



Central Pine Barrens Commission Meeting Agenda
Wednesday, October 18, 2023 at 2:00 pm
Southampton Town Hall
116 Hampton Road,
Southampton, NY 11968

1. **Administrative and Public Comment**
 - a. Public Comment
 - b. Minutes for 9/20/23 review (*approval*)
 - c. Draft resolution to ratify renewal of Commission's public officials management & employment practices liability insurance, umbrella policy and payment of premium (*Ms. Jakobsen*)
2. **Education and Science and Stewardship**
 - a. Draft resolution to approve the purchase of additional liability insurance for the Type 6 engine (*Ms. Jakobsen*)
3. **Planning, Land Use and the Pine Barrens Credit Program**

Core Preservation Area

- a. Brookhaven Planning Board referral: Clancy Street Food Corp. / CR 111, Manorville / 200-462-2-5.1 / development of 3,293 square foot restaurant on 1.17 acres in the J2 Business zoning district / *draft response (Ms. Hargrave)*
- b. Southampton Town SEQRA Coordination: Sunrise of Speonk / 1313 Speonk Riverhead Road, Speonk / 900-301-2-15 / development of 3,000 square foot special trade contractor building on 1.8 acres in the LI 40 zoning district / *draft response (Ms. Hargrave)*
- c. CVE North America Solar at Westhampton Property Assoc. / east of Speonk Riverhead Road, Speonk / 900-276-3-1 and 2 / development of 25 acre solar facility on a 91 acre sand mine in the CR 200 zoning district / decision deadline 12/9/23 / *SEQRA Lead Agency Coordination (Ms. Hargrave)*
- d. Gosselin Property Core Preservation Area Hardship Waiver Application / 49 Old Westhampton Road, Riverside / 900-164-4-11 and 12 / development of a single-family dwelling on 1.7 acres in the R-15 zoning district and removal of 7 existing structures / *schedule public hearing (Ms. Hargrave)*

Pine Barrens Credit Program

- e. Antonia Marsh / proposal to construct barns on 1.5 acres in the A1 Residence zoning district on property restricted by a conservation easement / 58 Sally Lane, Ridge / 200-352-1-19.1 / *draft response (Mr. Tverdy)*

Compatible Growth Area

- f. Brookhaven ZBA referral: Gary Walsh / Eastport Manor Road, 978.51 feet west of CR 51, Eastport / 200-593-2-3.2 / three lot substandard subdivision of 4.67 acres in the A2 Residence zoning district / *draft response (Ms. Hargrave)*
- g. Expressway Drive North CGA DRS and Hardship / LIE North Service Road, west of Silks Road, Yaphank / 200-662-2-5.16 / sign plan for the approved development of 550,000 square feet of commercial industrial uses on 71 acres / *draft resolution (Ms. Hargrave)*

4. **Public Hearing at 3:00 pm**

- a. Taco Bell-Mangogna Core Preservation Area Hardship Waiver Application / 451 County Road 111 at Chapman Boulevard, Manorville / 200-462-2-12.2 / development of a 2,624 square foot drive through restaurant where a 7,200 square foot restaurant (Michaelangelo's) is present on 1.6 acres in the J2 Business zoning district / hearing held on 7/19/23 and adjourned / *decision deadline 11/15/23 (Ms. Hargrave)*
- b. LIPA/PSEG-LI Medford Operations Center Compatible Growth Area Hardship Waiver Application / 3351 NYS Route 112 (currently Country Fair amusements), Medford / 200-574-2-3.1, 16 and 17.1 / development of an operations center on 24.26 acres in the J2 Business and A1 Residence zoning districts / *decision deadline 11/9/23 (Ms. Hargrave)*

5. **Public Comment**

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

Robert Calarco
Chairman

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

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Next Commission Meeting, Wednesday, November 15, 2023 at 2:00 pm
For meeting information visit <https://pb.state.ny.us/>