



**Central Pine Barrens Commission Meeting Agenda**  
**Wednesday, January 15, 2025 at 2:00 pm**  
**Riverhead Town Hall**  
**4 West Second Street**  
**Riverhead, NY 11901**

1. **Administrative and Public Comment**
  - a. Public Comment
  - b. Minutes for 12/18/24 review (*approve*)
  - c. Draft Commission Policy on boot allowance (*Ms. Jakobsen*)
  - d. Draft Commission General Contract Budget (*Ms. Jakobsen*)

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

**Credit Program – Core Preservation Area**

- a. **Letter of Interpretation Credit Appeal:** John P. Meyer / Wagner Road, Yaphank / 200-528-6-15 / Appeal of zero Pine Barrens Credit allocation to one Pine Barrens Credit on a 0.8 acre property that is partially developed with accessory structures in the A Residence 5 zoning district / *schedule public hearing (Mr. Tverdy)*

**Compatible Growth Area**

- b. **Brookhaven Town Referral:** Starbucks Middle Island / 599 Middle Country Road, Middle Island / 200-402-2-2 / change of zone from J4 to J5 Business and development of a drive-through Starbucks restaurant on 1.44 acres / *draft response (Ms. Murphy)*
- c. **NYSDEC Referral:** Manorville Fire District / Moriches Middle Island Road, Manorville / 200-645-3-46.1, 47 and 48.2 / development to a 12,312 square foot building and parking facility on 5.88 acres in the L1 Industrial zoning district / *draft response (Ms. Hargrave)*
- d. **Lewis Road Planned Residential Development Site Plan Modification Application /** East Quogue / changes to recreational and other facilities in the developed area of the 608 acre project site / decision deadline 2/28/25 / *draft Sense Resolution (Ms. Hargrave)*
- e. **Southampton Town SEQRA Coordination:** Commence SEQRA and Coordinate Lead Agency for the Amortization of Nonconforming Sand Mines within the Town of Southampton / *draft response (Ms. Hargrave)*

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, February 19, 2025 at 2:00 pm, Brookhaven Town Hall  
For meeting information visit <https://pb.state.ny.us/>