



**CENTRAL  
PINE  
BARRENS**  
JOINT  
PLANNING  
&  
POLICY  
COMMISSION

Robert J. Gaffney  
*Chair*

Felix J. Gucci, Jr.  
*Vice Chair*

Vincent Cannuscio  
*Member*

Ray E. Cowen  
*Member*

Vincent G. Vilella  
*Member*

**Commission Meeting Summary (FINAL)  
for Wednesday, February 24, 1999 (Approved 4/7/99)  
Riverhead Town Hall  
East Main Street and Howell Avenue  
Riverhead, NY  
2:00 pm**

Commission members present: Mr. Proios (for Suffolk County), Mr. Girandola for Brookhaven, Mr. Vilella (for Riverhead), Mr. Murphree (for Southampton) and Mr. Cowen (for New York State).

Others present: General counsel was Ms. Roth. Staff members from the Commission and other agencies included Mr. Corwin, Ms. Trezza, Ms. Plunkett, Mr. Milazzo, and Mr. Rizzo (from the Commission), Mr. Spitz (from the NYS Department of Environmental Conservation), and Mr. Sipos (from the NYS Attorney General's Office). Additional attendees are shown on the attached sign-in sheet.

The meeting was called to order at approximately 2:12 pm by Mr. Proios, with a four member quorum consisting of Mr. Proios, Mr. Girandola, Mr. Vilella, and Mr. Cowen.

#### **Public Comment**

Summary: *There were no speakers.*

#### **Administrative**

! Relocation of 4/7 meeting to Commission office

Summary: *Mr. Corwin explained that the 4/7/99 Commission meeting was being relocated to the Commission office.*

Mr. Murphree arrived during the following discussion, and a five member quorum was present from that point forward.

! Draft 1993-98 Report of Activities: review

Summary: *Mr. Corwin explained that comments on, and corrections to, the draft five year report of the Commission's activities (previously mailed to the Commission members) are needed. A brief discussion ensued, and it was agreed that some legal advice should be sought regarding this in closed session later today.*

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

Phone (516) 224-2604  
Fax (516) 224-7653

#### **Pine Barrens Credit Program**

- ! Third reverse auction, credit sales, general activities: status  
Summary: Mr. Milazzo reported that there is a deadline of 3/15/99 for the Clearinghouse to receive the transmittal forms from landowners wishing to participate in the third reverse auction of credits.

He also reported that 1.80 Pine Barrens Credits originating from core land in Riverhead Town have been purchased from the Clearinghouse by a private buyer for \$10,000 per credit, for a total purchase price of \$18,000.

## Plan Implementation

- ! Fire weather station: status  
Summary: Mr. Corwin stated that the fire weather station previously approved for purchase has been ordered, that delivery is expected in April of this year, and that it is likely to be located at the Suffolk County Water Authority's County Road 51 wellfield and pump station. That site is on the west side of CR51, and southwest of the Eastern Campus of Suffolk County Community College.
- ! Draft Central Pine Barrens Fire Management Plan: SEQRA status (from 2/3 meeting; materials previously distributed)  
Summary: A brief discussion ensued regarding the attached draft negative declaration under the State Environmental Quality Review Act for the Central Pine Barrens Fire Management Plan. The draft declaration was prepared by NYS DEC staff for discussion. Specific changes to the draft were discussed, including eliminating the proposed new language on page 1, and modifying a small part of the proposed new language on page 2. It was agreed that further action on this will be delayed until later in the meeting.

## Core Preservation Area

- ! Gazza / Westhampton (Southampton) / previously approved hardship: correspondence (to be distributed)  
Summary: Mr. Corwin distributed the attached correspondence from Mr. Joseph Gazza to the Southampton Town Board of Zoning Appeals. The letter addresses his experiences with obtaining approvals for various projects on his property at the southwest corner of NYS Route 27 (Sunrise Highway) and CR 31 (Riverhead-Westhampton Road). There was no further discussion.
- ! Jensen / Manorville (Brookhaven) / major subdivision: jurisdictional determination (from 10/26/98 meeting)  
Summary: Ms. Roth reported that she has further information on this 24 acre subdivision located in Manorville (Brookhaven Town), which was the subject of rezoning and litigation in the early 1990's. The owner's attorney, Mr. Gruder, spoke with the Commission at its 11/18/98 meeting regarding obtaining a certification of nondevelopment from the Commission for this project, pursuant to the pine barrens statute.

Ms. Roth reported today that she has examined the stipulation of settlement between the property owner and Brookhaven Town, and that the zoning does comply with the requirements of the pine barrens law, Section ECL 57-0107(13)(ix). She recommended that the project be considered as not subject to the pine barrens law, based on the section noted. The Commission agreed, and directed the staff to forward a letter to the project sponsor to that effect.

## Plan Implementation

- ! *Draft Central Pine Barrens Fire Management Plan: SEQRA status (continuation of earlier discussion)*  
*Summary: After a brief discussion, a motion was made by Mr. Cowen and seconded by Mr. Villella to adopt the attached negative declaration, including the changes in language shown there, under SEQRA for the Central Pine Barrens Fire Management Plan. The motion was approved by a 5-0 vote.*

## Public Comment

*Summary: Mr. Proios asked if there were any comments before the Commission entered into closed session, and there were no speakers.*

## Advisory Session

*Summary: A motion was made by Mr. Cowen and seconded by Mr. Villella to enter into a closed advisory session for the purpose of receiving legal advice. The motion was approved by a 5-0 vote. The Commission entered into closed session from approximately 2:45 pm through 3:48 pm.*

## Administrative

- ! *Scheduling of an additional Commission meeting for 3/1/99 (not on the original agenda)*  
*Summary: A motion was made by Mr. Cowen and seconded by Mr. Girandola to hold a meeting of the Commission on 3/1/99 at 8:00 am at the Commission office. The motion was approved by a 5-0 vote.*

## Core Preservation Area

- ! *Demarco / Calverton (Brookhaven) / single family home / public hearing*  
*Summary: A separate stenographic transcript exists for this.*

## Compatible Growth Area

- ! L.I. Fisherman / Yaphank (Brookhaven) / site plan: new CGA hardship public hearing  
(continuation of 2/3/99 hearing)  
Summary: A separate stenographic transcript exists for this.

**Attachments (in order of discussion):**

1. Attendance list (1 page)
2. Speaker list (1 page)
3. SEQRA negative declaration for Fire Management Plan (undated; 3 pages)
4. Letter from Mr. Gazza re property at NYS 27 and CR31 (2/8/99; 4 pages)