

Central Pine Barrens Joint Planning and Policy Commission

Robert J. Gaffney, *Chairman*
John LaMura, *Vice Chairman*
Ray E. Cowen, *Member*
James R. Stark, *Member*
Fred W. Thiele, Jr., *Member*

P.O. Box 587
3525 Sunrise Highway, 2nd Floor
Great River, New York 11739-0587

Commission Meeting Summary (FINAL) for January 25, 1995 (Approved 2/15/95) Riverhead Town Hall / 2:00 pm

Present: Mr. Dragotta (for Suffolk County), Ms. Swick and Ms. Wiplush (for Brookhaven), Ms. Filmanski (for Riverhead), Mr. Thiele (for Southampton) and Mr. Cowen (for New York State). General counsel was Mr. Rigano. Staff included Mr. Corwin, Ms. Trezza, Ms. Plunkett, Mr. Hopkins, and Mr. Spitz. Additional attendees are shown on sign-in sheet.

The meeting was called to order by Mr. Cowen at approximately 2:28 pm. The following sequence varies from the original agenda.

Compatible Growth Area

- ! Center Manor Plaza / Center Moriches: completeness and hearing
Summary: Ms. Plunkett summarized the current status of this application. It is now complete, having been reviewed by counsel. A hearing was recommended and will be scheduled later in this meeting.

- ! Toussie ZBA 3 lot split / Miller Place: completeness and hearing
Summary: Ms. Plunkett summarized this project. It consists of a proposed 3 lot split of a 1+ acre site on the west side of Oakland Street, south of Route 25A, in Miller Place.

Topics discussed included the single and separate status of this project under the Suffolk County Health Department's definition, the sterilization of 2 lots further north of the project site in order for the project to meet the Health Department requirements, the ownership of those sterilized lots, and whether it will meet the Interim Goals and Standards for nitrate/nitrogen. Mr. Rigano recommended that a hearing be scheduled, and that the applicant be notified informally that the nitrate/nitrogen standard would be of specific interest at the hearing. A hearing will be scheduled later in the meeting.

- ! McKay ZBA 2 lot split / Shoreham: completeness and hearing
Summary: Ms. Plunkett summarized this project. It consists of a 2 lot split of a 40,000 square foot site into two 20,000 square foot lots, and is located on the northeast corner of Willard Street and Martin Avenue, south of Route 25A in Shoreham. Mr. Rigano noted the same recommendation as stated above for the Toussie project.

- ! Combined hearing for the Center Manor Plaza, Toussie and McKay projects
Summary: A motion was made by Mr. Thiele and seconded by Ms. Filmanski to hold hearings on the Center Manor Plaza, Toussie and McKay proposals on the same date as the previously scheduled People's Choice proposal, namely 2/2/95 at 7:00 pm. The hearing will be held at the Brookhaven Town Senior Citizen Center at 759 Route 25A in Mt. Sinai. The motion was approved unanimously.

- ! Rausch office expansion site plan / Middle Island: decision (1/26 deadline)
Summary: Ms. Plunkett summarized this project's details. A hearing was already held on this project, and the deadline for a decision is 1/26/95. Discussion centered upon the

amount of new clearing, the extent of prior clearing, the use of native plants, the use of nonnative, ornamental plants, the extent of turf and the use of fertilizer.

After some discussion, a motion was made by Mr. Thiele and seconded by Mr. Dragotta to approve the Rausch application subject to the conditions that (1) no more than 15% of the site be placed in turf, and (2) that along the eastern slope on the project site, any existing native vegetation be retained and any replanting be done using native plants. The motion was approved unanimously.

Administrative

- ! Riverhead Town representation and upcoming town board work session (not on original agenda)
Summary: At this time, Mr. Stark, Acting Riverhead Town Supervisor, stopped in to confirm that Ms. Filmanski will continue to represent him at the Commission meetings. Mr. Stark also extended an invitation to Commission members to attend a Riverhead Town Board work session on 2/2/95 at 10 a.m. at the Town Hall. That work session will include a presentation by Mr. Hanley (Riverhead's Director of Planning) and Ms. Filmanski on the pine barrens work and Plan.
- ! Draft summary of 1/6/95 meeting (not on original agenda)
Summary: These were distributed by Mr. Corwin. A deletion was suggested by Mr. Rigano for legal reasons prior to further consideration of the draft summary. The summary will be revised and considered at the next meeting.

Plan Development

- ! Distribution of Plan copies and scheduling of visits to town boards' work sessions (not on original agenda)
Summary: Mr. Corwin described the intended process for distributing copies of the Plan to all town board members in the three towns, the Advisory Committee members, and other interested persons. The staff will try to deliver copies of both Volume 1 and Volume 2 to the town board members by the end of this week.

He also noted that the paragraph which the Commission had specifically deleted from their 1/13/95 recommendation of the Plan had been physically deleted, that the Volume 1 cover page had been annotated with the date of approval, and that a copy of the 1/13/95 written resolution of approval which the Commissioners had signed was added to the end of Volume 1. He further noted that Volume 2 had been edited for grammar, style, spelling, and addition of a table of contents.

Suggested procedures for conferring with, and visiting, the town boards was also discussed. It was agreed that the Commission and staff would visit each town board as soon as possible, at either a previously or specially scheduled work session. Specifically, Mr. Thiele requested that the date for the Southampton visit be 2/3/95 at 10 a.m.. A date of 2/2/95, with a time to be determined, was selected to be suggested to Brookhaven. A working visit with the Riverhead Town Board could be at a special meeting sometime after their town board hears the internal Riverhead staff presentation on 2/2/95 (discussed previously in this work summary).
- ! Proposed legislation extending March deadline
- ! GEIS: response summary preparation, GEIS update, SEQRA requirements
- ! Economic analysis: completion discussion

- ! Receiving area maps (1 map per town): status and inclusion in V.1
Summary: The above items were dealt with as a single topic, with Mr. Rigano starting the discussion by describing conceptually the proposed extension and accompanying legislative changes to the pine barrens act which he has been working on with Mr. Deering of Assemblyman DiNapoli's staff.

Mr. Rigano further described the calendar schedule which could be followed if an extension is granted. This schedule involved three basic steps: specification of receiving districts by the towns, completion of the economic analysis, and completion of the SEQRA environmental impact statement process. Mr. Rigano emphasized the importance of completing the receiving area designations by the end of February 1995. Also noted in the discussions at this point was the importance of SEQRA coordination among the Commission and the three towns. One suggestion was made to have the towns complete their review of the Plan by 3/15/95 and findings by the end of the proposed extension period in June 1995.

Mr. Amper of the Long Island Pine Barrens Society asked several questions about the schedule, and specifically questioned the progress of work internally within Brookhaven Town. Mr. Dittmer of the Civil Property Rights organization asked about mail notification to property owners of these various events. Both speakers comments were discussed and Mr. Cowen advised Mr. Dittmer that his request would be taken under advisement.

Executive Session (not on original agenda)

Summary: Upon the request of Mr. Rigano, a motion was made by Ms. Filmanski and seconded by Ms. Swick to enter into executive session for the purpose of discussing certain legal issues. The motion was approved unanimously, and the Commission entered into executive session at approximately 4 p.m. The executive session ended at approximately 4:30 p.m., and the open session resumed.

Plan Development

- ! Receiving area designations and towns' comments on proposed Plan.
(Continuation of discussion prior to executive session)
Summary: A motion was made by Mr. Thiele and seconded by Mr. Dragotta to set a deadline of 2/10/95 for the designation of residential overlay receiving districts, and a deadline of 2/21/95 for receipt of comments from the towns on the proposed Plan of 1/13/95. The motion was approved unanimously.
- ! Land acquisition maps cited in V.1, Chap.3 of Plan: review for inclusion
Summary: Mr. Corwin distributed 11 x 17 black and white reproductions of the three maps referenced in the proposed final Plan's Land Acquisition chapter. No discussion was held.
- ! Residential nondevelopment lot maps (1 map per town): status and inclusion in V.1
Summary: Mr. Thiele distributed and described a written report from the Southampton Planning Department on this subject. 192 vacant lots are on improved roads in the Southampton portion of the Core Preservation Area. Of these 192 vacant lots:
 - ! 46 are infill lots primarily in the Wildwood Lake and Pleasure Drive areas where residential development would be appropriate. These lots total 49.9 acres.
 - ! 13 lots are deemed to be desirable protection areas if sufficient monies were available. These lots total 182 acres.
 - ! 133 lots are deemed appropriate for protection. These lots total approximately 1000

acres.

A map showing these parcels has been completed, and will be made available to the Commission for reproduction in the near future.

Ms. Swick then presented the corresponding results from her planning staff in Brookhaven. Approximately 48 vacant lots on improved roads in the Core Preservation Area were categorized as infill residential development candidates, out of approximately 300+ lots overall. Several lots were identified as already under the protection of the town's open space program. Approximately 20 lots were determined as appropriate for sale to adjoining owners. At least 30 parcels were determined to be on the edge of an existing open space or preserve area; for these, the town staff felt that they should come before the Commission even if residential development is permitted on them.

The areas of Brookhaven Town where these categories of lots were prevalent include Starr Boulevard (south of Nugent Drive or NYS Route 24), River Road in Manorville, the vicinity of Exit 70 off the Long Island Expressway, the area of Ridge on both sides of William Floyd Parkway (especially south of NYS Route 25), and in certain areas along the Carman's River. Ms. Swick has a written report which she will forward to the Commission.

The Riverhead recommendation is in production, and will be ready shortly.

! Agricultural provisions of Plan

Summary: Mr. Corwin relayed to the Commissioners the dissatisfaction expressed by Mr. Gergela of the Long Island Farm Bureau with the provisions of the proposed final Plan which address standards and guidelines for agriculture and horticulture. The Commission discussed this briefly in the context of future changes to the Plan, which led to the next topic.

! Future changes to Plan (not on original agenda)

Summary: A brief discussion was held regarding the procedure which the statute calls for following the recommendation by the Commission of a final Plan, and how this implies that substantive Plan changes should be addressed. It was agreed that substantive changes to the Plan would have to come from the towns. It was further agreed that grammatical, style, editorial, and other similar changes would continue to be made by the Commission and its staff through this period.

Adjournment

*Summary: **A motion to adjourn was made by Mr. Thiele and seconded by Ms. Filmanski. It was approved unanimously.** The meeting ended at approximately 4:56 pm.*