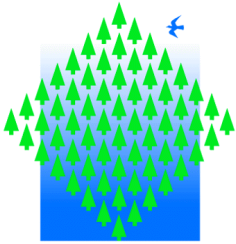


**Commission Meeting Summary (FINAL)**  
**for Wednesday, September 5, 2001 (Approved 9/26/01)**  
**Riverhead Town Hall**  
**200 Howell Avenue (at East Main Street), Riverhead, NY**  
**2:00 pm**



**CENTRAL  
PINE  
BARRENS**

**JOINT  
PLANNING  
&  
POLICY  
COMMISSION**

Robert J. Gaffney  
*Chair*

Vincent Cannuscio  
*Member*

Ray E. Cowen  
*Member*

Robert F. Kozakiewicz  
*Member*

John Jay LaValle  
*Member*

P.O. Box 587  
3525 Sunrise Highway  
2<sup>nd</sup> Floor  
Great River, NY 11739-  
0587

Phone (631) 224-2604  
Fax (631) 224-7653  
Internet:  
<http://pb.state.ny.us>

Commission members present: Mr. Proios and Mr. Sklar (for Suffolk County; Mr. Proios voting), Ms. Prusinowski (for Brookhaven), Mr. MacLellan (for Riverhead at the time noted), Mr. Murphree (for Southampton) and Mr. Cowen (for New York State).

Others present: General counsel was Mr. Rigano. Staff members from the Commission and other agencies included Mr. Corwin, Ms. Trezza, Ms. Plunkett, Ms. Jakobsen, Ms. Carter and Mr. Rizzo (from the Commission), and Mr. Spitz (from the NYS Department of Environmental Conservation). Additional attendees are shown on the attached sign-in sheet.

(Excerpt)

**Compatible Growth Area (CGA)**

! Devon Lane Land Division / Coram (Brookhaven): interpretation of clearing standard

Summary: Ms. Plunkett explained that this project involves the residential development of a split zoned parcel (Suffolk County Tax Map 200-430-2-24) along the north side of NYS Route 25 in Coram, and that it had been forwarded to the Commission for an interpretation of the CGA clearing standard.

The question arose within the Town as to how much of the northern portion of the parcel, which is zoned A2 Residence, can be cleared for a two lot subdivision, given that the southerly portion of the property, which is zoned J2 Business, is already commercially developed and was cleared in its entirety (those developments on the southerly portion of the parcel occurred prior to the pine barrens law). It was agreed that the entire parcel, including the developed site, should be considered as the project site. This means that the additional clearing that would be permitted for the new development is the difference between the allowance for the entire parcel minus that already cleared for the existing development.