



Central Pine Barrens Commission Meeting Agenda
Wednesday, April 17, 2024 at 2:00 pm
Southampton Town Hall
116 Hampton Road, Southampton, NY 11968

1. **Administrative and Public Comment**
 - a. Public Comment
 - b. Minutes for 3/20/24 review (*approve*)
2. **Education and Science and Stewardship**
 - a. Draft resolution to approve financial support from FOREST for seasonal fire crew housing (*Ms. Jakobsen*)
3. **Planning, Land Use and the Pine Barrens Credit Program**

Core Preservation Area and Compatible Growth Area

- a. **Lewis Road Planned Residential Development** Invasive Species Management Plan / invasive species management in conservation easement areas / *draft response* (*Ms. Hargrave*)
- b. **Request for Determination of Jurisdiction:** PSEGLI Utility Pole Replacements / 220 poles in the CGA and Core / Lake Panamoka, Ridge, 36 poles in the CGA; NYS Route 25, Calverton, 8 poles in the CGA, 23 poles in the Core; NYS Route 25A and Radio Ave in Rocky Point and Sound Beach, 32 poles in the CGA; Coram, Middle Island, Miller Place, Ridge, Rocky Point, 114 poles in the CGA, 7 poles in the Core / *determination* (*Ms. Hargrave*)

Compatible Growth Area

- c. **Riverside Sewage Treatment Plant** Compatible Growth Area Hardship Waiver Application / Riverside / 900-141-1-9.14, 9.17, 9.25, 9.29, 9.30, 9.31 and 9.32 / two-phased development of a sewage treatment plant with 800,000 gallon per day capacity on 11.45 acres in the LI 40 zoning district in the Southampton Enterprise Zone Subdivision to serve the hamlet of Riverside existing and future development / *decision deadline 5/2/24 / extension of decision deadline* (*Ms. Hargrave*)
- d. **Brookhaven Town Board Referral:** Ross Electric Change of Zone and Site Plan Application / 200-431-3-26.3 / Route 25, Middle Island / development including a zone change from J Business 2 and A residence 1 districts to L Industrial 1 and construction of a 4,700 square foot warehouse on a 1.16 acre site with an existing 4,000 square foot commercial building, parking and related infrastructure / *draft response* (*Ms. Hargrave*)

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

- a. **CVE US NY Westhampton 243 LLC** at Westhampton Property Associates Core Preservation Area Hardship Waiver Application / east of Speonk-Riverhead Road, south of Sunrise Highway, Westhampton / 900-276-3-1 and 2 / development of a 50 acre solar facility on a 91 acre sand mine and proposed amendment of a conservation easement in the Country Residence 200 zoning district / *decision deadline 6/26/24* (*Ms. Hargrave*)
- b. **Clancy Street Food Court** Core Preservation Area Hardship Waiver Application / CR 111, Manorville / 200-462-2-5.1 / development of a 3,293 square foot (sf) restaurant on 1.17 acres in the J Business 2 zoning district on a site with a core hardship in 1995 for a 5,915 sf restaurant / *decision deadline 6/11/24* (*Ms. Hargrave*)

5. **Public Comment**

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

Robert T. Calarco
Chairman

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

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Next Commission Meeting, Wednesday, May 15, 2024 at 2:00 pm at
Wertheim National Wildlife Refuge
For meeting information visit <https://pb.state.ny.us/>