



C. Theresa Masin
Hamptons Environmental Land Planning

To: Town Board

From: C. Theresa Masin 

Re: Sylvester Manor
80 Ferry Road
SCTM No.: 900-8-1-5.3 and 5.10

Date: December 16, 2025

I have reviewed the site plan application for the above-referenced property. Based upon my review, I have the following comments:

General

The applicant indicates that the proposal includes replacement of the existing septic system with a new innovative/alternative on-site wastewater treatment system. However, none of the plans appear to provide the location and components of the planned upgrade. Prior to final site plan approval, the applicant needs to submit revised site plan documents depicting the proposed upgrade, as well as a cross section of the proposed system demonstrating compliance with the Suffolk County Department of Health Services minimum separation distance to groundwater, any associated site re-grading/fill deposition, and setbacks to the nearest wetland boundary.

Additionally, the project plans call for the installation of fire suppression sprinklers at the Manor House. However, it is unclear whether or not the existing well will need to be upgraded, in order to provide sufficient pressure to ensure proper operation of the proposed fire suppression sprinklers. In the event that the well pump needs to be upgraded, or a new well needs to be installed, the site plan needs to be revised to reflect the additional work.

§109-3A(3): Landscape and Screening

Screening & Landscaping

Dwg. L-103.00 of the “*Sylvester Manor*” architectural plans, prepared by Architectural Preservation Studio, DPC, dated last revised November 21, 2024, calls for removal of ornamental vegetation adjacent to the existing Manor House; however, the plan does not provide any details with respect to proposed landscaping and screening upon completion of construction activities. Moreover, it does not identify any

land disturbance and/or clearing needed for the proposed mechanical equipment and proposed I/A OWTS upgrade.

Prior to any final site plan approval, the applicant needs to provide a landscaping plan. The plan needs to identify all limits of disturbance, as well as include evergreen screening of the proposed mechanical pad, such as eastern red cedar (*Juniperus virginiana*) or inkberry (*Ilex glabra*). The plan also needs to call for the re-vegetation of the area of existing gravel parking to the northeast of the Manor, which is to be removed.

§109-3A(5): Natural Features and Environmental Concerns

Wetlands

The project plans call for construction activities which are generally located outside of the Town's wetland permitting jurisdiction; however, several land disturbance activities are proposed within the regulated area. Specifically, removal of portions of the existing gravel parking area, in order to construct new ADA compliant parking stalls; removal of overhead electrical service and associated poles; and potentially excavation of existing sewer lines which connect the Manor to the existing septic system. In the event that the applicant is proposing to install the new electric lines within the regulated area and/or the proposed septic system upgrade requires excavation of the existing sewer lines, a Town Board wetlands permit will be required.

Floodplain

No impact is expected to occur to the floodplain, as the proposed activities are located outside of FEMA designated flood zones.

Northern Long Eared Bat

As noted above, the project plans do not provide a fulsome description of vegetation which needs to be removed as part of the mechanical pad construction and I/A OWTS installation. As such, we are unable to determine whether the project has the potential to adversely impact the federally endangered northern long eared bat (*Myotis septentrionalis*). Upon receipt of the revised land disturbance and re-vegetation plans, our office can provide recommendations on appropriate mitigation measures. These may include a prohibition of tree clearing between March 1 and November 30 of any calendar year.

Topography and Drainage

The site plan documents indicate that the topography north of the Manor slopes down toward the wetlands. The applicant needs to clarify whether or not the proposed walkways and ADA compliant parking stalls require any grading, in order to provide safe passage. If so, then the site plan needs to be revised to identify any needed grade modifications, as well as provide fill deposition calculations, if applicable.

The site plan documents do not provide a drainage plan. A drainage plan which provides for the capture and recharge of stormwater run off associated with the ADA parking stalls needs to be provided. Due to the increased frequency and intensity of storm events, consideration needs to be given to providing

sufficient drywell capacity to accommodate a three (3) inch rainfall. Consideration should also be given to the use of permeable pavers to reduce run off. Finally, if deemed compatible with the historic structure, leaders and gutters need to be installed which would direct roof run off into subsurface drywells.

Conclusion

Based upon my review of the project plans, additional information is needed in order to determine whether or not the project is compliant with the §109-3 (Standard of Review).

Sincerely,



C. Theresa Masin

cc: Kristina Martin Majdisova