



Central Pine Barrens Commission Meeting Agenda
Wednesday, June 18, 2025 at 2:00 pm
Riverhead Town Hall
4 West 2nd Street
Riverhead, NY 11901

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

1. Administrative and Public Comment

- a. Public Comment
- b. Minutes for 05/21/25 review (*approve*)

2. Division Reports

- a. Education, Outreach and Communications: update (*Mr. Motz*)
- b. Science and Stewardship Division: update (*Mr. Smith*)
- c. New York Wildfire and Incident Management Academy: update (*Ms. Drew*)
- d. Compliance and Enforcement Division: update (*Ms. Lawston*)
- e. Land Use Division: update (*Ms. Hargrave*)
- f. Credit Program: update (*Mr. Tverdy*)

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

Core Preservation Area

- a. Request for Determination: 36 Pine Court / Northampton / 900-164-3-51.1 / development of a single-family residence on 0.36 acres in the R-10 zoning district / *draft response* (*Ms. Murphy*)
- b. 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 / public hearing held May 21, 2025 / *Declare Lead Agency and accept request to adjourn continuation of public hearing to July 16, 2025 and extension of SEQRA timeframe and decision deadline to September 17, 2025* (*Ms. Hargrave*)

4. Public Hearings at 3:00 pm

- a. **Starbucks at Middle Island Compatible Growth Area 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 (*Ms. Murphy*)
- b. **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 (*Ms. Hargrave*)

5. Public Comment

6. Closed Advisory Session (if necessary)

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

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