



Central Pine Barrens Commission Meeting Agenda
Wednesday, March 19, 2025 at 2:00 pm
Brookhaven Town Hall
One Independence Hill
Farmingville, NY 11738

1. **Administrative and Public Comment**
 - a. Public Comment
 - b. Minutes for Special Meeting 2/5/25 and Regular Meeting 2/19/25 review (*approve*)
 - c. NearMap subscription invoice for 2025-2028 (*approve*)

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

Core Preservation Area

- a. **Garafola Compelling Public Need Core Hardship Application** / 200-294-4-11 / 2158 William Floyd Parkway, Ridge / two-lot subdivision on 4.464 acres with one existing residence in the A Residence 2 Zoning District / decision deadline 6/26/25 / *commence SEQRA Lead Agency Coordination and schedule public hearing (Ms. Murphy)*
- b. **Homeland Towers Compelling Public Need Core Hardship Application** / 900-170-1-41.1 / 2055 Flanders Road, Flanders / development of a 150 foot tall wireless tower on a 6.7 acre project site with a junkyard in the CR 60 zoning district / decision deadline 7/2/25 / *commence SEQRA Lead Agency Coordination and schedule public hearing (Ms. Hargrave)*
- c. **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 / public hearing held 2/19/25, decision deadline 4/16/25 / *review proposal to remove structures (Mr. Tverdy)*

Compatible Growth Area

- d. **Brookhaven Sewage Treatment Plant Expansion CGA Hardship Waiver Application** / 60 Ramsay Road, Yaphank / 200-554-3-4.40 and 4.53 / expansion of an existing community scale STP on a 4.074 acre project site in the Light Industrial Zoning District / public hearing held 2/19/25, decision deadline 3/19/25 / *extension of decision deadline (Ms. Murphy)*
- e. **Brookhaven Town SEQRA Lead Agency Coordination:** Giaquinto @ Middle Island Change of Zone and Site Plan / south side of Middle Country Road, east of Artist Lake / 200-379-2-8, 9, and 40 / change of zone from B1 Residence to Planned Retirement Community and development of 220 unit housing complex including workforce housing on 28 acres / *draft response (Ms. Murphy)*
- f. **NYSDEC Referral:** East Quogue agricultural well / Lewis Road, East Quogue / construction of an irrigation well for agricultural use / *draft response (Ms. Hargrave)*
- g. **Hampton Bays Water District Request for Determination of Jurisdiction:** / 900-221-3-1.4 / Bellows Pond Road, Hampton Bays / removal of 0.32 acres of vegetation in an existing water supply well field to construct PFAS treatment facilities on 9.8 acres in the R 40 zoning district / *draft response (Ms. Hargrave)*
- h. **PSEG Long Island Request for Determination of Jurisdiction** / East Quogue, Quogue, Yaphank / replace 188 timber utility poles in the road right of way / *draft response (Ms. Hargrave)*

3. **Public Comment**

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

Next Commission Meeting, Wednesday, April 16, 2025 at 2:00 pm, Southampton Town Hall
For meeting information visit <https://pb.state.ny.us/>

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Member

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Member

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