



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

Central Pine Barrens Commission Meeting Agenda
Riverhead Town Hall, 200 Howell Avenue, Riverhead, NY 11901
Wednesday, May 18, 2022 at 2:00 pm
Hybrid In-Person and Remote Meeting

Link to Join Zoom Meeting

<https://us02web.zoom.us/j/81036094443?pwd=dmUxMGE3dExpTExOSGllK2EzOVhrQT09>

Meeting ID: 810 3609 4443 ; **Passcode:** 254517

Telephone Dial in:

+1 312 626 6799/ +1 669 900 6833

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

1. Administrative and Public Comment

- a. Public Comment
- b. Minutes for 4/20/22 review (*approval*)

2. Education, Science and Stewardship

- a. NYWIMA: update (*Ms. Malangone*)
- b. Education and Outreach Division: update (*Ms. Parrott*)
- c. Science and Stewardship Division: update (*Ms. Weigand*)
- d. Prescribed fire insurance / draft resolution to renew (*Ms. Jakobsen*)
- e. Friends of Wertheim MOU / authorization to sign if acceptable to counsel (*Ms. Jakobsen*)

3. Planning, Land Use and the Pine Barrens Credit Program

- a. Compliance and Enforcement Division: update (*Mr. Huss*)
- b. Land Use Division: update (*Ms. Hargrave*)
- c. Credit Program: update (*Mr. Tverdy*)

Core Preservation Area

- d. Town Referral: 2023 River Road (former Warner Duck Farm) / Riverhead / 600-118-4-5.7 & 5.10 / lot line modification and construction of 29,808 square feet of horse facilities on property with a Credit Program conservation easement / *draft response* (*Ms. Hargrave*)

Compatible Growth Area

- e. Request: Eastport South Manor Central School District / Eastport / 200-589-3-13.7 & 13.8 (Dayton Elementary School) and 200-589-4-1 & 200-676-1-7.7 (High School) / projects include grass fields to artificial turf and solar carports at Elementary and High Schools, 120-foot cell tower and 7,000 square foot expansion of high school / *determination* (*Ms. Hargrave*)
- f. 59 Ryerson Avenue Subdivision CGA Hardship Waiver / Manorville / 200-461-4-31 & 32 / exceed clearing limit standard / *request hearing adjournment, extension of decision deadline* (*Ms. Hargrave*)
- g. Finks Country Farm CGA Hardship Waiver / Wading River / Wading River / 600-134-1-1.3 / *request hearing adjournment and extension of decision deadline* (*Ms. Hargrave*)
- h. Town and NYSDEC Referrals: *draft responses* (*Ms. Hargrave*)
 - i. Expressway Drive North Warehouses / Yaphank / 200-662-2-5.16 / Planning Board referral of application to develop three warehouses, 549,942 square feet, on 71 acres
 - ii. Oak Run @ Middle Island / Middle Island / 200-401-2-38.5 / Town Board referral change of zone from B1 Residence to Planned Retirement Community to develop 74 senior apartments with amenities on 23.56 acres
 - iii. Peconic Restaurant/Peconic Paddler / 89 Peconic Avenue / Riverside / 900-118-2-2 / NYSDEC referral of an application for a two phased development project including a 4,212 square foot building with 2,383 sf patio and 22 parking spaces for a restaurant use and boat rental/sales (phase 1) and a hotel (phase 2)

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4. Public Hearings at 3:00 pm –ADJOURNED

- a. 59 Ryerson Avenue Subdivision CGA Hardship Waiver / Manorville / 200-461-4-31 & 32 / exceed clearing limit / *adjourn to 7/20/22* (*Ms. Hargrave*)
- b. Fink's Country Farm CGA Hardship Waiver / Wading River / 600-134-1-1.3 / exceed clearing limit and fertilizer-dependent vegetation limit standards / *adjourn to 6/15/22* (*Ms. Hargrave*)

5. Public Comment

6. Closed Advisory Session (if necessary)

Next Commission Meeting, Wednesday, June 15, 2022 at 2:00 pm
For meeting information visit <https://pb.state.ny.us/>