

§ C35-12. Creation of Suffolk County Pine Barrens Zone.

The Suffolk County Pine Barrens Zone is hereby created, lying and being in the County of Suffolk, which zone is more particularly described and bounded as follows:

- A. Beginning at a point where the southerly side of Route 25A intersects the easterly side of Miller Place Road; thence southward along the easterly boundary of Miller Place Road to Helme Avenue; thence southward along the easterly boundary of Helme Avenue to Miller Place-Middle Island Road; thence southward along the easterly boundary of Miller Place-Middle Island Road to Whiskey Road; thence westward along the southerly boundary of Whiskey Road to Mount Sinai-Coram Road; thence southward along the easterly boundary of Mount Sinai-Coram Road to Middle Country Road (Route 25); thence westward along the southerly boundary of Route 25 to Patchogue-Mount Sinai Road (County Route 83); thence southward along the easterly boundary of County Route 83 to Bicycle Path Drive; thence southeastward along the easterly side of Bicycle Path Drive to Mt. McKinley Avenue; thence southward along the easterly boundary of Mt. McKinley Avenue to Granny Road; thence northeastward along the northerly boundary of Granny Road to Port Jefferson-Patchogue Road (Route 112); thence southward along the easterly boundary of Route 112 to Horse Block Road (County Route 16); thence eastward along the northerly boundary of County Route 16 to Maine Avenue; thence northward along the westerly boundary of Maine Avenue to Fire Avenue; thence eastward along the northerly boundary of Fire Avenue to John Roe Smith Avenue; thence southward along the easterly boundary of John Roe Smith Avenue to Jeff Street; thence eastward along the northerly boundary of Jeff Street to Hagerman Avenue; thence southward along the easterly boundary of Hagerman Avenue to the Long Island Expressway (Route 495); thence eastward along the northerly boundary of Route 495 to Southaven County Park; thence southward along the westerly boundary of Southaven County Park to Gerard Road; thence southward along the easterly boundary of Gerard Road to Route 27; thence eastward along the northerly boundary of Route 27 to the easterly boundary of Southaven County Park; thence northward along the easterly boundary of Southaven County Park to Route 495; thence eastward along the northerly boundary of Route 495 to the William Floyd Parkway (County Route 46); thence southward along the easterly boundary of County Route 46 to the Long Island Railroad tracks; thence eastward along the

northerly boundary of the Long Island Railroad tracks 7,500 feet; thence southward 500 feet; thence eastward 525 feet to the intersection of North Street and Manor-Yaphank Road; thence southward along the easterly boundary of Manor-Yaphank Road to Moriches-Middle Island Road; thence eastward along the northerly boundary of Moriches-Middle Island Road to Sunrise Highway (Route 27); thence eastward along the northerly boundary of Route 27 to an old railroad grade (unpaved); thence southeastward along the northerly boundary of the old railroad grade (unpaved) to Old Country Road (Route 71); thence eastward along the northerly boundary of Route 71 to the Long Island Railroad tracks; thence eastward along the northerly boundary of the Long Island Railroad tracks to Montauk Highway (Route 24); thence northward along the westerly boundary of Route 24 to Sunrise Highway (Route 27); thence eastward along the northerly boundary of Route 27 to Squiretown Road; thence northward along the westerly boundary of Squiretown Road to Upper Red Creek Road; thence westward along the southern boundary of Upper Red Creek to Lower Red Creek Road; thence southward along the easterly boundary of Lower Red Creek Road to Hubbard County Park; thence westward along the northern boundary of Hubbard County Park to Riverhead-Hampton Bays Road (Route 24); thence westward along the southerly boundary of Route 24 to Peconic Avenue; thence northward along the westerly boundary of Peconic Avenue to the center line of the Peconic River; thence westward along the center line of the Peconic River to the Forge Road Bridge; thence northward along the westerly boundary of the Forge Road Bridge to Forge Road; thence northwestward along the westerly boundary of Forge Road to the railroad tracks; thence northward along the westerly boundary of Forge Road (unpaved) to the intersection of Route 25 and River Road; thence westward along the southerly boundary of River Road to Edwards Avenue; thence northward along the westerly boundary of Edwards Avenue 3,800 feet; thence westward 4,400 feet to an unnamed, unpaved road; thence northward along the westerly boundary of the unnamed, unpaved road 150 feet; thence westward and northwestward along the eastern boundary of the U.S. Navy/Grumman Aerospace Corporation property (as of 1982) up to the intersection of North Country Road and Sound Avenue (Route 25A); thence westward along the southerly boundary of Route 25A to the point or place of beginning.

- B. Beginning at a point where the westerly boundary of Old Town Road intersects the southerly boundary of Lower Sheep Pasture

Road; thence westward along the southerly boundary of Lower Sheep Pasture Road to Upper Sheep Pasture Road; thence westerly along the southerly boundary of Upper Sheep Pasture Road to King Arthurs Court; thence southward along the easterly boundary of King Arthurs Court to Cinderella Lane; thence westward along the southerly boundary of Cinderella Lane to Robin Hood Lane; thence southward along the easterly boundary of Robin Hood Lane to Storyland Lane; thence westward along the southerly boundary of Storyland Lane to Pond Path Drive; thence southward along the easterly boundary of Pond Path Drive to 34th Street; thence westward along the southerly boundary of 34th Street to Sycamore Circle; thence southward and westward along the easterly boundary of Sycamore Circle to Sycamore Drive; thence westward along the southerly boundary of Sycamore Drive to Nicholls Road (County Route 97); thence southward along the easterly boundary of Nicholls Road to Nesconset-Port Jefferson Highway (Route 347); thence southwestward along the southerly boundary of Route 347 to Lakeside Avenue; thence southward along the easterly boundary of Lakeside Avenue to Twisting Drive; thence southward along the easterly boundary of Twisting Drive to Tulip Grove Drive; thence southward along the easterly boundary of Tulip Grove Drive to Pond Path Drive; thence northward along the westerly boundary of Pond Path Drive to Wood Road; thence southward along the easterly boundary of Wood Drive to Spruce Street; thence eastward along the northerly boundary of Spruce Street to Hammond Lane; thence southward along the easterly boundary of Hammond Lane to Florence Street; thence eastward along the northerly boundary of Florence Street to Washington Avenue; thence southward along the easterly boundary of Washington Avenue to Forest Road; thence northward and eastward along the westerly and northerly boundaries of Forest Road to Mark Tree Road; thence northward along the westerly boundary of Mark Tree Road to Bette Anne Drive; thence eastward along the northern boundary of Bette Anne Drive to Balin Avenue; thence northward along the westerly boundary of Balin Avenue to Chester Street; thence eastward along the southerly boundary of Chester Street to Wireless Road; thence southward along the easterly boundary of Wireless Road to Strathmore Village Drive; thence eastward along the northerly boundary of Strathmore Village Drive to Milbury Lane; thence northeastward along the northerly boundary of Milbury Lane to Patricia Lane; thence northeastward along the northerly boundary of Patricia Lane to Doe Lane; thence eastward along the northerly boundary of Doe Lane to Fawn Lane West; thence northeastward along the

westerly boundary of Fawn Lane West to Arrowhead Lane, thence northward along the westerly boundary of Arrowhead Lane to Nesconset-Port Jefferson Highway; thence eastward along the northerly boundary of Nesconset-Port Jefferson Highway to Old Town Road; thence northwestward along the westerly boundary of Old Town Road to the point or place of beginning.

- C. Beginning at a point where Mecox Road intersects Majors Path; thence north along the east side of Majors Path until it meets Mary's Lane; thence northeast along the east side of Majors Path to its intersection with the southern boundary of the North Sea Landfill (Town of Southampton property); thence east, then north, following the perimeter of the landfill and directly north along a line to its intersection with Great Hill Road; thence west along the north side of Great Hill Road to its intersection with Majors Path; thence north along the east side of Majors Path to its intersection with Noyack Road; thence northeast along the southeast side of Noyack Road to its intersection with Old Sag Harbor Road; thence east along the south side of Old Sag Harbor Road to its intersection with Water Mill Towd Road; thence northwest along the northeast side of Water Mill Towd Road to its intersection with Noyack Road; thence northeast along the southeast side of Noyack Road to its intersection with Rose Grove Road; thence east along the south side of Rose Grove Road to its intersection with Weidner Lane; thence north along a line extending from the point of intersection of Weidner Land and Rose Grove Road to the southeastern most point of Peconic Hills Drive; thence north along the east side of Peconic Hills Drive to its intersection with Woodland Drive; thence northeast along the southeast side of Woodland Drive to a ninety-degree northwest turn in said road; thence northwest along the northeast side of Woodland Drive and directly along a line extending to Noyack Road at a point where Lake Drive North intersects Noyack Road; thence northeast along the south side of Noyack Road to its intersection with Hartwell Lane; thence southeast along the southwest side of Hartwell Lane to its intersection with Chester Drive; thence northeast along the southeast side of Chester Drive to its intersection with Wilson Road; thence northwest along the northeast side of Wilson to its intersection with Noyack Road; thence northeast along the southeast side of Noyack Road until it merges with Deerfield Road; thence north along the eastern side of Noyack-Deerfield Road to its intersection with Noyack Road; thence east along the southern side of Noyack Road to its intersection with the western boundary of the Noyack Golf and Country Club; thence following the perimeters of the club, to its intersection with Noyack Road;

thence east along the southern side of Noyack Road to a point adjacent to Poplar Street, which lies north of Noyack Road; thence southeast along a line extending from said point on Noyack Road through the terminal points of Crown Lane, Laurel Trail and Island View Drive, respectively; thence east along a line extending from the terminal point of Island View Drive to Stony Hill Road at a point where Hillside Avenue intersects Stony Hill Road from the east; thence southeast along the southwestern side of Stony Hill Road to its intersection with Brick Kiln Road; thence northeast along the southeastern side of Brick Kiln Road to its intersection with Carroll Street; thence southeast along the southwestern side of Carroll Street to its intersection with Sag Harbor-Bridgehampton Turnpike; thence north along the east side of the Sag Harbor-Bridgehampton Turnpike to the Village of Sag Harbor boundary of Sag Harbor; thence southeast along the southern side of the village boundary until it meets the western side of Round Pond; thence north around the perimeter of Round Pond and east along the southern side of the village boundary to its intersection with Sagg Road (Madison Street); thence south along the western side of Sagg Road to its intersection with Mt. Misery Drive; thence east along the southern side of Mt. Misery Drive to its intersection with Denise Street; thence southeast along the southwestern side of Denise Street to its intersection with Town Line Road (the Southampton-East Hampton Town boundary); thence northwest along the northeastern side of Town Line Road to a point 1,000 feet south of the intersection of Town Line Road with Middle Line Highway (the Sag Harbor Village boundary); thence northeast along a line extending from said point on Town Line Road to the Sag Harbor-East Hampton Turnpike at a point adjacent to the southern boundary of the Sag Harbor Golf Course; thence following the southern perimeter of the golf course and continuing along the southern perimeter of Northwest Harbor County Park to its intersection with Northwest Landing (Swamp) Road; thence north along the eastern side of Northwest Landing Road, which follows the eastern boundary of the Northwest Harbor County Park, to a point where the park crosses over to the northern side of Northwest Landing Road; thence north along the boundary of the park until it meets the Northwest Harbor shoreline; thence north along the harbor shoreline until it meets Alewife Brook Road; thence southeast along the southern side of Alewife Brook Road to its intersection with Cedar Point Road; thence north along the eastern side of Cedar Point Road until it meets Bearing East Road; thence east along the southern side of Bearing East Road to its intersection with North Pass Road; to its intersection with Landfall Road to its

intersection with Hedgebanks Drive; thence directly north to the Gardiners Bay shoreline; thence south along the bay shoreline to a point directly north of a ninety-degree turn in Milna Drive to the south; thence south from said point to Milna Drive and then south along the western side of Milna Drive to its intersection with Old House Landing Road; thence southwest along the north side of Old House Landing Road to its intersection with Alewife Brook Road; thence southeast along the southwest side of Alewife Brook Road to its intersection with Hands Creek Road; thence south along the western side of Hands Creek Road to its intersection with Springy Banks Road; thence northwest along the northeastern side of Springy Banks Road to its intersection with Ely Brook to Hands Creek Road; thence south along the western side of Ely Brook to Hands Creek Road to where it intersects Hands Creek Road; thence south along the west side of Hands Creek Road to its intersection with Middle Highway; thence east, then southeast along the southern side of Middle Highway to its intersection with Rivers Road; thence east along the southern side of Rivers Road to its intersection with Springy Banks Road; thence southeast along the southwestern side of Springy Banks Road to its intersection with Hides Road; thence east along the southern side of Hides Road to its intersection with Three Mile Harbor Road; thence north along the east side of Three Mile Harbor Road to its intersection with Copeces Lane; thence east along the southern side of Copeces Lane to its intersection with Acabonack Road; thence northeast along the southeastern side of Acabonack Road to its intersection with Neck Path; thence southeast along the southwestern side of Neck Path to its intersection with Amagansett Springs Road, thence south along the western side of Amagansett Springs Road to its intersection with Barnes Hole Road; thence northeast along the southeast side of Barnes Hole Road until it meets the Napeague Bay shoreline (at Barnes Landing); thence southeast following the bay shoreline until it meets Fresh Pond Road; thence southwest along the northwestern side of Fresh Pond Road to its intersection with Cross Highway; thence southeast along the southwestern side of Cross Highway to its intersection with Abrahams Landing Road; thence southwest along the northwestern side of Abrahams Landing Road to its intersection with Stone Road; thence northwest along the northeastern side of Stone Road to its intersection with Town Lane and Amagansett Springs Road; thence southwest along its northeastern side of Town Lane to its intersection with Stony Hill Road; thence northwest along the northeastern side of Stony Hill Road to its intersection with Acabonack Road; thence south along the

western side of Acabonack Road to its intersection with Abrahams Path; thence southeast along the southwestern side of Abrahams Path to its intersection with Town Lane; thence west along the northern side of Town Lane to its intersection with Spring Close Highway (Jenny's Path); thence north along the eastern side of Jenny's Path to its intersection with Acabonack Road; thence south approximately 100 feet along the northwestern side of Acabonack Road to its intersection with Queens Lane; thence north along the eastern side of Queens Lane to a point where it intersects Spring Fireplace Road; thence directly west along a line extending from said point to a point on Three Mile Harbor Road approximately 1,400 feet south of the intersection of Springy Banks Road with Three Mile Harbor Road; thence south along the western side of Three Mile Harbor Road to its intersection with Oak View Highway; thence west along the northern side of Oak View Highway to its intersection with Hands Creek Road; thence south along the western side of Hands Creek Road to its intersection with Cedar Street; thence northwest along the northeastern side of Cedar Street to its intersection with Stephen Hands Path; thence southwest along the northwestern side of Stephen Hands Path to its intersection with the Sag Harbor-East Hampton Turnpike; thence southeast along the southwestern side of the Sag Harbor-East Hampton Turnpike to its intersection with Cove Hollow Road; thence south along the western side of Cove Hollow Road until it meets the village boundary of East Hampton (approximately 375 feet north of Montauk Highway); thence westerly along the village boundary until it intersects Daniel's Hole Road; thence northwest along the northeastern side of Daniel's Hole Road to its intersection with the Long Island Railroad (L.I.R.R.); thence westerly along the northern side of the L.I.R.R. to its intersection with Wainscott Harbor Road; thence northwest along the northeastern side of Wainscott Harbor Road to a point approximately 600 feet north of the L.I.R.R.; thence southwesterly along a line extending from said point on Wainscott Harbor Road to Sagg Road at a point where it is intersected by Narrow Lane; thence north along the eastern side of Sagg (Sagaponack Main Street) to its intersection with Haines Path; thence southwesterly along the northwestern side of Haines Path to its intersection with Old Farm Road; thence northwest along a line extending from the Old Farm Road terminus to a point where Huntington Crossway intersects the Bridgehampton-Sag Harbor Turnpike; thence northeastward along the western side of the Bridgehampton-Sag Harbor Turnpike to Scuttle Hole Road, thence westward along the southerly boundary of Scuttle Hole Road (or Huntington Path) to

Head of Pond-Scuttle Hole Road; thence southwestward along the northeast side of Head of Pond-Scuttle Hole Road to Deerfield Road; thence northward along the easterly side of Deerfield Road to an extension of Edge of Woods Road; thence westward along the northerly side of the extension of Edge of Woods Road to Water Mill-Towd Road; thence southward along the westerly side of Water Mill-Towd Road to Edge of Woods Road; thence westward along the northerly side of Edge of Woods Road to Private Road; thence southward along the westerly side of Private Road to Mecox Road; thence westward along the northerly side of Mecox Road to the intersection of Mecox and Majors Path to the point or place of beginning.

- D. Beginning at a point where Montauk Point State Boulevard meets the eastern boundary of the Hither Hills State Park; thence north along the east side of the park boundary until it meets the Napeague Bay (Block Island Sound) shoreline; thence east following the confluence of the bay's shoreline to a point where the L.I.R.R. intersects Navy Road; thence southward along the westerly side of Navy Road to Fort Lane; thence southwestward along the westward side of Fort Lane (terminus) following a line to the intersection of Lincoln Road and Montauk Point State Parkway; thence westward along the northerly side of Montauk Point (Route 27) State Parkway to the eastern boundary of the Hither Hills State Park.

§ C35-13. Adoption of standards for review of applications for development within Pine Barrens Zone.

The Suffolk County Planning Commission shall by resolution adopt, at its annual organizational meeting, standards for review of municipal zoning and subdivision actions proposed within the Pine Barrens Zone.