



**Central Pine Barrens Commission Meeting Agenda**  
**Wednesday, November 15, 2023 at 2:00 pm**  
**Brookhaven Town Hall**  
**One Independence Hill**  
**Farmingville, NY**

1. **Administrative and Public Comment**
  - a. Public Comment
  - b. Minutes for 10/18/23 review (*approve*)
  - c. Draft 2024 Commission meeting schedule: (*approve*)
2. **Education and Science and Stewardship**
  - a. Education and Outreach Division: update (*Mr. Motz*)
  - b. Science and Stewardship Division: update (*Ms. Weigand*)
  - c. NYWIMA: update (*Ms. Drew*)
3. **Planning, Land Use and the Pine Barrens Credit Program**
  - a. Compliance and Enforcement Division: update (*Mr. Carbone*)
  - b. Land Use Division: update (*Ms. Hargrave*)
  - c. Credit Program
    - i. Program update (*Mr. Tverdy*)
    - ii. Draft resolution for Commission to approve hold harmless agreement for Suffolk County for the return of Credit Program funds to the Commission (*Ms. Jakobsen*)

Robert Calarco  
*Chairman*

Yvette Aguiar  
*Member*

Steven Bellone  
*Member*

Edward P. Romaine  
*Member*

Jay H. Schneiderman  
*Member*

**Core Preservation Area**

- d. **CVE North America Solar at Westhampton Property Assoc.** Core Preservation Area Hardship Waiver Application and request to amend a conservation easement / east of Speonk Riverhead Road, Speonk / 900-276-3-1 and 2 / development of a 25 acre solar facility on a 91 acre sand mine in the CR 200 zoning district / *decision deadline 11/29/23 / request for extension (Ms. Hargrave)*
- e. **Ralph Schenk** Core Preservation Area Hardship Waiver Application / 900-311-1-9.3 / 247 Old Riverhead Road (CR 31), Westhampton / development of a 4,200 square foot (sf) addition on an existing commercial building with two 7,260 sf of existing buildings on 1.247 acres in the LI-40 zoning district / *decision deadline 2/6/24 / commence SEQRA and schedule public hearing (Ms. Hargrave)*
- f. **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 / draft decision (Ms. Hargrave)*

**Compatible Growth Area**

- g. **LIPA/PSEG-LI Medford Operations Center** Compatible Growth Area Development of Regional Significance and 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 12/8/23 / request for extension (Ms. Hargrave)*

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

- a. **Gosselin** Core Preservation Area Hardship Waiver Application / 49 Old Westhampton Road, Northampton / 900-164-4-11 and 12 / demolition of 6,500 square feet of existing seasonal structures and construction of a 3,600 square foot year-round single-family residence on 1.73 acres on Wildwood Lake in the R-15 zoning district / *decision deadline 2/2/24 (Ms. Hargrave)*

5. **Public Comment**
6. **Closed Advisory Session** (if necessary)

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