



Central Pine Barrens Commission Meeting Agenda
Wednesday, August 16, 2023 at 2:00 pm
Wertheim National Wildlife Refuge
340 Smith Road
Shirley, NY 11967

IN PERSON ONLY, NO REMOTE OPTION

1. Administrative and Public Comment

- a. Public Comment
- b. Minutes for 7/19/23 review (*approval*)

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

- a. Credit Program Auction: results and next steps / *draft resolution (Mr. Tverdy)*

Core Preservation Area, Critical Resource Area, Compatible Growth Area

- b. CVE North America, Inc. Core Preservation Area Hardship Waiver Application (former site of Westhampton Property Associates Core hardship, 2012) / east of Speonk Riverhead Road, Speonk / 900-276-3-1 and 2 / development of a 25 acre, 5 MW solar facility for lease on a 114 acre project site where a 91 acre sand mine is present in the CR 200 zoning district / *schedule public hearing (Ms. Hargrave)*

Core Preservation Area

- c. Suffolk County Correction Officers Association Core Preservation Area Hardship Waiver Application / 1001 NYS Route 25, Ridge / 200-295-1-5.2 / construction of a 1,750 square foot meeting hall for members on a 3 acre project site in the J4 Business zoning district / *schedule public hearing (Ms. Hargrave)*
- d. SEQRA Coordination LIPA Medford Operations Center / 3351 NYS Route 112, Medford / 200-574-2-3.1, 16 and 17.1 / development of a LIPA operations center on a 24.26 acre project site where Country Fair amusement park is located in the J2 Business and A1 Residence zoning districts / *draft response (Ms. Hargrave)*

Compatible Growth Area

- e. Venezia Square CGA Development of Regional Significance / NYS Route 25A, Wading River / 600-73-1-1.4 and 1.16, 1.17, 1.18 and 1.19 / development of 37,000 square feet of commercial uses on a 6.3 acre project site in the Business CR zoning district / decision deadline 8/16/23 / *request for extension of decision deadline (Ms. Hargrave)*

3. Public Hearing at 2:30 pm

- a. Taco Bell-Mangogna Core Preservation Area Hardship Waiver Application / Chapman Boulevard-CR 111, Manorville / 200-462-2-12.2 / development of a 2,624 square foot drive through restaurant on a 1.6 acre project site where a 7,200 square foot restaurant is present (Michaelangelo's) in the J2 Business zoning district / continuation of hearing adjourned on 7/19/23 / *decision deadline 10/5/23 (Ms. Hargrave)*

4. Public Comment

5. Closed Advisory Session (if necessary)

624 Old Riverhead Road
Westhampton Beach, NY
11978

Phone (631) 288-1079
Fax (631) 288-1367
www.pb.state.ny.us

Next Commission Meeting, Wednesday, September 20, 2023 at 2:00 pm
For meeting information visit <https://pb.state.ny.us/>