

## CENTRAL PINE BARRENS ADVISORY COMMITTEE

### Central Pine Barrens Advisory Committee

#### MINUTES

Meeting held on March 7, 1995  
Brookhaven Town Offices

The following is out of sequence when compared to the agenda due to the absence of Advisory Committee members; therefore, a quorum did not exist at the start time of this meeting.

#### 1.) Progress Report and Report of Commission Actions

Donna Plunkett summarized the development applications which were pending with the Commission. Ms. Plunkett reviewed the approvals and denials which occurred during the month of February.

Mr. Corwin summarized the minutes from the last two Commission meetings. With regard to the financial aspect, Mr. Corwin forwarded a report to the Commission. The Commission will be in debt approximately \$100,000.00. Letters should be sent to Governor Pataki regarding these financial concerns. The Suffolk County Water Authority has been serving as the fiscal arm for the Commission, and has been receiving reimbursements.

The Commission has been asking the three towns to review potential residential lots in the Core area that could be considered for the Legislative exemption from the no development rule. We have detailed reports from the three towns, each report giving a different line of reasoning, and how they arrived at their recommendations. Ms. Plunkett will present an overlay map of these areas at an upcoming Commission meeting.

Objections to the Plan should be directed to the three towns. With regard to comments from the three towns, the Commission had set two deadlines; one for receiving areas and residential non-development lot maps, and the other for comments. Brookhaven and Southampton's comments have already come in.

A discussion ensued with regard to Article VI. Dr. Koppelman stated that he believes the Town Board will endorse the Plan soon. Dr. Koppelman discussed many issues that he has been discussing with Town Counsel. One and two acre zoning was discussed. Dr. Koppelman will be meeting with the Town on March 16th.

Dr. Koppelman discussed Planned Development Districts. He states that Brookhaven can identify them, but has not formally acted on their Planned Development District Legislation at this time.

#### 2.) Small Parcel Inventory for Possible Acquisition

Mr. Corwin stated that the map of the small parcels is not complete at this time. Mr. Dittmer stated that not one small piece of property has been purchased to date.

A discussion then transpired with regard to small parcels. Mr. LoGrande stated that we should first concentrate on those small lots more likely to be developed as opposed to those so remote, and that are less likely to be developed.

Various comments and opinions were made regarding small parcels. Mr. LoGrande stated that it will be conveyed to the Commission that there should be a separate plan with regard to acquisition of smaller properties. We will also recommend that if this is done by the use of a special committee, representation from the small property owners should be on that Committee as well.

3.) Schedule of Future Meetings

The schedule of future Advisory Committee Meetings is as follows:

Tuesday, April 4, 1995	Brookhaven Town Offices	6 p.m.
Tuesday, May 9, 1995	Brookhaven Town Offices	6 p.m.
Tuesday, June 6, 1995	SCWA Tech. Serv. Building	6 p.m.

4.) New Business

Dr. Koppelman discussed Article VI, and stated that he felt a Positive Declaration should be issued, and that the SEQR process should be completed. Dr. Koppelman would like to see the Health Department do a full Environmental Impact Statement, and examine all of the questions. He states that if a Negative Declaration is issued, then these questions will not be addressed.

Various comments were made, and a detailed discussion ensued concerning the proposed Article VI amendment dealing with the TDR Program, and nitrate standards.

Tim Hopkins made a proposal at this time recommending that the Commission ask the Board of Health to hold their decision to "neg. dec." the proposed Article VI amendment dealing with TDRs, and the nitrate standards. Without a quorum, the members present unanimously endorsed the proposal to encourage the review of the amendment along with the preparation of the SGEIS.

Mr. Corwin stated that the Economic Analysis is in need of some revisions which would be predicated upon receipt of the receiving area maps. We are in receipt of most of the maps, and they are presently being transmitted to the analysts for revisions.