

## Central Pine Barrens Joint Planning and Policy Commission

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Robert J. Gaffney, *Chairman*  
John LaMura, *Vice Chairman*  
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### Work Session Summary - October 1, 1993 Riverhead County Center

#### 1. Rules and Policies for the Core Preservation Area (CPA)

##### A. Nondevelopment definitions applicable to core

- Certification issue

##### B. Hardship and compelling public need in core

*Summary (A & B): Discussed need for establishing an efficient and effective manner of determining which projects fall into which statutory category, which determinations would have to be reviewed by Commission and which could be made by towns, whether thresholds could be established to permit Commission staff to issue initial determinations, etc. Special attention was given to the issue of agriculture and clearcutting, and how the statutory definition of development treats those actions.*

##### C. Acquisition, transfers and other protection options

*Summary: Discussed relationships of state and county acquisition efforts, and how they would be coordinated for core area projects.*

#### 2. Interim Goals and Standards for the Compatible Growth Area (CGA)

(Subject to 10/14/93 statutory deadline)

##### A. Nondevelopment and grandfathering definitions applicable to compatible growth area

- Certification issue

*Summary: This topic was essentially covered in discussion under Items 1A and 1B.*

##### B. Hardship in compatible growth area

##### C. Interim goals and standards based upon strengthening of existing Pine Barrens Review Commission standards

##### D. Procedures for submittal, staff review, Commission hearing, transmittal of decisions, etc.

*Summary: (B, C, D): Discussed specific roles which the town, county, and Commission staff could play in coordinating application of the Interim Goals and Standards. Agreed that Commission, county, and town staff would immediately begin designing procedures to implement the planning period interim rules, with an eye towards utilizing that same process once the actual plan is adopted.*

#### 3. Project & Parcel Correspondence

##### A. Suffolk County Parks Department letter outlining existing projects and requesting

expedient clarification in light of Pine Barrens law

Summary: Discussed Parks projects and determined that they were not considered development in definition of law. Requested staff to forward letter to Mr. Wankel.

- B. Acquisition inquiry from Fred H. Hill re land in vic. Sears-Bellows park (core)  
Summary: Requested County Attorney's office to reply, explaining current state of acquisition program.
- C. Acquisition inquiry from Philip Sanderman re Flanders Associates parcels (core)  
Summary: Same action as above.
- D. Acquisition inquiry from Philip Sanderman re Sina Mahfar/Ridge Plaza land at NE corner William Floyd Parkway and NYS Route 25 (core)  
Summary: Same action as above.
- E. Active project inquiry from Philip Sanderman re Crystal Gardens land in Middle Island (compatible + core)  
Summary: Discussed, but determined that no action was required.
- F. Proposal for expedited acquisition from Steven Gillman re land along Cty Rt 51 (core)  
Summary: Same action as other acquisition requests.
- G. Letter from Joseph Donnelly re 4 lot Manorville subdivision with improvements in but not buildings (core)  
Summary: Discussed situation described, and determined that under the facts presented, there was no jurisdiction for Commission. Staff was requested to forward letter to Mr. Donnelly, with a copy to Town, referring matter back to Town for normal processing.
- H. EAF / lead agency coordination letters from Brookhaven Town (4 projects)  
Summary: Discussed broad outlines of procedures for handling project reviews.

#### 4. Coordination of General Counsel Selection & Interim Rules Adoption

Summary: Agreed to review all responses to the Request for Qualifications before 10/12/93 work session, individually select the top 2 or 3 choices, and discuss their results during an executive session at the 10/12/93 meeting.