



Christopher E. Kent
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Our File No.
35708 -100

November 20, 2019

By Email: Frank Isler - frisler@sfliy.com

Frank A. Isler, Esq.
Smith, Finkelstein, Lundberg, Isler & Yakaboski, LLP
456 Griffing Avenue
Riverhead, NY 11901

Re: EPCAL Subdivision

Dear Frank:

This letter is in response to your letter of October 28, 2019 in connection with the Town's WSRR permit application to the NYSDEC for approval of the proposed 8-lot subdivision. I have advised CAT of your meeting with NYSDEC Region 1 staff and counsel on October 25, 2019, the concerns raised at that meeting, and the condition that the DEC seeks to impose upon Lot 8 as part of its subdivision approval.

As we have previously discussed, CAT has no formal plans prepared for the proposed development of the premises to be purchased from the Town CDA. During the due diligence conducted by CAT under the Agreement of Sale, we identified Lot 8 as an existing woodland resource located mostly within a buffer area of an existing wetland that has been identified as an endangered species habitat. As such, once CAT has acquired the property, it intends to include this lot within the protected areas to satisfy the thresholds established under the FSGEIS.

If the NYSDEC staff is conditioning its WSRR approval of the proposed subdivision map based upon CAT agreeing that no development will occur on Lot 8 as proposed thereon, then CAT hereby agrees that Lot 8 will be included as part of the areas to be protected from development.

We hope this letter addresses the concerns raised by the NYSDEC.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'C. Kent'.

Christopher E. Kent

cc: Annemarie Prudenti, Deputy Town Attorney (by email)

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