



Central Pine Barrens Commission Meeting Agenda - Revised
Wednesday, July 16, 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 6/18/25 review (*approve*)
 - c. Pine Barrens Nature Center Public Engagement Session scheduled for Tuesday, July 29, 2025 at Wertheim National Wildlife Refuge 6 pm to 8 pm
2. **Planning, Land Use and the Pine Barrens Credit Program**
 - a. **Southampton Pine Barrens Community Wildfire Protection Plan** / draft resolution to approve SWCA to provide consulting services to prepare the CWPP (*Ms. Jakobsen*)
 - b. **NYSDEC Long Island Watershed Program** – Draft Long Island Action Agenda / draft comments (*Ms. Hargrave*)

Credit Program

 - c. **Request: Antonia Marsh** / 58 Sally Lane, Ridge / 200-352-1-19.1 / single-family residence on 1.58 acres in the A1 Residence zoning district with a Credit Program Conservation Easement / draft responses (*Mr. Tverdy*)
 - i. proposal to construct four sheds totaling 480 square feet for horses
 - ii. removal of one diseased cherry tree

Core Preservation Area

 - d. **Klein Compelling Public Need Core Preservation Area Hardship Application** / 608 Middle Country Road, Middle Island / 200-402-1-18.12 / development of a 1,450 square foot second story expansion of an existing 1,796 square foot one-story commercial building and 12 additional parking spaces on a 19,004.7 square foot (0.44 acre) project site in the J Business zoning district / decision deadline 10/7/25 / *schedule public hearing* (*Ms. Murphy*)
 - e. **V&G Realty Core Preservation Area Hardship Application** / Gerard Road, Yaphank / 200-781-1-5 and 15 / development of a two-story single-family residence on 37,992 square feet (0.87 acre) in the A1 Residence zoning district / decision deadline 8/20/25 / *draft decision* (*Ms. Hargrave*)

Compatible Growth Area

 - f. **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 8/20/25 / *draft decision* / (*Ms. Murphy*)
 - g. **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 / decision deadline today / *draft decision* (*Ms. Hargrave*)
 - h. **East End Flower Farm CGA Hardship Waiver Application** / w/s Weeks Avenue, Manorville / 200-589-1-2 / development of two greenhouses and a barn totaling 96,000 square and other infrastructure for an agricultural use on a 5 acre project site in the A2 Residence zoning district / decision deadline 10/23/25 / *schedule public hearing* (*Ms. Hargrave*)
 - i. **Riverhead Town SEQRA Lead Agency Coordination: Duffy MX Motocross Track Special Permit & Site Plan** / 2822 River Road, Calverton / 600-136-1-4 / to mine approximately 120,000 cubic yards of earthen material for the development of an outdoor motocross race track with site improvements on a 15 acre project site in the Industrial C zoning district / *draft response* (*Ms. Murphy*)
3. **Public Hearing at 2:30 pm**
 - a. **Continuation of Public Hearing held on May 21, 2025: 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 9/17/25 (*Ms. Hargrave*)
4. **Public Comment**
5. **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, August 20, 2025 at 2:00 pm, Brookhaven Town Hall
For meeting information visit <https://pb.state.ny.us/>