



**Central Pine Barrens Commission Meeting Agenda (REVISED)**  
**Wednesday, April 16, 2025 at 2:00 pm**  
**Southampton Town Hall, 116 Hampton Road, Southampton, NY 11968**

1. **Administrative and Public Comment**
  - a. Public Comment
  - b. Minutes for 03/19/25 review (*approve*)
  - c. Bond, Schoeneck & King, PLLC invoice for \$8,051.48 (*approve for payment*)
2. **Education, Communications and Outreach, Science and Stewardship, NYWIMA**
  - a. Education, Communications and Outreach Division: update (*Mr. Motz*)
  - b. Science and Stewardship Division: update (*Mr. Smith*)
  - c. NYWIMA: update (*Ms. Drew*)
  - d. Draft Resolution to hire Charles Hamilton to provide consulting services as Academy Coordinator (*Ms. Jakobsen*)
3. **Planning, Land Use and the Pine Barrens Credit Program**
  - a. Compliance and Enforcement Division: update (*Ms. Lawston*)
  - b. Land Use Division: update (*Ms. Hargrave*)
  - c. Credit Program: update (*Mr. Tverdy*)

Timothy C. Hubbard  
*Member*

Maria Z. Moore  
*Member*

Daniel J. Panico  
*Member*

Edward P. Romaine  
*Member*

**Core Preservation Area**

- d. **Letter of Interpretation Credit Appeal:** John P. Meyer / Wagner Road, Yaphank / 200-528-6-15 / *accept request to withdraw appeal (Mr. Tverdy)*
- e. **Garafola Core Compelling Public Need Hardship Application** / William Floyd Parkway, Ridge / 200-294-4-11 / two-lot subdivision with an existing residence on 4.46 acres in the A2 Residence zoning district / decision deadline 6/26/25 / *schedule public hearing for 5/21/25 (Ms. Murphy)*
- f. **V&G Realty Core Preservation Area Hardship Application** / Gerard Road, Yaphank / 200-781-1-5 and 15 / development of two-story single-family residence on 37,992 square feet in the A1 Residence zoning district / decision deadline 7/30/25 / *schedule public hearing for 6/18/25 (Ms. Murphy)*
- g. **Trevor Galvez Request for Determination of Jurisdiction** / 318 Yaphank Middle Island Road, Middle Island / 200-529-1-28.4 / construction of a 4,000 square foot structure to store antique vehicles on 3.86 acres with a single-family residence in the A5 Residence zoning district / *draft response (Ms. Murphy)*

**Compatible Growth Area**

- h. **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 / decision deadline today / *draft decision (Ms. Murphy)*
- i. **Brookhaven Town Referral:** Starbucks at Middle Island / 599 Middle Country Road, Middle Island / 200-402-2-2 / zone change and site plan for a drive-through restaurant with an existing vacant bank building on 1.4 acres in the J4 Business zoning district / *draft response (Ms. Murphy)*
- j. **Southampton Town Referral:** 80 Anchor Street Subdivision / Anchor Street, Flanders / 900-142-2-22 / two-lot subdivision on 0.94 acre with a single-family residence in the R15 zoning district / *draft response (Ms. Hargrave)*
- k. **Shawn Turner Request for Determination of Jurisdiction** / 129 Calverton Court, Wading River / 600-115-1-10.49 / swimming pool for a single-family residence / *draft response (Ms. Hargrave)*
- l. **Venezia Square Development of Regional Significance** / NYS Route 25A, Wading River / 600-73-1-1.4; 1.16, 1.17, 1.18, 1.19 / development of 37,000 square feet of commercial uses on 6.3 acres in the Business CR zoning district / *request for three month extension of decision deadline to 7/16/25 (Ms. Hargrave)*

4. **Public Hearing at 3:00 pm – RESCHEDULED to May 21, 2025**
  - a. **Homeland Towers Core Compelling Public Need Hardship Application** / 2055 Flanders Road, Flanders / 900-170-1-41.1 / development of a 150 foot tall wireless tower monopole and 3,000 square foot equipment compound on 6.7 acres with an existing junkyard in the CR 60 zoning district / decision deadline 7/2/25 / *request to reschedule to 5/21/25 and 30 day extension of decision deadline to 8/2/25 (Ms. Hargrave)*
5. **Public Comment**
6. **Closed Advisory Session** (if necessary)

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