

CENTRAL PINE BARRENS ADVISORY COMMITTEE

Central Pine Barrens Advisory Committee

Minutes

**Meeting held on October 11, 1994
Brookhaven Town Offices**

1.) Approval of Minutes from the September 8, 1994 Advisory Committee Meeting

A motion was made by Kim Darrow and seconded by Buzz Schwenk to approve the meeting minutes from the September 8, 1994 Central Pine Barrens Advisory Committee Meeting. The motion was carried unanimously.

2.) Progress Report and Report of Commission Actions

Mr. Corwin stated that many development applications have been received. Three Compatible Growth applications, and six Core Area Hardship applications. Hearing dates are to be held on October 26, and November 2, 1994 on these applications.

Mr. Corwin discussed the working groups. These groups cover a number of topics. Under the TDR Committee, there are a number of smaller groups. These groups are:

1. Legal and Economic Committee
2. Brookhaven Receiving Area Committee

Working groups formed by Mr. Corwin are as follows:

1. Recreational Trail Use
2. Hunting and Fishing
3. Ecological Research and Monitoring Group
4. Cultural and Archaeological Group

Mr. Corwin stated with regard to comments on the Plan, that anything arriving in the Commission office on or after July 14, 1994, commenting on the Plan, is being tracked as a formal comment. We have received approximately 4 dozen comments thus far. We are treating everything as though it were a comment on the Plan as well as the GEIS document.

3.) Committee Reports

- a) Public Outreach - Donna Plunkett discussed the three dates set for the Community Design Workshops. The dates are as follows:

Southampton Town	Thurs., October 20, 1994	6:30-9:30 pm
Brookhaven Town	Sat., October 29, 1994	10 am-1pm
Riverhead Town	Tues., November 1, 1994	6:30-9:30 pm

- b) Ecology - John Black distributed a response letter with regard to the October 6, 1994 CRA meeting. Mr. Black discussed the memo. This memo was distributed to the Pine Barrens Commission members, the Advisory Committee members, and the Ecology Committee.
- c) TDR - Mr. Hopkins stated that the next TDR meeting is on October 17, 1994. The Brookhaven Town has established a sub-committee work group. In addition to the Brookhaven sub-committee work group, they are hoping to form groups in Southampton and Riverhead. The Legal and Economic Committee is presently working on the establishment of the bank, its procedures, and the as of right use definition.
- d) Land Management - Marilyn England stated that at the last Land Management Committee meeting, the LM Committee discussed comments on the memo concerning CRAs as planned resource areas. Also, they reviewed the CRA sub-committee's recommendations as reported to Ms. England at a meeting she recently attended.
- e) Economic Analysis - Dr. Tom Sexton discussed the ratio of receiving sites to sending sites within each town. Brookhaven is fine, Riverhead must be reanalyzed, and the Southampton ratio may be a concern. In Brookhaven, they have analyzed the balance within school districts. They have also looked into the value of credits in different receiving areas, and are finding that Commercial and Industrial Pine Barrens Credits are much more valuable. Dr. Sexton also discussed Brookhaven Planned Development Districts. A discussion then ensued regarding Planned Development Districts. Commissioner Thiele asked when he would be able to see a descriptive report, rather than a general report. Dr. Sexton stated that a second report will be out within three to four weeks.
- f) GEIS - Judy Jakobsen stated that the Public Hearing on the Draft Plan was on September 28, 1994. Approximately 250 people attended the hearing. The comment period will end on October 14, 1994. Various concerns were mentioned over the TDR Program, nitrate standards, and additional alternatives were given on the GEIS. Dr. Koppelman stated that with regard to the GEIS, strengthening it is in order. He feels it may be useful for the GEIS Committee to sit down with Jim Bagg and

George Proios and tie up any loose ends.

4.) Resignation of Co-chairman of TDR Committee and recommended replacement

Mr. LoGrande discussed the resignation of Joe Fischetti, the Co-chairman of the TDR Committee. Mr. Fischetti has respectfully resigned due to other business commitments, as well as the difficulty in getting to all of the meetings. It was suggested that Don Eversoll become the Co-chairman replacement.

A motion was then made by Herb Balin and seconded by Dick Amper to have Don Eversoll become the new Co-chairman of the TDR Committee. The motion was carried unanimously.

5.) Critical Resource Area Map and recommendation for adoption

The special sub-committee report was distributed. Mr. LoGrande reviewed and discussed the report. Mr. LoGrande thanked those who worked on this project: John Meringolo, Mitchell Pally, Sara Davison, Ray Corwin, and Tim Hopkins. Mr. LoGrande also worked on this project. Mr. LoGrande then spent a great deal of time discussing the CRA map.

Herb Balin asked the Commission to reanalyze the CRA map. He feels that some portions of the CRAs designated will create further litigation. Mr. Balin stated that we should not be subjecting these parcels again to the Commission, and feels that another hearing will create further attacks by litigation. Mr. Balin then discussed the CRA map.

Dr. Koppelman stated that compromise is the main issue. He feels that between now and March we must propose a strong document. He also suggests that the Commissioners themselves be present more often at the Commission meetings.

Mr. LoGrande went over the criteria involved in selecting the Critical Resource Areas, and stated that the intent of the sub-committee was to come up with a compromise which could be submitted to the Commission.

Mr. Breslin then took the floor and stated that North Shore properties was the subject of long scrutiny, and they have spent six years going through environmental impact statements. All of the issues which have been brought up in tonight's meeting have been scrutinized, and agreed upon, and if these issues are brought up again, litigation will occur. Mr. Breslin stated that he has spent 2 million dollars in environmental impact statements, and the study has been approved by the Town. He stated that parcel 11 (as identified in the North Shore Properties GEIS) is probably the most important parcel ever to come to Long Island. Parcel 11 is going to bring quality affordable housing to

Long Island. This is extremely important to all of the young people of Long Island. Mr. Breslin then submitted that the Commission take the responsibility to make sure that the plans that they have for parcel 11 do not get disrupted.

Commissioner Thiele stated that the final decision will be made by the Commission. There are in fact many other areas in the Plan which are of great importance as well, and must be reviewed.

Mr. LoGrande made a motion to send all of the ideas which have been agreed upon by the Advisory Committee to the Commission. There would be two separate opinions; which would be forwarded separately, and have two separate groups submit small pieces on the buffer proposal, as well as parcel 11. With this information, the Commission would make their decision. At least then, something would come out that is unanimous with the Advisory Committee.

There were many oppositions to this motion. The motion was tabled by Dr. Koppelman, and seconded by Mr. Balin. Dr. Koppelman stated that the Towns should come up with a report of their findings regarding this issue.

Mitchell Pally thanked Mr. LoGrande for his efforts, and stated that the entire sub-committee spent a lot of time, effort, and planning while working on this special report.

The meeting was adjourned.