

CENTRAL PINE BARRENS ADVISORY COMMITTEE

Minutes

Meeting held on June 1, 1994
Brookhaven Town Offices, 6:00 p.m.

1.) Approval of Minutes

A motion was made by Jim Tripp and seconded by Bill Shaber to approve the minutes from the May 4, 1994 Central Pine Barrens Advisory Committee. The motion was carried.

2.) Progress report and report of Commission actions

Ray Corwin gave the report on Commission activities since the last Advisory Committee meeting. He gave an overview of Commission application decisions, project applications and decisions pending. He also spoke about the Preliminary Draft Plan, explaining that they are trying to refine the Draft Plan before the July 14, 1994 deadline. It was also explained that the six month review after the draft is due is to be used to fix what ever isn't right and eliminate what is not needed. Ray mentioned that there will be other drafts between July 14, 1994 and the signing and adoption of the final plan.

3.) Committee Reports

The **TDR Committee** report was given by Jim Tripp. Mr. Tripp summarized the TDR Committee meeting which preceded the Advisory Committee meeting. He explained that Southampton and Brookhaven have done a considerable amount of work on receiving areas since their last committee meeting. Southampton is designating more receiving areas to try to meet the 2.5 ratio. He also mentioned that Donna Plunkett from Regional Plan Association gave a presentation on community design and that John Bennett Vice President of Infrastructure and Development for the Long Island Railroad also made a presentation . He also mentioned that the TDR bank bill is still being worked on and that there are questions on the funding aspect of the bill.

The **Ecology Committee** report was given by John Black. He handed out the findings of the ecology committee on the critical resource area designation along with sending and receiving area suggestions that are mapped. He stated that they are trying to maintain a ecological balance by the use of clustering and open space preservation. The mapping in Brookhaven is complete and Southampton and Riverhead are to follow.

The **Land Management** Committee report was given by Marilyn England. Ms. England sated that the committee has met a few times since the last Advisory Committee meeting. The meetings have dealt with the mapping of critical resource areas (taken out of the legislation), residual uses of core land and law enforcement. The law enforcement meeting went extremely well, the individuals involved agreed that one set of rules and regulations are needed to unify coordination. A follow up meeting will be scheduled and a council will be set up for other future meetings. She also stated that a joint meeting with the Ecology Committee is being held on June 2, 1994 to discuss topics of interest and importance to both groups. A detailed discussion took place concerning critical resource areas.

The **Economic Analysis** progress report was given by Tom Sexton. He stated that they are putting together a basic description of what is actually in the Central Pine Barrens. He explained that the database is almost complete and is to be merged with the database at the Suffolk County Water Authority and that a summary will be provided for circulation when it is completed. He also mentioned that they have met with the Town Planning Departments and the School Districts.

The **Public Outreach** report was given by Donna Plunkett. Ms. Plunkett spoke about the public outreach sessions that have taken place so far and also mentioned that they are also working closer with the TDR Committee on establishing receiving areas. She also mentioned that all the upcoming public outreach sessions are listed on the Central Pine Barrens events calendar.

The **GEIS** report was given by Judy Jakobsen. Ms. Jakobsen stated that the GEIS outline was revised to reflect the comments sent in from the public scoping session. The comments sent in were distributed to the appropriate committees.

4.) Member appointments of alternates and membership requests

- a. Forest Practice Review Board request for reply to membership inquiry
A discussion ensued and a decision was made to draft a letter to respond to membership inquiries.
- b. Farm Bureau alternate designation
- c. Long Island Greenbelt Trail Conference alternate designation
- d. Environmental Defense Fund alternate designation

All designation letters were mentioned but not discussed.

5.) North Shore Properties decision

A committee was formed and a site visit was done. **See attached decision**
A detailed discussion ensued.

A motion was made by Dick Amper and seconded by Bob Yaro to accept the decision of the Pine Barrens Advisory sub-committee on the North Shore Properties Core boundary change. The motion was carried unanimously.

6.) Scheduling of future meetings

The next meeting of the Central Pine Barrens Advisory Committee is on July 6, 1994.

7.) New Business

Stuart Lowrie from The Nature Conservancy handed out a resolution that was submitted by Sara Davison. The resolution dealt with simple process by which the Suffolk County Legislature can accept donated parcels. **See attached resolution.**

A motion was made by Buzz Schwenk and seconded by Jim Tripp to accept the resolution from The Nature Conservancy concerning donations of parcels. The motion was carried unanimously

Discussed, corrected as hand-annotated, and approved by all voting members present at 6/1/94 Advisory Committee meeting.

Central Pine Barrens Advisory Committee

A Special Report to the Central Pine Barrens Advisory Committee

APPLICATION OF NORTH SHORE PROPERTIES INC.
TO CHANGE CORE AREA BOUNDARY

At the April 6th meeting of the Advisory Committee, the membership approved the formation of a special Committee to review the proposed application by North Shore Properties Inc. to move the core boundary line easterly to exclude parcel(s) of land ^{The Applicant represented that the parcels were included in the core by error.} that were presumably included in the core by error. Recommendations of the Committee were to be presented at the June meeting.

The Committee included the following:

Michael LoGrande
Carole Swick
Ray Corwin
George Fernandez
Kim Darrow
Tim Hopkins

The Committee met on April 26th and again on May 31, 1994. At the April 26th meeting, the Committee drove the entire length of the property involved over the route of a colonial trail. It was clear that the parcels along the entire Greenbelt were a mix of pine barrens and disturbed areas. Much of the entire trail was used for dirt bikes and for illicit dumping, although restoration and clean up appears to be relatively simple and inexpensive.

It was discovered in the course of the Committee's review that the northern portion of the existing trail was included in the core, while the southern portion was not (see map). In fact, the southern parcel east of the fifty-foot right-of-way (trail) is no longer owned by the applicant but by the Town of Brookhaven.

The Committee found that the application lacks specifics such that it is not possible to make recommendations on a boundary change without understanding the purposes. Even under the present configuration, several uses are possible, particularly in the southern section that contains most of the disturbed areas. The Committee recognized that compromises were very possible given the specific intended uses. However, absent those specifics, the Committee recommends the following:

APPLICATION OF NORTH SHORE PROPERTIES, INC.

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1. Revise the application because:
 - (a). Present application inaccurately designates what is in the core - the 50-foot road from Parcel 10 south to LIE service road is outside the core.
 - (b). A substantial portion of the property affected by the application is not North Shore Properties' land, but owned by the Town of Brookhaven.
 - (c). The application does not contain sufficient information about what North Shore Properties plans are and why the proposed boundary change is needed.
2. In rethinking and revising the application, it is important to re-evaluate what kind of application, if any, is needed, e.g., Core boundary change, hardship exemption or something else (compelling public need).
3. Brookhaven Town's findings in the FGEIS process should first be available in order for the Commission to adequately evaluate the request.

June 1, 1994