

Central Pine Barrens Joint Planning and Policy Commission

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James R. Stark, *Member*

P.O. Box 587
3525 Sunrise Highway, 2nd Floor
Great River, New York 11739-0587
516-563-0385 / Fax 516-277-4097

Commission Meeting Summary (FINAL) for February 21, 1996 (Approved 3/20/96) Quogue Wildlife Refuge, Old Country Rd, Quogue / 2:00 pm

Present: Mr. Proios (for Suffolk County), Mr. Girandola (for Brookhaven), Ms. Filmanski (for Riverhead), and Mr. Freleng (for Southampton). General counsel was Ms. Roth. Staff members from the Commission and other agencies included Mr. Corwin, Ms. Trezza, Ms. Plunkett, Mr. Milazzo (from the Commission), Mr. Spitz (from the NYS Department of Environmental Conservation), Mr. Bagg (from the Suffolk County Planning Department), and Mr. Hynes (from the Suffolk County Parks Department and the Law Enforcement Council). Additional attendees are shown on the attached sign-in sheet.

The meeting was called to order by Mr. Proios at approximately 2:20 pm. A four person quorum was present throughout the meeting.

(Excerpt)

- ! Status of prior Brookhaven Town noncontiguous cluster plans under Article 57 (requested by Mr. Girandola)

Summary: Mr. Girandola explained the noncontiguous cluster provisions of Brookhaven Town's code, which address projects involving more than one parcel and in which at least one of the parcels is not physically adjacent to the remaining project parcels. These projects generally involve leaving one parcel, agreed to be environmentally significant or sensitive, as undeveloped and transferring the development yield to the other parcel(s).

Brookhaven Town would like an opinion from the Commission as to how the Commission's clearing standards would apply to project sites which include noncontiguous parcels. This is typical of some previously filed projects in which the development would be within the Compatible Growth Area. It was agreed that such projects would be treated as if the project's sending parcels were contiguous with the other parcels for purposes of the clearing standard. It was also agreed that the actual wording for this policy would be reviewed as part of the Town's code amendments.

(Emphasis added)