



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

**Central Pine Barrens Commission Meeting Agenda  
Wednesday, October 16, 2024 at 2:00 pm  
Riverhead Town Hall  
4 West 2<sup>nd</sup> Street  
Riverhead, NY 11901**

1. **Administrative and Public Comment**
  - a. Public Comment
  - b. Minutes for 9/18/24 review (*approve*)
  - c. Pine Barrens Nature Center: Request for Proposals results
  - d. Invoice payment for Bond Schoeneck & King PLLC: *approval (Ms. Jakobsen)*

2. **Education and Outreach, Science and Stewardship**
  - a. Education and Outreach Division: update (*Mr. Motz*)
  - b. NYWIMA: update (*Ms. Drew*)

Timothy C. Hubbard  
*Member*

Maria Z. Moore  
*Member*

Daniel J. Panico  
*Member*

Edward P. Romaine  
*Member*

3. **Planning, Land Use and the Pine Barrens Credit Program**
  - a. Compliance and Enforcement Division: update (*Ms. Lawston*)
  - b. Credit Program: update (*Mr. Tverdyy*)
  - c. Land Use Division: update (*Ms. Hargrave*)

**Compatible Growth Area**

- d. **Brookhaven Town Referral: Suffolk Muslim Cemetery** / Montauk Highway, Eastport / 200-684-5-3, 200-685-1-1.1, 200-722-1-1 / demolition of existing Spadaro Airport structures and development of a cemetery on 27 acres in the A1 Residence (86%) and J2 Business (14%) zoning districts; 14 acres in the CGA in A1, 13 acres not within the Central Pine Barrens / *draft response (Ms. Hargrave)*
- e. **Expressway Drive North** / west of Sills Road, Yaphank / 200-662-2-5.16 / construct solar panels on the roofs of three industrial buildings and ground mounted equipment on 71 acres in the Light Industrial zoning district / *draft response (Ms. Murphy)*
- f. **MTA Long Island Rail Road Yaphank Train Station** / south of LIE, north side of LIRR tracks, east end of Natcon/Precision Drive in Brookhaven Industrial Park, Yaphank / 200-554-1-2.1 / development of new Yaphank train station on 5.36 acres in the Light Industrial zoning district / *draft response (Ms. Hargrave)*
- g. **Venezia Square at Wading River** CGA Development of Regional Significance / NYS Route 25A, Wading River / 600-73-1-1.004 and 1.16, 1.17, 1.18 and 1.19 / development of 37,000 square feet of commercial uses on 6.34 acres in the Business CR zoning district / *request for six month extension of decision deadline to 4/16/25 (Ms. Hargrave)*

4. **Public Comment**

5. **Closed Advisory Session** (if necessary)

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Next Commission Meeting, Wednesday, November 20, 2024 at 2:00 pm at Southampton Town Hall  
For meeting information visit <https://pb.state.ny.us/>