



Central Pine Barrens Commission Meeting Agenda
Wednesday, June 21, 2023 at 2:00 pm
Brookhaven Town Hall
One Independence Hill, Farmingville, NY 11738

IN PERSON ONLY, NO REMOTE OPTION

1. **Administrative and Public Comment**
 - a. Public Comment
 - b. Minutes for 5/17/23 review (*approval*)
 - c. Budget for fiscal year 2023/2024 (*approval*)

2. **Planning, Land Use and the Pine Barrens Credit Program**

Core Preservation Area

- a. Core Hardship application: 451 County Road 111 / proposal to redevelop a site with an existing restaurant for a drive through Taco Bell on 1.6 acres in the J2 Business zoning district, formerly Michaelangelo's / Manorville / 200-462-2-12.2 / *schedule public hearing (Ms. Hargrave)*
- b. Core Hardship application: Ascend Realty Partners, LLC / One Research Road, Ridge, w/s William Floyd Parkway / 200-459-1-1.4 / parking lot expansion for a medical facility on 5 acres in the L Industrial 1 zoning district, formerly American Physical Society / decision deadline 7/19/23 / *request to adjourn and extend the decision deadline / (Ms. Hargrave)*

Compatible Growth Area

- c. Venezia Square Development of Regional Significance Application / Route 25A, Wading River / 600-73-1-1.004, 1.016, 1.017, 1.018 and 1.019 / development of 37,000 square foot commercial center, five buildings with 7 units/tenants for restaurant, retail and bank uses on 6.34 acres in the Business CR zoning district / *decision / decision deadline 6/21/23 (Ms. Hargrave)*
- d. 7 Eleven Middle Island (R.N. Middle Island et al) / Route 25, Middle Island / 200-378-2-37.2, 200-403-1-2.1 and 2.3 / authorize Order on Consent (*Ms. Jakobsen*)
- e. Brookhaven Town referral: Sunrise Toyota Medford (east of Route 112 and north of Horseblock Road) / 200-658-2-23 / subdivision and change of zone/site plan to develop a 46,817 square foot car dealership on 8 acres in the J2 Business zoning district / *draft response (Ms. Hargrave)*
- f. Southampton Town referral: East Quogue Mobile Home Park / 58 Old Country Road, East Quogue / 900-251-1-6 and 900-289-2-9 / relocation of 43 units in a 102 unit mobile home development on 94.2 acres in the R20 and CR 200 zoning districts with 11 acres in the Core, 78 acres in the CGA and 4 acres outside of the Central Pine Barrens / *draft response (Ms. Hargrave)*
- g. NYSDEC referral: East Quogue Farms LLC / 65 Lewis Road, East Quogue / 900-288-1-64.1 and 65.1 / Long Island Well Permit Application to install a new 10 inch diameter irrigation well 125 feet deep with 300 gpm capacity on 12 acres / *draft response (Ms. Hargrave)*

3. **Public Hearing at 3:00 pm - ADJOURNED**

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4. **Public Comment**

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

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Next Commission Meeting, Wednesday, July 19, 2023 at 2:00 pm
For meeting information visit <https://pb.state.ny.us/>