



Central Pine Barrens Commission Meeting Agenda
Wednesday, June 26, 2024 at 2:00 pm
Brookhaven Town Hall
One Independence Hill
Farmingville, NY

1. **Administrative and Public Comment**
 - a. Public Comment
 - b. Minutes for 5/15/24 review (*approve*)
 - c. Draft resolution to authorize purchase of an all terrain vehicle for the NYSDEC Environmental Conservation officers: *approve* (*Ms. Hargrave*)
 - d. Invoice payment for litigation Bond Schoenek & King PLLC representing the Commission on Delea Sod Farm litigation: *approval* (*Mr. Milazzo*)
2. **Education and Science and Stewardship**
 - a. Accept a grant award for a Community Wildfire Protection Plan (*Ms. Hargrave*)
3. **Planning, Land Use and the Pine Barrens Credit Program**

Core Preservation Area and Compatible Growth Area

- a. **Determination of Jurisdiction:** PSEG-LI utility pole replacements / Rocky Point, East Shoreham, Manorville, and other locations / replace 11 timber utility poles, 8 in the Core and 3 in the CGA, with timber poles, up to 10 feet taller and 10 inches wider / *draft response* (*Ms. Hargrave*)

Core Preservation Area

- b. **Clancy Street Food Court** Core Hardship Waiver Application / s/e corner CR 111 and LIE, Manorville / 200-462-2-5.1 / development of 3,293 square foot restaurant on 1.16 acres in the J Business 2 zoning district / *decision deadline today* (*Ms. Hargrave*)
- c. **CVE US NY Westhampton 243 LLC** at Westhampton Property Associates Core 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, leased or to be leased by CVE, of a 91 acre sand mine located on 115 acres owned by Westhampton Property Associates and proposed amendment of a conservation easement in the Country Residence 200 zoning district / *decision deadline today* (*Ms. Hargrave*)
- d. **Brookhaven Town drainage proposal** / 200-300-2-9, 10.1 and 10.2 / Elm Street/ Pinehurst/Starr Boulevard, Calverton / proposal to acquire naturally vegetated property for drainage purposes; lot 9 has a conservation easement, lot 10.1 is on the residential roadfront exemption list and lot 10.2 has a Letter of Interpretation / *draft response* (*Ms. Hargrave*)

Compatible Growth Area

- e. Brookhaven Town Referrals:
 - i. **Granny Road Manor** / south side of Granny Road, east of Mill Road, west of Richard Drive, Medford / 200-545-2-139.1 / Development including a change of zone from A Residence 1 to Planned Retirement Community to build 54 units apartment complex with recreational amenities and a sewage treatment plant on 9.18 acres / *draft response* (*Ms. Hargrave*)
 - ii. **NY Bully Crew Kennel** / North Street, Yaphank / 200-617-4-32, 33, 34, 36.1, 37 / development of 4,800 square foot dog kennel with outdoor areas, parking and other features on 0.83 acres in the L1 zoning district / *draft response* (*Ms. Hargrave*)
 - iii. **Ross Electric** SEQRA Coordination Positive Declaration / s/s Route 25, Middle Island / 200-431-3-26.3 / change of zone from J Business 2 and A Residence 1 to L Industrial 1 and site plan to develop a 4,700 square foot warehouse on 1.17 acres / *draft response* (*Ms. Hargrave*)
 - iv. **STNO LLC** / 2851 Horseblock Road, Medford / 200-658-2-23 / Development including land division and change of zone to retain a bank and build a car dealership on 7.97 acres in the J2 Business zoning district / *draft response* (*Ms. Hargrave*)
- f. **Southampton Town ZBA Referral** / Fisher Organization, LLC / 17 Cypress Avenue, Flanders / 900-142-3-10 / use variance to construct a single-family residence on 11,739 square feet in the Village Business zoning district / *draft response* (*Ms. Hargrave*)
- g. **Total Community Management at Country Pointe Meadows HOA** / 1 Country Point Drive, Yaphank / 200-552-1-1.15 / request to remove dead trees infested by Southern Pine Beetle in a conservation easement / *draft response* (*Ms. Hargrave*)
- h. **Verizon Wireless** / 65 Middle Country Road, Coram / 200-430-1-27 / development of a 150 foot monopole in addition to an existing 115 foot monopole on 2.58 acres in the J4 Business zoning district owned and occupied by Suffolk County facilities / *draft response* (*Ms. Hargrave*)

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

Next Commission Meeting, Wednesday, July 17, 2024 at 2:00 pm at Brookhaven Town Hall
For meeting information visit <https://pb.state.ny.us/>

Robert T. Calarco
Chair

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

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