



**Central Pine Barrens Commission Meeting Agenda**  
**Wednesday, November 20, 2024 at 2:00 pm**  
**Southampton Town Hall**  
**116 Hampton Road**  
**Southampton, NY**

1. **Administrative and Public Comment**
  - a. Public Comment
  - b. Minutes for 10/16/24 review: *approve*
  - c. 2025 Draft Commission Meeting Schedule: *approve*
  - d. Law Enforcement Council bylaws: *approve*
  - e. Invoice payment for Bond Schoeneck & King PLLC: *approve*

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

**Compatible Growth Area, Core Preservation Area and Critical Resource Area**

- a. **Lewis Road Planned Residential Development** Assertion of Jurisdiction Application / East Quogue / development of a seasonal resort community with 130 residences including 12 workforce housing units, an 18 hole golf course, sewage treatment plant and other amenities on a 608 acre project site / proposal to remove Southern Pine Beetle infested trees in 12 acres to minimize potential wildfire risk (*Ms. Hargrave*)

**Compatible Growth Area**

- b. **Expressway Drive North Solar** / west of Sills Road, Yaphank / 200-662-2-5.16 / construct solar panels on the roofs of three industrial buildings and ground mounted equipment on 71 acres in the Light Industrial zoning district / *draft response (Ms. Murphy)*
- c. **Southampton Town Referral:** Busil Properties 4, LLC / 1368 Speonk Riverhead Road, Speonk / 900-327-1-1.1 / site plan to develop a 5,000 square foot building on 4.88 acres developed with a two-story, 36,459.5 square foot building with a special trade contractor use and parking in the Light Industrial 40 zoning district / *draft response (Ms. Murphy)*

3. **Public Comment**

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

Timothy C. Hubbard  
*Member*

Maria Z. Moore  
*Member*

Daniel J. Panico  
*Member*

Edward P. Romaine  
*Member*

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Next Commission Meeting, Wednesday, December 18, 2024 at 2:00 pm at Riverhead Town Hall  
For meeting information visit <https://pb.state.ny.us/>