



Central Pine Barrens Commission Meeting Agenda
Wednesday, October 15, 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 9/17/25 review (*approve*)
 - c. Draft resolution to approve payment of Marvel invoice 2467-4 for \$14,400 for expenses incurred related to Central Pine Barrens Nature Center Feasibility Study (*Ms. Jakobsen*)
 - d. Draft resolution to approve purchase of Commission vehicle (*Ms. Jakobsen*)
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**
 - a. **Garafola** / e/s William Floyd Parkway, Ridge / 200-294-4-11 / draft conservation easement on 4.5 acres with a residence in the A Residence 2 zoning district (*Mr. Tverdy*)

Core Preservation Area

 - b. **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 11/19/25 / *decision (Ms. Murphy)*
 - c. **Gazza Proposal** / e/s Summit Boulevard / 900-331-3-21.1 / activity including construction of a chicken coop on 2.3 acres of wooded property in the CR 200 zoning district / *draft response (Ms. Hargrave)*
 - d. **MMC Properties** / 541 Old Riverhead Road, Westhampton / 900-246-2-19.2 / reconstruction of existing industrial building on 0.91 acre in the CR 200 zoning district / *draft response (Ms. Hargrave)*

Compatible Growth Area

 - e. **Brookhaven Town Referral**: 7 Eleven gas station and convenience store / e/s Sills Road / 200-663-4-28 / development of a 7 Eleven gas station and 2,996 square foot convenience store on 1.98 acres in the J5 Business zoning district / *draft response (Ms. Hargrave)*
 - f. **Southampton Town ZBA SEQRA Coordination**: 7 Eleven gas station and convenience store / Flanders Road (SR 24) roundabout, south of Peconic River / 900-138-2-31, 32, 33 / development of gas station and 3,010 sf convenience store on 1.29 acres in the Highway Business and Village Business zoning districts / *draft response (Ms. Hargrave)*
 - g. **Request**: Governale / 2556 River Road, Calverton / 600-137-1-26.1 / request to construct accessory uses including a 1,368 square foot pole barn, gravel driveway expansion, drainage improvements, and additions to the single-family residence on 0.68 acres in the RB-40 zoning district / *draft response (Ms. Murphy)*
 - h. **Request: Felton** / 279 Weeks Avenue, Manorville / 200-589-1-28.5 / request to cut dead pitch pine trees due to Southern Pine Beetle damage on a 3 acre property with a single-family residence in the A Residence 2 zoning district / *draft response (Mr. Smith)*
4. **Public Hearing at 2:30 pm**
 - a. **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 a 30,000 square foot greenhouse, 10,000 square foot barn and 56,000 square foot hoop house and other infrastructure for an agricultural use in the A2 Residence zoning district / decision deadline 11/19/25 (*Ms. Hargrave*)
 - b. **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 relief to clear from 25% to 39.5% / decision deadline 12/16/25 (*Ms. Murphy*)
5. **Public Comment**
6. **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
Fax (631) 288-1367
www.pb.state.ny.us

Next Commission Meeting, Wednesday, November 19, 2025 at 2:00 pm,
Riverhead Town Hall, 4 West 2nd Street, Riverhead
For meeting information visit <https://pb.state.ny.us/>