



**Central Pine Barrens Commission Meeting Summary  
Wednesday, February 21, 2024 (Approved 3/20/2024)  
Riverhead Town Hall  
4 West Second Street  
Riverhead, NY 11901  
2:00 pm**

**Commission members present:** Mr. Robert Calarco (New York State Governor's Representative), Ms. DiBrita (for Brookhaven), Mr. Hubbard and Mr. Charter (for Riverhead), Ms. Moore, Ms. Scherer and Mr. Shea (for Southampton), Mr. Romaine (Suffolk County Executive).

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

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

Robert T. Calarco  
Chair

Timothy C. Hubbard  
Member

Maria Z. Moore  
Member

Daniel J. Panico  
Member

Edward P. Romaine  
Member

**1. Administrative and Public Comment**

**a. Public Comment**

*Summary: No public comments were received*

**b. Minutes for 01/17/24 review**

*Summary: **The motion was made by Mr. Romaine and seconded by Mr. Hubbard to adopt the January 17, 2024 meeting minutes. The motion was approved by 5:0 vote.***

**c. Draft resolution for the Commission to authorize the insurance renewal for the Commission's fire truck.**

*Summary: **The motion was made by Mr. Romaine and seconded by Ms. Moore to approve the draft resolution to authorize the insurance renewal for the Commission's fire truck. The motion was approved by 5:0 vote.***

**d. Draft resolution to renew subscription for Nearmap Vertical aerial imagery.**

*Summary: **The motion was made by Mr. Romaine and seconded by Ms. DiBrita to approve the draft resolution to renew the Nearmap subscription. The motion was approved by 5:0 vote.***

**2. Presentation on the Comprehensive Land Use Plan Amendments**

*Summary: Ms. Jakobsen presented to the Commission Members and Designated Representatives the Central Pine Barrens Comprehensive Land Use Plan Amendments. The Goals and Objectives are as follows ECL Article 57 expresses that the land use plan for the Central Pine Barrens area shall be designed to protect, preserve and enhance the functional integrity of the Pine Barrens ecosystem and the significant natural resources, including plant and animal populations and communities, thereof, protect the quality of the surface water and ground water, discourage piecemeal and scattered development; promote active and passive recreational and environmental education uses that are consistent with the land use plan, and accommodate development, in a matter consistent with the long-term integrity of the Pine Barrens ecosystem and to ensure the pattern of development is compact, efficient and orderly. After extensive review of the Plan, numerous technical work sessions, and review by the Advisory Committee, a consensus was reached by Commission members on a set of amendments that will strengthen the Plan and reflect policy and practice. In 2022, the SEQRA process commenced, a supplemental draft GEIS was prepared and deemed complete on March 16, 2022; a public hearing held on April 20, 2022; supplemental Final GEIS prepared March 15, 2023; findings and plan amendments adopted*

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by the commission on April 19, 2023; plan amendments become effective April 19, 2024 and must be incorporated into the Town Zoning Code.

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

#### **Core Preservation Area**

- a. *CVE North America Inc. at Westhampton Property Associates Core Preservation Area Hardship Waiver Application / east of Speonk-Riverhead Road, south of Sunrise Highway, Westhampton / 900-276-3-1 and 2 / development of a 25 acre solar facility on a 91 acre sand mine and amendment of a conservation easement / decision deadline 2/21/24*

*Summary: Ms. Hargrave discussed the project proposal is to develop a solar electric facility on the property that is currently and was historically a sand mine. The applicant will lease property to install a solar facility on 25 acres on a property that has exhausted its permitted mining authorization. This is the second request for a core hardship waiver on this site. A modification to a conservation easement granted to the Commission to protect the resources of the property is also being requested.*

*After further discussion it was agreed that this item would be discussed in closed session to receive privileged information from Commission counsel. After returning to public session, the applicant and Commission agreed that the applicant would submit additional information before the March meeting, the item would be on the March agenda to schedule a public hearing that would occur at the April meeting. A decision may occur at the May or June Commission meeting, and the decision deadline would be extended to June 26, 2024.*

***The motion was made by Ms. Moore and seconded by Mr. Romaine to approve a deadline decision extension to June 26, 2024. The motion was approved by 5:0 vote.***

#### **Compatible Growth Area**

- b. *Venezia Square at Wading River CGA Development of Regional Significance / NYS Route 25A, Wading River / 600-73-1-1.4 and 1.16, 1.17, 1.18 and 1.19 / development of 37,000 square feet of commercial uses on a 6.3 acre project site in the Business CR zoning district / decision deadline 2/21/24 / request for extension of the decision deadline to 5/15/24*

***Summary: The motion was made by Mr. Romaine and seconded by Mr. Hubbard to approve the deadline decision extension to May 15, 2024. The motion was approved by 5:0 vote***

- c. *Brookhaven Referral: Pine Hills Golf Course tree removal application / west of Wading River Road, Manorville / 200-559-1-4.5*

***Summary: The motion was made by Ms. DiBrita and seconded by Mr. Romaine to send the response draft letter regarding Pine Hills tree removal. The motion was approved by 5:0 vote***

### 4. Public Hearing at 3:00 pm

***Riverside Sewage Treatment Plant Compatible Growth Area Hardship Waiver Development of Regional Significance Application / Riverside / 900-141-1-9.14, 9.17, 9.25, 9.29, 9.30, 9.31, 9.32 / two-phased development of a sewage treatment plant with 800,000 gallon per day capacity on 11.45 acres in the LI 40 zoning district in the Southampton Enterprise Zone Subdivision to serve the hamlet of Riverside existing and future development / decision deadline 5/2/24***

*Summary: A stenographic transcript was prepared for the hearing.*

5. **Public Comment**

*Summary: Nina Leonhardt, Ridge resident, agrees with the response Staff has prepared and outlined concerning the CVE Project. She stated the question is not if solar is good or bad, but what the prior decisions were agreed upon and does the applicant meet the hardship requirements.*

6. **Closed Advisory Session** (if necessary)

*The motion was made by Mr. Romaine and seconded by Ms. DiBrita 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 the Commission would return to public session. The motion was approved by a 5:0 vote.*

***The motion was made by Mr. Romaine and seconded by Ms. DiBrita to authorize the Executive Director to enter a settlement on behalf of the Commission regarding the Affatato case. The motion was approved by 5:0 vote.***

***The motion was made by Mr. Romaine and seconded by Ms. DiBrita to authorize the Executive Director to issue a RFP for outside counsel on the DeLea case and interview and hire outside counsel. The motion was approved by 5:0 vote.***

*The motion was made by Mr. Romaine and seconded by Ms. Moore to adjourn the Meeting at approximately 4:00 pm*

Attachments (in order of discussion)

1. Draft Commission meeting summary for January 17, 2024
2. Final Commission meeting summary for January 17, 2024
3. Draft resolution to authorize the insurance renewal for the Commission's fire truck dated February 21, 2024
4. Final resolution to authorize the insurance renewal for the Commission's fire truck dated February 21, 2024
5. Draft resolution to authorize the renewal of NearMap subscription software dated February 21, 2024
6. Final resolution to authorize the renewal of NearMap subscription software dated February 21, 2024
7. Central Pine Barrens Comprehensive Land Use Plan Amendments PowerPoint presentation dated February 21, 2024
8. Draft resolution regarding CVE North America Solar at Westhampton Property Associates dated February 21, 2024
10. Letter from Nelson Pope Voorhis regarding Venezia Square DRS Decision extension dated January 31, 2024
11. Draft referral letter regarding Pine Hills tree removal proposal dated February 21, 2024; Tree Evaluation Report from Frank Saladino dated December 21, 2023
12. Final referral letter regarding Pine Hills tree removal proposal dated February 21, 2024
13. Draft Staff Report on Riverside Sewage Treatment Plant dated February 21, 2024; Letter from the Town of Southampton dated February 21, 2024

