



**Central Pine Barrens Commission Meeting Agenda**  
**Wednesday, September 17, 2025 at 2:00 pm**  
**Wertheim National Wildlife Refuge, Smith Road, Shirley, NY**

1. **Administrative and Public Comment**
  - a. Public Comment
  - b. Minutes for Commission Meeting of 8/20/25 review (*approve*)
  - c. Draft resolution to renew the Commission's public officials and employment practices liability insurance, and automobile and fire truck insurance (*Ms. Jakobsen*)
  - d. Resolution to approve payment of Marvel invoices 2467-2 for \$19,308.55 and 2467-3 for \$18,996.14 for expenses incurred related to Central Pine Barrens Nature Center Feasibility Study (*Ms. Jakobsen*)
2. **Planning, Land Use and the Pine Barrens Credit Program**
  - Core Preservation Area**
    - 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 / public hearing held 5/21/25 and continued on 7/16/25 / *decision deadline 9/17/25 / draft decision (Ms. Hargrave)*
    - b. **Request:** Gosselin Property / 49 Old Westhampton Road, Northampton / 900-164-4-11, 12 / request for a covered porch addition, 175 square feet, on a residence that was granted a core hardship on 12/20/23 amended on 01/17/24 / *draft response (Ms. Murphy)*
    - c. **Joseph F. Gazza Core Preservation Area Hardship Application** / west side of CR 31, Westhampton / 900-246-2-11.4; 900-285-2-28.1; 900-286-2-38.8; 900-286-2-38.2; 900-310-2-3.1; 900-310-2-4.2; 900-331-3-11.3 / request to clear to reduce wildfire risk on seven properties / *draft response, schedule public hearing (Ms. Hargrave)*
  - Compatible Growth Area**
    - d. **East End Flower Farm CGA Hardship Waiver Application** / w/s Weeks Avenue, Manorville / 200-589-1-2 / development of a 5 acre project site with 96,000 square feet of greenhouses and barn structures for an agricultural use in the A2 Residence zoning district / *decision deadline 10/23/25 / draft resolution to establish SEQRA Lead Agency (Ms. Hargrave)*
    - e. **Expressway Drive North Subdivision** / Yaphank / 200-662-2-5.15 / three-lot subdivision on the 71 acre project site of a Development of Regional Significance with three industrial buildings and 29 acres of open space in the L1 zoning district / *draft response (Ms. Hargrave)*
    - f. **Brookhaven Town Referral:** CZ 3 L Investors Corp. / 262 Middle Country Road, Selden / 200-474-6-2.1 / change of zone from J2 Business and A1 Residence to J2 and site plan to develop 1.06 acres with a 7,790 square foot building for commercial use; the site is presently developed with a 1,733 square foot building with a tattoo shop / *draft response (Ms. Hargrave)*
    - g. **Sartory Compatible Growth Area Hardship Application** / 102 Gull Dip Road, Ridge / 200-327-4-7 / development of a 1,200 square foot single family residence on a 0.56 acre project site in the A Residence 1 zoning district. Requesting covenant and CGA relief to clear from 25% to 39.5% / *decision deadline 12/16/25 / schedule public hearing (Ms. Murphy)*
3. **Public Hearings at 2:30 pm**
  - a. **Klein 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 (Ms. Murphy)*
  - b. **East End Flower Farm CGA Hardship Waiver Application** / w/s Weeks Avenue, Manorville / 200-589-1-2 / development of a 5 acre project site with 96,000 square feet of structures including two greenhouses and a barn and other infrastructure for an agricultural use in the A2 Residence zoning district / *decision deadline 10/23/25 (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*

624 Old Riverhead Road  
Westhampton Beach, NY  
11978

Phone (631) 288-1079  
[www.pb.state.ny.us](https://pb.state.ny.us)

Next Commission Meeting, Wednesday, October 15, 2025 at 2:00 pm, Southampton Town Hall  
For meeting information visit <https://pb.state.ny.us>