



Central Pine Barrens Commission Meeting Agenda
Wednesday, December 21, 2022 at 2:00 pm
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

IN PERSON MEETING, NO REMOTE OPTION

1. Public Hearing at 2:00 pm

- a. Public hearing to authorize remote meetings pursuant to Open Meetings Law 103-c

2. Administrative and Public Comment

- a. Presentation to the winner of the "Pine Barrens Expert" trophy from the Pine Barrens Discovery Day video challenge (*Ms. Parrott*)
b. Public Comment
c. Minutes for 11/16/22 and 12/7/22 review (*approval*)
d. 2023 Commission Meeting Schedule (*approval*)

Robert Calarco
Chair

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

3. Education and Outreach and Science and Stewardship

- a. Best of the Rest Presentation (*Mr. Turner*)
b. Draft resolution to approve the Protected Lands Council chair and vice chair (*Ms. Weigand*)

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

Compatible Growth Area

- a. Request for Determination of Jurisdiction / PSEG Manorville Overhead Line Removal Project / Hot Water Street to Bailey Lane right of way / removal of above-ground utility line and utility poles in the right of way between Hot Water Street and the south end of Baily Lane and construction of open trench and 945 linear feet of underground line installation to service an existing cell tower / *Determination (Ms. Hargrave)*
- b. Venezia Square Site Plan Development of Regional Significance Jurisdiction Determination / Route 25A, opposite Dogwood Drive, Wading River / 600-73-1-1.4, 1.16, 1.17, 1.18 and 1.19 / development of 40,855 square feet of buildings for retail and restaurants on 6.34 acres / *Determination (Ms. Hargrave)*
- c. Brookhaven Referrals:
- i. 4K Property Management LLC Site Plan / 217 Middle Country Road, Middle Island / 200-400-6-21.1 / development of a 9,000 square foot medical office facility on 1.76 acres in the A1 and J Business Zoning Districts / *draft response (Ms. Hargrave)*
 - ii. Bolla at Yaphank Site Plan / west side of Sills Road, north of the LIE Exit 66, Yaphank / 200-663-1-5 / redevelopment of gas station and 2,600 square foot convenience store on 0.88 acres in the J5 Business Zoning District / *draft response (Ms. Hargrave)*
 - iii. Nicklan Site Plan / 56 Middle Country Road, Middle Island / 200-431-3-9 through 12 and 13.1 / development of 48,786 square foot two-story ministorage warehouse and 7,500 square foot motor vehicle repair facility and truck repair on 7.97 acres in the L1 Industrial Zoning District / *draft response (Ms. Hargrave)*
 - iv. Crest Coram Site Plan (Dunkin Donuts, Coram) / 396 Middle Country Road, Coram / 200-476-2-30, 32.1, 34.1 development of 2,079 square foot drive through restaurant on 2.19 acres with freshwater wetlands in the J Business 6 and A-1 Residence Zoning Districts / *draft response (Ms. Hargrave)*

5. Public Comment

6. Closed Advisory Session (if necessary)

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Next Commission Meeting, Wednesday, January 18, 2023 at 2:00 pm.
For meeting information visit <https://pb.state.ny.us/>