



Central Pine Barrens Commission Meeting
Wednesday, June 21, 2023 (APPROVED)
Brookhaven Town Hall
One Independence Hill
Farmingville, NY 11738

2:00 pm

Commission members present: Mr. Robert Calarco (New York State Governor's Representative), Mr. Romaine and Ms. Pines (for Brookhaven), Ms. Aguiar and Mr. Stafford (for Riverhead), Mr. Dale (for Suffolk County), Ms. Scherer and Mr. Shea (for Southampton).

Others present: Commission and other agency staff members included Ms. Jakobsen, Mr. Milazzo, Ms. Hargrave, Mr. Enright and Ms. Brown-Walton.

Mr. Romaine led the pledge to the flag and Mr. Calarco noted that all five Commission members present there is a quorum.

Robert Calarco
Chairman

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

1. **Administrative and Public Comment**

a. *Public Comment*

Summary: No public comments were received.

b. *Minutes for 5/17/23 review*

Summary: The motion was made by Mr. Shea and seconded by Mr. Romaine to approve the May 17, 2023 meeting minutes. The motion was approved by 5:0 vote.

c. *Budget for fiscal year 2023/2024*

Summary: The motion was made by Mr. Romaine and seconded by Ms. Aguiar to adopt the Budget as submitted for fiscal year 2023/2024. The motion was approved by 5:0 vote.

2. **Planning, Land Use and the Pine Barrens Credit Program**

Core Preservation Area

a. *Core Hardship application: 451 County Road 111 / proposal to redevelop a site with an existing restaurant for a drive through Taco Bell on 1.6 acres in the J2 Business zoning district, formerly Michaelangelo's / Manorville / 200-462-2-12.2 / schedule public hearing*
Summary: The motion was made by Mr. Romaine and seconded by Mr. Shea to schedule a public hearing on July 19, 2023 and agree that the Commission will commence the SEQRA lead agency coordination. The motion was approved by 5:0 vote.

b. *Core Hardship application: Ascend Realty Partners, LLC / One Research Road, Ridge, w/s William Floyd Parkway / 200-459-1-1.4 / parking lot expansion for a medical facility on 5 acres in the L Industrial 1 zoning district, formerly American Physical Society / decision deadline 7/19/23 / request to adjourn and extend the decision deadline /*
Summary: Ms. Hargrave discussed the request to adjourn the June 21, 2023 Public Hearing and extend the decision deadline to December 20, 2023. Mr. Romaine stated for the record that the applicant shared they are seeking to purchase another building suggesting they will be looking to move some or all their operation to the new location.

The motion was made by Mr. Shea and seconded by Mr. Romaine to approve to adjourn the public hearing and extend the decision deadline to December 20, 2023. The motion was approved by 5:0 vote.

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11978

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Compatible Growth Area

- c. Venezia Square Development of Regional Significance Application / Route 25A, Wading River / 600-73-1-1.004, 1.016, 1.017, 1.018 and 1.019 / development of 37,000 square foot commercial center, five buildings with 7 units/tenants for restaurant, retail and bank uses on 6.34 acres in the Business CR zoning district
Summary: Ms. Hargrave discussed the approval to extend the decision deadline to August 16, 2023. The Town of Riverhead Planning Board sent a request to be lead SEQRA agency coordination.

The motion was made by Mr. Shea and seconded by Mr. Dale to approve to extend the decision deadline and defer lead agency to Riverhead. The motion was approved by 5:0 vote.

- d. 7 Eleven Middle Island (R.N. Middle Island et al) / Route 25, Middle Island / 200-378-2-37.2, 200-403-1-2.1 and 2.3 / authorize Order on Consent
Summary: Ms. Jakobsen discussed this was part of a violation and after the last meeting an Order on Consent was being reviewed. To keep things moving forward, Ms. Jakobsen is requesting authorization for the Executive Director to execute an Order on Consent once signed by the owner and 7-Eleven.

The motion was made by Mr. Romaine and seconded by Mr. Dale authorizing the Executive Director to execute the Order on Consent. The motion was approved by 5:0 vote.

- e. Brookhaven Town referral: Sunrise Toyota Medford (east of Route 112 and north of Horseblock Road) / 200-658-2-23 / subdivision and change of zone/site plan to develop a 46,817 square foot car dealership on 8 acres in the J2 Business zoning district /
Summary: **The motion was made by Mr. Romaine and seconded by Mr. Shea to send the letter. The motion was approved by 5:0 vote.**
- f. Southampton Town referral: East Quogue Mobile Home Park / 58 Old Country Road, East Quogue / 900-251-1-6 and 900-289-2-9 / relocation of 43 units in a 102 unit mobile home development on 94.2 acres in the R20 and CR 200 zoning districts with 11 acres in the Core, 78 acres in the CGA and 4 acres outside of the Central Pine Barrens /
Summary: **The motion was made by Mr. Shea and seconded by Mr. Romaine to send the letter. The motion was approved by 5:0 vote.**
- g. NYSDEC referral: East Quogue Farms LLC / 65 Lewis Road, East Quogue / 900-288-1-64.1 and 65.1 / Long Island Well Permit Application to install a new 10 inch diameter irrigation well 125 feet deep with 300 gpm capacity on 12 acres /
Summary: **The motion was made by Mr. Shea and seconded by Ms. Aguiar to send the letter. The motion was approved by 5:0 vote.**

3. Public Hearing at 3:00 pm - ADJOURNED

- a. Core Hardship application: Ascend Realty Partners, LLC / One Research Road, Ridge, w/s William Floyd Parkway / 200-459-1-1.4 / parking lot expansion for a medical facility on 5 acres in the L Industrial 1 zoning district, formerly American Physical Society / decision deadline 7/19/23 / request to adjourn and extend the decision deadline /

4. Public Comment

Summary: No public comments were received.

5. Closed Advisory Session (if necessary)

The motion was made by Mr. Romaine and seconded by Mr. Shea to close the public portion of the meeting and to move into an advisory session for the purpose of discussing enforcement matters and obtaining legal advice from Commission counsel

and then the Commission would not return to public session. The motion was approved by a 5:0 vote.

Meeting was adjourned at approximately 2:35 pm

Attachments (in order of discussion)

1. Draft Commission meeting summary for May 17, 2023
2. Final Commission meeting summary for May 17, 2023
3. Application and attachments submitted H2M Architects and Engineers
4. Letter from Certilman Balin Attorneys to request a Public Hearing adjournment dated June 9, 2023
5. Draft letter decision to approve Venezia Square at Wading River dated June 21, 2023; Letter from Nelson Pope Voorhis requesting decision deadline extension dated June 16, 2023; Town of Riverhead Planning Department letter, site plan application and attachments dated June 16, 2023
6. Final letter decision to approve Venezia Square at Wading River dated June 21, 2023
7. Draft letter to the Town of Brookhaven regarding the referral Sunrise Toyota at Medford dated June 21, 2023; Town of Brookhaven letter application and site plan dated May 31, 2023.
8. Final letter to the Town of Brookhaven regarding the referral Sunrise Toyota at Medford dated June 21, 2023.
9. Draft letter to Southampton Town Planning Board regarding referral of Site Plan for East Quogue Mobile Home Park dated June 21, 2023; Town of Southampton letter and application dated May 10, 2023.
10. Final letter to Southampton Town Planning Board regarding referral of Site Plan for East Quogue Mobile Home Park dated June 21, 2023.
11. Draft letter to New York State Department of Environmental Conservation Division for referral East Quogue Farms, LLC dated June 21, 2023; Memo, application and attachments from Thomas Kohlmann to Commission Staff dated May 18, 2023.
12. Final letter to New York State Department of Environmental Conservation Division for referral East Quogue Farms, LLC dated June 21, 2023.