



Central Pine Barrens Commission Meeting Agenda
Wednesday, May 21, 2025 at 2:00 pm
Riverhead Town Hall
4 West 2nd Street, Riverhead, NY 11901

1. Administrative and Public Comment

- a. Public Comment
- b. Minutes for Commission Meeting of 4/16/25 review (*approve*)
- c. Draft resolution to approve ATV purchase for Suffolk County Parks (*Ms. Jakobsen*)
- d. Draft resolution to approve purchase of ATV purchase for Suffolk County Sheriff's Office (*Ms. Jakobsen*)
- e. Draft resolution to approve renewal of Prescribed Fire insurance policy (*Ms. Jakobsen*)

2. Education and Science and Stewardship

- a. USGS-Commission five year water resources study presentation (*Ms. Fisher, USGS scientist*)

3. Planning, Land Use and the Pine Barrens Credit Program

Core Preservation Area and Compatible Growth Area

- a. **PSEG-LI Request for Determination:** Replace three timber utility poles in the hamlets of Shoreham and Calverton / (*Ms. Hargrave*)

Core Preservation Area

- b. **Schiff Scout Reservation Camp Wauwepex** / Wading River / 600-75-3-10.3 / request to replace eight lean-tos with five cabins on a 404.53 acre property with a conservation easement in the Credit Program / *draft response* (*Mr. Tverdy*)

Compatible Growth Area

- c. **Brookhaven Town Board Referral: Crest Coram 7-11 Site Plan** / State Route 25 and State Route 112 / 200-476-2-30, 32.1, 34.1 / change of zone from J6 Business and A1 Residence to J5 Business for the development of a gas station and convenience store 2.11 acres / *draft response* (*Ms. Murphy*)
- d. **Starbucks at Middle Island CGA Hardship Waiver Application** / 599 Middle Country Road, Middle Island / 200-402-2-2 / zone change and site plan for development of a drive-through restaurant with an existing vacant bank building on 1.4 acres in the J4 Business zoning district / decision deadline 8/2/25 / *schedule public hearing for 6/18/25* (*Ms. Murphy*)
- e. **Verizon Wireless at Suffolk County STP** / 2195 William Floyd Parkway, Ridge / 200-242-1-1.2, 1.4 / development of a 120 foot tall wireless tower monopole with 12 external future carrier antennas and equipment compound on 10.59 acres with an existing sewage treatment plant in the A1 Residence zoning district / *draft response* (*Ms. Hargrave*)

4. Public Hearing at 3:00 pm

- a. **Homeland Towers Compelling Public Need Core Hardship Application** / 2055 Flanders Road, Flanders / 900-170-1-41.1 / development of a 150 foot tall wireless tower for eight carrier antennas including Verizon, Dish Wireless and two future carriers and a 3,000 square foot equipment compound on a 6.18 acre project site with a junkyard in the CR 60 zoning district / decision deadline 7/16/25 or 8/20/25 (*Ms. Hargrave*)

5. Public Comment

6. Closed Advisory Session (if necessary)

Next Commission Meeting, Wednesday, June 18, 2025 at 2:00 pm, Riverhead Town Hall
For meeting information visit <https://pb.state.ny.us/>

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

624 Old Riverhead Road
Westhampton Beach, NY
11978

Phone (631) 288-1079
Fax (631) 288-1367
www.pb.state.ny.us