



**Central Pine Barrens Commission Meeting Agenda**  
**Wednesday, August 21, 2024 at 2:00 pm**  
**Wertheim National Wildlife Refuge**  
**Shirley, NY**

1. **Administrative and Public Comment**
  - a. Public Comment
  - b. Minutes for 6/26/24 review (*approve*)
  
2. **Education and Science and Stewardship**
  - a. Education and Outreach Division: *update (Mr. Motz)*
  - b. NYWIMA: *update (Ms. Drew)*
  
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)*
  - d. Comprehensive Land Use Plan / acknowledge municipal code amendments to reflect the Plan Amendments: *draft resolution (Ms. Hargrave)*

**Compatible Growth Area**

- e. Brookhaven Town Referrals:
  - i. Granny Road Manor / south side of Granny Road, east of Mill Road, west of Richard Drive, Medford / 200-545-2-139.1 / Development including a change of zone from A Residence 1 to Planned Retirement Community to build a senior living complex with 54 units, a sewage treatment plant and recreational amenities on 9.18 acres / *draft response (Ms. Hargrave)*
  - ii. Vineyards at Coram / Middle Country Road, Coram / 200-475-1-12.4 and 200-475-2-1.2 / Development including a change of zone from J2 Business to Planned Retirement Community to build a senior living complex with 74 units and recreational amenities on 12.43 acres / *draft response (Ms. Hargrave)*
- f. 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 in the Business CR zoning district on 6.34 acres / *request for extension of decision deadline to 10/16/24 (Ms. Hargrave)*

4. **Public Comment**
  
5. **Closed Advisory Session** (if necessary)

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Next Commission Meeting, Wednesday, September 18, 2024 at 2:00 pm at Riverhead Town Hall  
For meeting information visit <https://pb.state.ny.us/>