



Central Pine Barrens Commission Meeting Summary
Wednesday, December 20, 2023 (Approved 1/17/24)
Riverhead Town Hall
4 West Second Street
Riverhead, NY 11901

2:00 pm

Commission members present: Mr. Romaine and Ms. Pines (for Brookhaven), Ms. Aguiar and Ms. Hurley (for Riverhead), Mr. Schneiderman and Ms. Scherer (for Southampton) and Mr. Dale (for the Suffolk County Executive).

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

Ms. Aguiar led the pledge to the flag. It was voted that in the absence of Chairman Calarco, Ms. Jakobsen would serve as a non-voting moderator. Ms. Jakobsen noted with four 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. **Planning, Land Use and the Pine Barrens Credit Program - Decisions**

Core Preservation Area

a. CVE North America Solar at Westhampton Property Assoc. Core Preservation Area Hardship Waiver Application and request to amend a conservation easement / east of Speonk Riverhead Road, Speonk / 900-276-3-1 and 2 / development of a 25 acre solar facility on a 91 acre sand mine in the CR 200 zoning district

Summary: The motion was made by Mr. Dale and seconded by Mr. Schneiderman to extend the decision deadline for one month regarding the CVE North America Solar project. The motion was approved by 4:0 vote

b. Gosselin Core Preservation Area Hardship Waiver Application / 49 Old Westhampton Road, Wildwood Lake, Riverside / 900-164-4-11 and 12 / demolition of seven cottages, 6,500 square feet, and development of a 3,600 square foot year-round single-family residence on 1.73 acres in the R-15 zoning district

Summary: The motion was made by Mr. Dale and seconded by Mr. Schneiderman to approve the draft resolution regarding the Gosselin Property project. The motion was approved by 4:0 vote

Compatible Growth Area

c. LIPA/PSEG-LI Medford Operations Center Compatible Growth Area Development of Regional Significance and Hardship Waiver Application / 3351 NYS Route 112 (currently Country Fair amusements), Medford / 200-574-2-3.1, 16 and 17.1 / development of an operations center on 24.26 acres in the J2 Business and A1 Residence zoning districts / decision deadline 12/20/23 / draft decision (Ms. Hargrave)

Summary: The motion was made by Mr. Dale and seconded by Mr. Schneiderman to approve the draft resolution regarding the LIPA/PSEG-LI Medford Operations Center project. The motion was approved by 4:0 vote

2. **Administrative and Public Comment**

a. *Public Comment*

Summary: Mr. Amper expressed his appreciation for all the work the Commission, Executive Director and Staff has done.

b. *Minutes for 11/15/23 review*

Summary: The motion was made by Mr. Schneiderman and seconded by Ms. Aguiar to adopt the November 15, 2023 meeting minutes. The motion was approved by 4:0 vote

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c. *Certificates of Appreciation*

Summary:

*Riverhead Supervisor Aguiar presented a **Town of Riverhead Proclamation to Mr. Amper and the Long Island Pine Barrens Society** for its remarkable 46-year journey protecting the Long Island Pine Barrens.*

Certificates of Appreciation were presented by the Executive Director to the following Supervisors and Designated Representatives:

Supervisor Schneiderman - for his years of service to the Central Pine Barrens Commission and dedication to environmental causes important to the Central Pine Barrens region, including the preservation of open space and management of water resources.

Supervisor Aguiar - for her years of service to the Central Pine Barrens Commission and dedication to causes important to the Central Pine Barrens region, particularly her strong support for law enforcement actions protecting the region's environmentally-sensitive lands.

Designated Representative Freleng - for his years of service as a designated representative on the Central Pine Barrens Commission and the vision, dedication and leadership he exhibited serving on the Central Pine Barrens Credit Clearinghouse, which has guided and supported the Commission's work since its inception.

Designated Representative Dale - for his years of service as a designated representative on the Central Pine Barrens Commission and decades of contributions to the advancement of environmental protection and sustainability within the Central Pine Barrens region and throughout Suffolk County.

Designated Representative Pines - for her years of service as a designated representative on the Central Pine Barrens Commission, during which time she always exhibited the utmost professionalism, dedication and thoughtfulness in contributing to the Commission's decisions.

Mr. Timothy J. Hopkins - for his vision and considerable contributions to the formation of the Long Island Pine Barrens Protection Act, the law that has provided for the protection of a globally-rare ecosystem and the pristine groundwater aquifer below the land's surface.

Supervisor Romaine - for his steadfast efforts to protect the ecological treasures of the Central Pine Barrens region and to educate the public about their importance during his many years of dedicated service to the Central Pine Barrens Commission.

d. *Draft resolution to authorize the issuance of a Request for Proposals for design and planning consulting services for the Pine Barrens Interpretive Center draft business plan*

*Summary: **The motion was made by Mr. Dale and seconded by Mr. Romaine approve to authorize the Executive Director to request proposal for design and planning consulting services for the Pine Barrens Interpretive Center draft business plan. The motion was approved by 4:0 vote***

e. *Draft resolution to approve the 2023-2028 Prescribed Fire Contract between the Commission and NYSDEC*

*Summary: **The motion was made by Mr. Romaine and seconded by Mr. Dale to approve the draft resolution and authorize the Executive Director to sign and execute documents for the 2023-2028 Prescribe Fire Contract. The motion was approved by 4:0 vote***

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

Core Preservation Area

a. *NY Cancer and Blood Specialists Core Hardship Waiver Application / 1 Research Road, Ridge / 200-459-1-1.4*

*Summary: **The motion was made by Mr. Romaine and seconded by Ms. Aguiar to accept the request to withdraw the application for the NY Cancer and Blood Specialists. The motion was approved by 4:0 vote***

b. *Ralph Schenk Core Preservation Area Hardship Waiver Application / 900-311-1-9.3 / 247 Old Riverhead Road (CR 31), Westhampton / development of a 4,200 square foot (sf) addition on an existing commercial building with two existing buildings that total 7,260 sf on 1.247 acres in the LI-40 zoning district / decision deadline 2/6/24*

Summary: A Notice of Violation will be sent and the application suspended pursuant to NYS ECL Article 57.

Compatible Growth Area

- c. SEQRA Lead Agency Coordination: Southampton Town ZBA: John T. Montecalvo et al 1129, 1089, 1169 Speonk Riverhead Rd/ Speonk-Remsenberg / 900-301-2-4, 5, 6, 7 and 8 / use variance to develop four industrial use buildings totaling 71,500 square feet on 40 acres in the CR 200 zoning district /
Summary: **The motion was made by Mr. Romaine and seconded by Mr. Schneiderman to approve sending the draft response letter to the SEQRA Lead Agency Coordination. The motion was approved by 4:0 vote**

 - d. SEQRA Involved Agency referral: Southampton Town Board Riverside Sewer District Supplemental Draft Generic Environmental Impact Statement
Summary: **The motion was made by Mr. Romaine and seconded by Ms. Aguiar approval to send the draft response letter. The motion was approved by 3, 1 abstention (Mr. Schneiderman) and 1 absent (Mr. Calarco)**

 - e. Southampton Town Planning Board Referral: The Garrison Subdivision / 88 Lewis Road, East Quogue / 900-314-2-16 / development of a subdivision on 12.617 acres in the CR 80 zoning district with one existing residence under construction
Summary: **The motion was made by Mr. Schneiderman and seconded by Mr. Dale to approve sending the draft referral letter to the Southampton Town Planning Board. The motion was approved by 4:0 vote**

 - f. Venezia Square CGA Development of Regional Significance / NYS Route 25A, Wading River / request for three month extension of the decision deadline
Summary: **The motion was made by Mr. Dale and seconded by Ms. Aguiar to approve the request for a three-month decision deadline extension to 2/21/2024 regarding Venezia Square project. The motion was approved by 4:0 vote**
4. **Public Hearing at 3:00 pm – Suspended Public Hearing**
- a. *Ralph Schenk Core Preservation Area Hardship Waiver Application / 900-311-1-9.3 / 247 Old Riverhead Road (CR 31), Westhampton*

5. **Public Comment**

Summary: *No public comments were received.*

The motion was made by Mr. Romaine and seconded by Mr. Schneiderman to adjourn the meeting at approximately 2:50pm. The motion was approved by a 4:0 vote.

Meeting was adjourned at approximately 2:50 pm

Attachments (in order of discussion)

1. Letter from Greenberg Traurig regarding CVE North America extension deadline dated December 4, 2023
2. Draft resolution regarding the Gosselin Property dated December 20, 2023
3. Final resolution regarding the Gosselin Property dated December 20, 2023
4. Draft resolution regarding the LIPA Medford Operations Center CGA Hardship dated December 20, 2023
5. Final resolution regarding the LIPA Medford Operations Center CGA Hardship dated December 20, 2023
6. Draft Commission meeting summary for November 15, 2023
7. Final Commission meeting summary for November 15, 2023
8. Draft resolution for proposals for a consultant and business plan regarding the Pine Barrens Interpretive Center and Commission Headquarters dated December 20, 2023
9. Final resolution for proposals for a consultant and business plan regarding the Pine Barrens Interpretive Center and Commission Headquarters dated December 20, 2023
10. Draft resolution regarding the Prescribed Fire Program five-year contract with New York State Department of Environmental Conservation dated December 20, 2023
11. Final resolution regarding the Prescribed Fire Program five-year contract with New York State Department of Environmental Conservation dated December 23, 2023
12. Letter from Certilman Balin regarding application withdrawal for NY Cancer and Blood Specialists application dated November 30, 2023
13. Draft response letter for Montecalvo SEQRA Lead Agency Coordination to Southampton Town Zoning Board of Appeals dated December 20, 2023; Letter from the Town of Southampton with maps and an application dated November 15, 2023
14. Final response letter for Montecalvo SEQRA Lead Agency Coordination to Southampton Town ZBA dated December 20, 2023
15. Draft referral letter for Riverside STP SEQRA Involved Agency Coordination to Southampton Town Clerk dated December 20, 2023; Town of Southampton Town Board Resolution 2023-1339 and attachments dated November 14, 2023
16. Final referral letter for Riverside STP SEQRA Involved Agency Coordination to Southampton Town Clerk dated December 20, 2023
17. Draft referral letter for The Garrison Subdivision to Southampton Town Planning Board dated December 20, 2023; Letter from Town of Southampton with maps dated November 6, 2023
18. Final referral letter for The Garrison Subdivision to Southampton Town Planning Board dated December 20, 2023
19. Letter from Nelson, Pope Voorhis regarding Venezia Square requesting extension dated November 20, 2023