



Central Pine Barrens Commission Meeting Summary
Wednesday, February 15, 2023 (Approved 3/15/2023)
Riverhead Town Hall
200 Howell Avenue
Riverhead, NY 11901

2:00 pm

Commission members present: Mr. Robert Calarco (New York State Governor's Representative), Mr. Romaine (Brookhaven Supervisor), 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, Mr. Carbone, Ms. Hargrave, Mr. Enright and Ms. Brown-Walton.

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

Robert Calarco
Chair

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 1/18/23 review*

Summary: The motion was made by Mr. Romaine and seconded by Mr. Stafford to approve the January 18, 2023 minutes. The motion was approved by the five members present

2. **Education and Science and Stewardship**

a. *Draft resolution to purchase Nearmap Vertical aerial imagery*

Summary: The motion was made by Mr. Romaine and seconded by Mr. Stafford to approve the draft resolution to purchase Nearmap Vertical aerial imagery. The motion was approved by 5:0 vote.

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

a. *Supplemental Final Generic Environmental Impact Statement for the Comprehensive Land Use Plan Amendments:*

Summary: Ms. Hargrave gave a presentation on the Comprehensive Land Use Plan Amendment and discussed that there were no substantial changes to what the Commission intended. Ms. Hargrave requested to receive comments by March 1, 2023 and the notice of completion will be prepared by March 15, 2023. Ms. Hargrave is seeking authorization to publish the notice to vote at the April 2023 meeting. Ms. Scherer recognized and thanked the Staff for the tremendous amount of work dedicated to the project.

The motion was made by Ms. Scherer and seconded by Mr. Romaine to authorize to the Publish the Notice to Vote. The motion was approved by 5:0 vote

Core Preservation Area

b. *Holy Trinity Church Core Hardship Application / CR 21, Middle Island / 200-456-2-4.1 and 5 / request to grade parking lot and plant trees*

Summary: Ms. Hargrave discussed the Order on Consent was executed for an incident that occurred on the site.

The motion was made by Mr. Romaine and seconded by Mr. Stafford to authorize sending the draft response letter. The motion was approved by 5:0 vote

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The motion was made by Mr. Romaine and seconded by Mr. Stafford to accept the withdrawal of the hardship application. The motion was approved by 5:0 vote

Compatible Growth Area

- c. Referral: 7 Eleven, Shirley / 1481 William Floyd Parkway / 200-642-3-41.3, 41.4, 41.5 / convenience store redevelopment and new gas station
Summary: **The motion was made by Mr. Romaine and seconded by Mr. Stafford to authorize sending the draft response. The motion was approved by 5:0 vote**

Core Preservation Area and Compatible Growth Area

- d. PSEG-LI Eastport CR 51 at CR 111 / Manorville / pole replacements and underground line
Summary: **The motion was made by Mr. Romaine and seconded by Mr. Stafford to authorize sending the draft response. The motion was approved by 5:0 vote**
- e. PSEG-LI Suffolkaire substation and line work / CR 31 / Westhampton / pole replacements
Summary: **The motion was made by Mr. Romaine and seconded by Mr. Stafford to authorize sending the draft response. The motion was approved by 5:0 vote**

4. Public Hearing at 3:00 pm

- a. NY Cancer & Blood Specialists Core Preservation Area Hardship Waiver Application / w/s William Floyd Parkway, 1 Research Road, Ridge / 200-459-1-1.4 / parking lot expansion for medical facility on 5 acres, former site of American Physical Society / decision deadline 4/17/23 (Ms. Hargrave)

Summary:

A stenographic transcript was prepared for the hearing.

The motion was made by Mr. Shea and seconded by Mr. Stafford to have a resolution accepting a one-day extension to the April 19th Commission meeting date for the NY Cancer & Blood Specialists Core Preservation Area Hardship Waiver Application. The motion was approved by a 5:0 vote.

At 3:50pm Ms. Scherer left the meeting and was replaced by Mr. Shea.

5. Public Comment

Summary: No public comments were received.

6. 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 return to public session. The motion was approved by a 5:0 vote.

Mr. Milazzo discussed the matter of Wildflower is an application that was approved to DRS in the town of Brookhaven on the north side of the expressway between exits 66 and 65. Wildflower was a DRS that had approval to build 500,000 plus square feet of buildings and required to give a conservation easement to the Commission on several acres of the site. The easement was recorded as part of the approval there were areas of the site that were not to be cleared on a map. Commission staff have visited the site over time and viewed that the site has been cleared along the property that was protected by the conservation easement and was not to be disturbed. The clearing consisted of approximately 95 trees removed from the property, this is a violation and the site is owned by Wildflower. Wildflower has been in close contact with the Commission to try to bring this to a resolution. Wildflower has offered in response to replant on a three to one basis trees along the northerly side of the North Service Road, the southerly side of the site. The client also offered to forgo 3,500 square feet previously approved for land bank parking. Mr. Milazzo discussed the recommendation from staff is to issue a Notice of Violation

on this matter and to also accept mediation in the form of a Consent Order outlined as described, authorizing the Executive Director to execute the Consent Order.

The motion was made by Mr. Romaine and seconded by Mr. Stafford based on what was discussed and allowing the number of trees to be resolved by the staff no less than a two to one but not to exceed a three to one based on the replanting of the trees. The motion was approved by a 5:0 vote.

The motion was made by Mr. Romaine and seconded by Mr. Stafford to Adjourn the meeting. The motion was approved by a 5:0 vote.

Meeting was adjourned at approximately 4:10 pm

Attachments (in order of discussion)

1. Draft Commission meeting summary for 1/18/23
2. Final Commission meeting summary for 1/18/23
3. Draft resolution for the Commission to authorize the purchase of NearMap Vertical subscription software dated February 15, 2023
4. Final resolution for the Commission to authorize the purchase of NearMap Vertical subscription software dated February 15, 2023
5. Supplemental Final Generic Environmental Impact Statement for the Comprehensive Land Use Plan Amendments Presentation dated February 15, 2023
6. Draft response letter to Holy Trinity Lutheran Church dated February 15, 2023
7. Final response letter to Holy Trinity Lutheran Church dated February 15, 2023
8. Draft referral letter and material to Town of Brookhaven Planning Division for 7-Eleven at Shirley Site Plan dated February 15, 2023 and Final referral letter dated February 15, 2023
9. Draft response letter to PSEG Long Island for County Road 51 Transmission and Underground Distribution Project dated February 15, 2023, Letter and material from PSEG-LI Justin LaCorte dated January 30, 2023
10. Final response letter to PSEG Long Island for County Road 51 Transmission and Underground Distribution Project dated February 15, 2023
11. Draft response letter to PSEG Long Island for Suffolkaire Substation Exit Feeder and Overhead Work CR 31 dated February 15, 2023, Letter and material from PSEG-LI Hannah Emouna dated January 23, 2023
12. Final response letter to PSEG Long Island for Suffolkaire Substation Exit Feeder and Overhead Work CR 31 dated February 15, 2023