

Central Pine Barrens Joint Planning and Policy Commission

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Commission Meeting Summary (FINAL) for July 16, 1997 (Approved 8/27/97) Brookhaven Town Hall, Building 4; 3233 Route 112; Medford 2:00 pm

Commission members present: Mr. Dragotta (for Suffolk County), Mr. Girandola (for Brookhaven), Ms. Filmanski (for Riverhead), Mr. Freleng (for Southampton) and Mr. Cowen (for New York State).

Others present: Commission counsel was not present. Staff members from the Commission and other agencies included Mr. Corwin, Ms. Trezza, Ms. Plunkett, Mr. Milazzo, and Mr. Trezza (from the Commission; Mr. Trezza is a summer intern with the Commission), and Mr. Grecco (from the Suffolk County Department of Law and Vice Chair of the Pine Barrens Credit Clearinghouse. Additional attendees are shown on the attached sign-in sheet.

The meeting was called to order at approximately 2:17 pm by Mr. Dragotta, with a four member quorum present consisting of Mr. Dragotta, Mr. Girandola, Mr. Cowen, and Mr. Freleng.

Administrative

! Public comments

Summary: *There were no speakers.*

! Draft meeting summaries for 6/4/97 and 6/24/97 (faxed)

Summary: **A motion was made by Mr. Girandola and seconded by Mr. Cowen to table the 6/4/97 and 6/24/97 meeting summaries until the 8/6/97 Commission meeting. The motion was approved by a 4-0 vote.**

Ms. Filmanski arrived during the following discussion, and a five member quorum was then present.

Pine Barrens Credit Program (Clearinghouse meets 7/28, 3 pm, at Commission office)

! Letters of Interpretation, Certificates, transactions: summary

Summary: *Mr. Milazzo distributed copies of recently issued Letters of Interpretation and recently filed easements to the town's Commission representatives. He also reported that Dr. Nicholas, the consultant retained to review the valuation of credits when used in the Riverhead receiving area, has reported that he has received the vacant land sales in that region for the last seven years. Dr. Nicholas will determine whether there are sufficient data for his analysis. He may recommend hiring an appraiser to provide*

additional valuation data for that region.

Mr. Trezza distributed and discussed the attached charts showing the Clearinghouse's activities from its inception to now. Finally, Mr. Milazzo noted that he presented an overview of the credit program to the Protected Lands Council at their 7/1/97 meeting.

Mr. Grecco left at this time.

Plan implementation

- ! Protected Lands Council: results of 7/8-7/9 Hot Water Street interagency cleanup project; lessons; next steps

Summary: Mr. Corwin reported that the two day cleanup of the public lands along Hot Water Street and Toppings Path in Manorville involved approximately 18 separate government agencies and private organizations, and removed approximately 28 tons of nonrecyclable materials. He noted that the total tonnage landfilled would likely be higher, since not all of the materials collected at central points was removed during those days; a separate day will be required for that. He also reported that approximately 30 cubic yards of recyclable metals were collected, and approximately 320 car and truck tires were collected. The tires will be recycled, and the Commission will pay those recycling fees, which total \$400. Mr. Corwin showed several slides of the first day's cleanup activities.

Mr. Dennis Lynch, Commissioner of Waste Management for Brookhaven Town, was present and congratulated the participants on the cleanup effort. He noted that the Brookhaven Town Board, in recognition of the public service nature of the work, will entertain a resolution for a one-time waiver of the first \$2500 in town landfill tipping fees for the landfilled material from the cleanup. It was also noted during the ensuing discussion, that the Town is interested in addressing a similar dumping problem on Jerusalem Hollow Road, also in the Manorville region, and that any assistance that the Protected Lands Council can provide regarding this would be welcome.

The discussion then centered upon the next steps here, including establishment of a trailhead, kiosk, and parking area, and the possible gating (in order to restrict motorized vehicle access) of Hot Water Street and Toppings Path. The gating of the road has been discussed with Brookhaven officials, who are reviewing the proposal.

- ! Law Enforcement Council: current activities

Summary: Mr. Corwin reported that the Law Enforcement Council and the Wildfire Task Force are planning to jointly undertake helicopter water bucket training exercises at Wildwood Lake in Southampton Town this fall. He distributed the attached two news articles describing the exercises and the recent approval by the Southampton Town Trustees. The exercises will involve the NYS Forest Rangers, NYS Department of Environmental Conservation (NYS DEC) personnel (including DEC aviators), the NY Army National Guard's Aviation Support Facility, the NY Air Guard's 106th Rescue Wing, the local fire chiefs, and others. The training is slated for selected weekdays only, from approximately early August through the end of 1997. The Southampton Town

Trustees' approval is reviewable by them at the end of this calendar year.

Mr. Corwin also noted that the Law Enforcement Council is working on a second draft of the Pine Barrens Law Enforcement Handbook, and that work is being coordinated through the Suffolk County Parks Security Director's office.

- ! Wildfire Task Force: plan development and fire protection assessment
Summary: Ms. Plunkett described the fire protection assessment work which a subcommittee of the Task Force is currently working on (this was described in detail at a prior Commission meeting). It was noted that this section will not be ready in time for inclusion in the overall draft plan which the Task Force will be submitting to the Commission at the next Commission meeting.

Mr. Cowen spoke briefly about the current fire index, which is approximately 435, and noted that the field conditions are now ripe for a large fire, as they were in 1995.

Core Preservation Area

- ! Mahfar / Ridge / site plan: SEQR determination
Summary: Ms. Plunkett distributed the attached staff report for this application for a miniature golf course, driving range, restaurant, and parking area on a 15.65 acre parcel, split between J-2 and J-3 zoning, on the north side of NYS Route 25, east of County Road 46, in Ridge, Brookhaven Town.

The Commission hearing was held 6/4/97, and the lead agency coordination has been completed with no objections raised. She noted that covenants exist on the property, one restricting the use of the J-3 portion to a miniature golf range, the other restricting the use of the J-2 portion to a lumberyard. The project requires approvals by the Suffolk County Health Department, the NYS Department of Transportation, and the New York State DEC. She then reviewed the impacts of the project, as described in the staff report. That report recommends that a positive declaration be issued pursuant to the State Environmental Quality Review Act (SEQRA).

A motion was then made by Mr. Cowen and seconded by Mr. Girandola to declare the Commission as the lead agency for the Mahfar / Ridge application, and, based upon the materials contained in the hearing record and the staff report, to issue a positive declaration of significance pursuant to SEQRA. The motion was approved by a 5-0 vote.

- ! Blake / Ridge / land division: SEQR determination
Summary: Ms. Plunkett distributed the attached staff report for this application for a subdivision of a 5.23 acre parcel, zoned A-2 residence, on the east County Road 46, north of NYS Route 25 and north of Patrick Lane, in Ridge, Brookhaven Town.

The Commission designated itself as lead agency at its 6/4/97 meeting. She noted that the project will require approvals from the Brookhaven Zoning Board of Appeals, the Suffolk County Health Department, and the Suffolk County Department of Public Works.

A discussion then ensued regarding the core area hardship criteria, the minimum relief that would apply to any approval on this site, and, specifically, the number of lots that could be granted. A discussion also ensued regarding clearing, the staff recommendations on the attached report, a proposed negative declaration, and the minimum relief question.

A motion was then made by Mr. Cowen and seconded by Ms. Filmanski to issue a negative declaration for this project pursuant to SEQRA. The motion was approved by a 5-0 vote.

A motion was then made by Mr. Cowen and seconded by Ms. Filmanski to approve a core hardship exemption for the Blake / Ridge project for up to three lots, subject to the condition that, if the Brookhaven Zoning Board of Appeals chooses to grant three lots, then those three lots must be clustered to the westerly portion of the property in order to leave an undeveloped buffer area of approximately 1 to 2 acres on the easterly portion of the parcel to buffer the Paumanok Path trail corridor. The motion was approved by a 5-0 vote.

- ! Hampton Hills Golf & Country Club / Northampton / site plan: new materials as per 6/24 hearing

Summary: Mr. Richartz and Mr. Raynor, representing the applicants, were present and described the project revisions. The revised petition, which was distributed, contains handwritten changes which Ms. Plunkett explained have not yet been reviewed since they were just received prior to today's meeting. The revised plan contains a smaller building addition, and requires less parking and clearing. They estimated that approximately 33 fewer trees would be cleared under the revised plan. A brief discussion ensued regarding possible mitigation measures, and what additional information might be required to evaluate the project. It was agreed that the new area proposed to be cleared would be staked out by the applicant's representatives, and a site inspection would then be made by Ms. Plunkett before the next Commission meeting.

Administrative

- ! Public comments

Summary: There were no speakers at this time.

Plan implementation

- ! Protected Lands Council: distribution of materials (continuation of prior agenda item)

Summary: The cleanup days' participants, equipment, and results are summarized in the attached draft memo which Mr. Corwin distributed. The summary will be reviewed and revised by the Protected Lands Council at their next meeting. The attached news article regarding the cleanup was also distributed.

Recess until public hearing

Summary: A motion was made by Ms. Filmanski and seconded by Mr. Freleng to recess the Commission meeting until the 5:00 pm public hearings. The motion was approved by a 5-0 vote, and the meeting was recessed at approximately 3:52 pm.

Mr. Girandola left at this time, and a four member quorum was then present.

Public hearings scheduled for 5:00 pm

- ! Westhampton Ministorage / Westhampton / additional storage units (core)
- ! Gazza / Westhampton / single family residence (core)

Summary: Separate stenographic transcripts exist for these.

Reconvening of regular Commission meeting

Summary: A motion was made by Mr. Cowen and seconded by Mr. Dragotta to reconvene the regular Commission meeting. The motion was approved by a 4-0 vote, and the Commission returned to regular session at approximately 5:46 pm.

Core Preservation Area

- ! Gazza / Westhampton / single family residence (core)

Summary: A motion was made by Mr. Cowen and seconded by Ms. Filmanski to (1) issue a negative declaration pursuant to SEQRA for the Gazza / Westhampton application for a single family residence at the southwest corner of Sunrise Highway and County Road 31, in Southampton Town, and (2) to deny the application based upon the fact that a single family home on this site is not the minimum relief required by the pine barrens law, as documented in the permit history of the site, and to note that the previously approved water well application does represent the minimum relief for this site. The motion was approved by a 4-0 vote.

Adjournment

Summary: A motion was made by Ms. Filmanski and seconded by Mr. Freleng to adjourn the meeting. The motion was approved by a 4-0 vote, and the meeting ended at approximately 5:49 pm.

Attachments (in order of discussion):

1. Attendance list (1 page)
2. Speaker list (1 page)
3. Pine Barrens Credit Clearinghouse Summary of Activities to 7/14/97 (undated; 3 pages)
4. Summary of Protected Lands Council cleanup (7/16/97; 3 pages)

5. *Newsday* article re cleanup (7/9/97; 1 page)
6. *The Independent* article re helicopter water bucket training (7/9/97; 1 page)
7. *Southampton Press* article re helicopter water bucket training (7/10/97; 1 page)
8. Mahfar / Ridge application staff report (7/16/97; 2 pages)
9. Blake / Ridge application staff report (7/16/97; 2 pages)