL
- EXISTING DRAINAGE



DATE	BY	DESCRIPTION	APPROV. BY
REVISIONS			
LKMA			
TOWN OF SOUTHAMPTON SUFFOLK COUNTY, NEW YORK			
C.P.F. PROJECT LOCATIONS			
CONCEPTUAL PLAN – WHALEBONE LANDING ROAD			
L. K. McLEAN ASSOCIATES, D.P.C. ENGINEERS & SURVEYORS 437 SOUTH COUNTRY RD., BROOKHAVEN, NY 11719			
Designed By:	KJM	Scale: AS SHOWN	Sheet No.
Drawn By:	RAC	Date: MAR. 2025	1 OF 1
Approved By:	RAS	File No. XX	

Mar. 14, 2025 - 12:45pm
P:\25046.000 Various CPF Applications\Whalebone Landing Road\Civil DWG\Contract Drawings\General Plan - Whalebone Landing.dwg

Short Environmental Assessment Form

Part 1 - Project Information

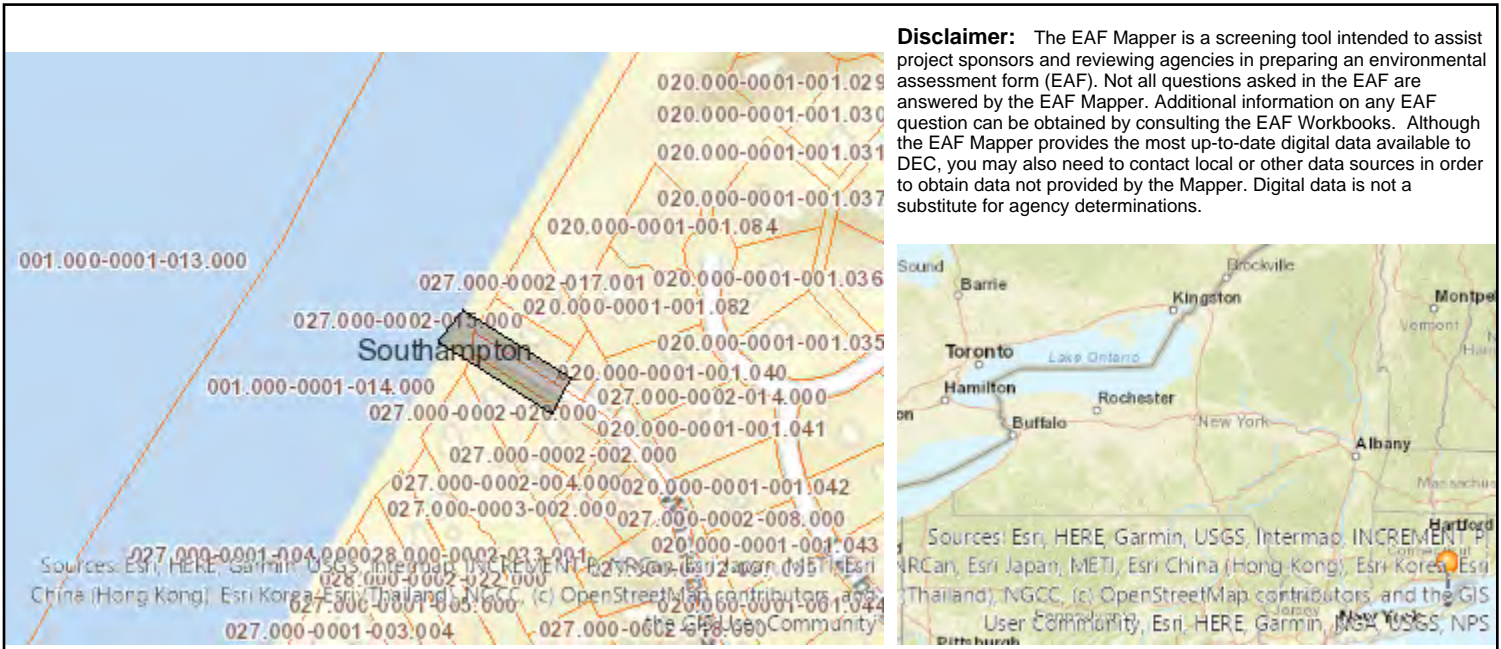
Instructions for Completing

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

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

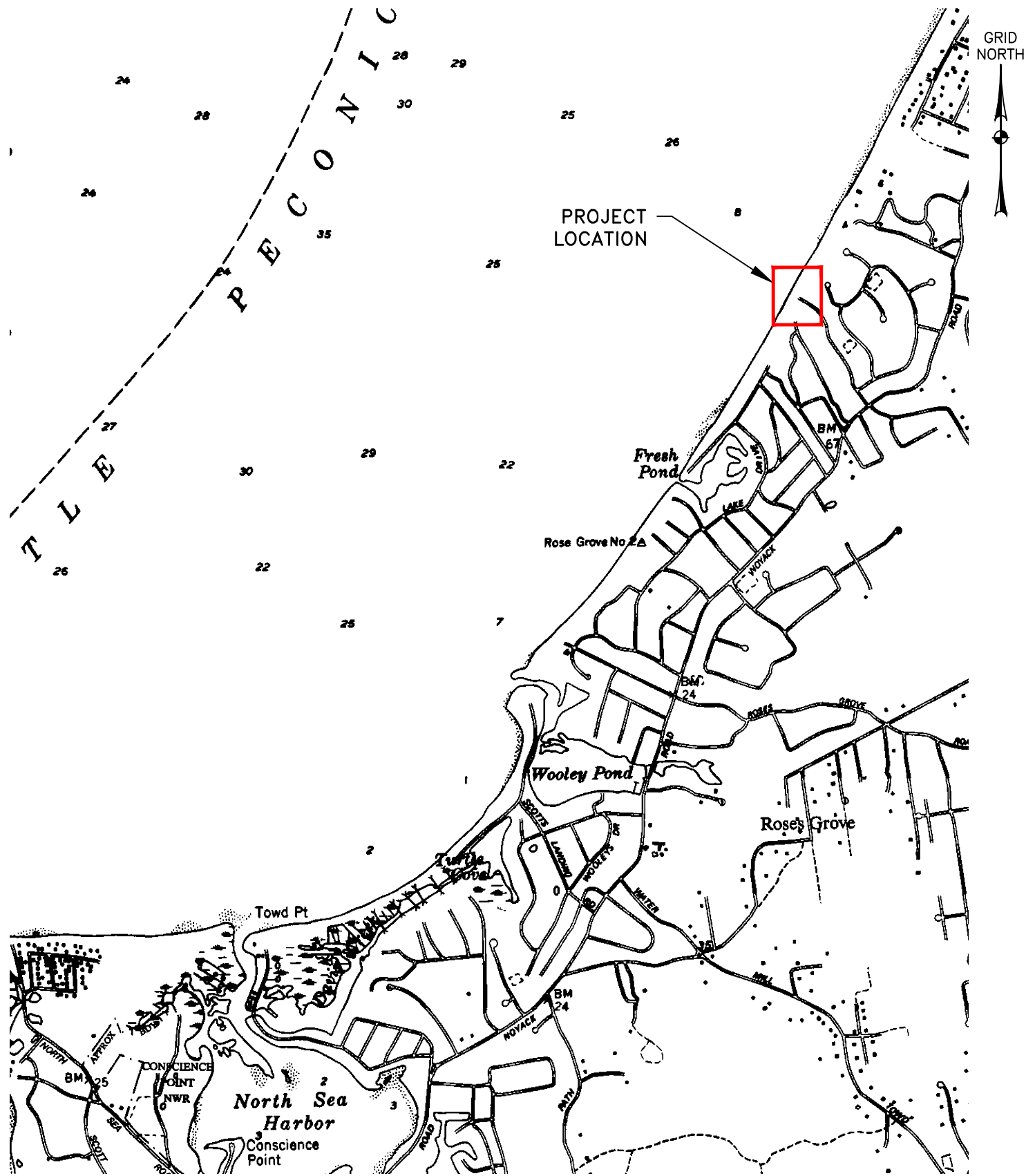
Part 1 – Project and Sponsor Information			
Town of Southampton			
Name of Action or Project: Whalebone Landing Rd Improvements			
Project Location (describe, and attach a location map): The end of Whalebone Landing Rd. North Sea NY			
Brief Description of Proposed Action: Remove existing outfall pipes, install catch basins, weir diversion structure, stormwater treatment system, and proposed outfall pipe. Install concrete curb wall to help divert stormwater to catch basins and proposed outfall pipe. Install concrete stairs over curb wall and gravel walkway to maintain beach access path. Install stone revetment to help stabilize shoreline. Asphalt and turf restoration as necessary for installation of catch basins and curb wall.			
Name of Applicant or Sponsor: Marc Braeger (Town of Southampton)		Telephone: 631-728-3605	
Address: 20 Jackson Ave.		E-Mail: mbraeger@southamptontownny.gov	
City/PO: Hampton Bays		State: NY	Zip Code: 11946
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Funding from CPF, and Permits from Trustees, NYSDEC, USACE, and NYDSOS			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		N/A-Roadway acres	
b. Total acreage to be physically disturbed?		0.0269 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		N/A-Roadway acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? Name:Peconic Bay and Environs, Reason:Protect public health, water, vegetation, & scenic beauty, If Yes, identify: <u>Agency:Suffolk County, Date:7-12-88</u>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N/A	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: N/A	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: N/A	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. 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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ All proposed work is to be performed upland of the spring high tide line. There will be no encroachment of any wetland or waterbody as a result of this construction activity.	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

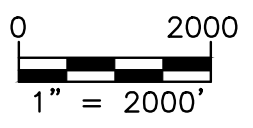
Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Peconic Bay and Environs, Reason:Protect public health, water, vegetation, & scenic beauty, Agency:Suffolk County, Date:7-12-88
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Least Tern, Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No



WHALEBONE LANDING ROAD
VICINITY MAP

SUFFOLK COUNTY
NORTH SEA, NEW YORK

LONGITUDE: -72.385020 EASTING: 1430151.615
LATITUDE: 40.973886 NORTHING: 298209.339



MARCH 2025

WHALEBONE LANDING ROAD
NORTH SEA, NY



PHOTO 1



PHOTO 2

WHALEBONE LANDING ROAD
EXISTING CONDITIONS PHOTOS DECEMBER 2024
NORTH SEA, NY



PHOTO 3



PHOTO 4

WHALEBONE LANDING ROAD
EXISTING CONDITIONS PHOTOS DECEMBER 2024
NORTH SEA, NY



PHOTO 5



PHOTO 6

WHALEBONE LANDING ROAD
EXISTING CONDITIONS PHOTOS DECEMBER 2024
NORTH SEA, NY



PHOTO 7

WHALEBONE LANDING ROAD
EXISTING CONDITIONS PHOTOS DECEMBER 2024
NORTH SEA, NY