



Central Pine Barrens Commission Meeting Summary
Wednesday, April 17, 2024 (Approved 5/15/24)
Southampton Town Hall
116 Hampton Road, Southampton, NY 11968
2:00 pm

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

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

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

Robert T. Calarco
Chairman

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 3/20/24 review*

*Summary: **The motion was made by Ms. Moore and seconded by Mr. Hubbard to adopt the March 20, 2024 meeting minutes. The motion was approved by 5:0 vote.***

Ms. Jakobsen introduced the new Central Pine Barrens Environmental Planner, Tara Muphy.

2. Education and Science and Stewardship

- a. *Draft resolution to approve financial support from FOREST for seasonal fire crew housing*
*Summary: **The motion was made by Ms. Lansdale and seconded by Ms. Moore to approve financial support from FOREST for seasonal fire crew housing. The motion was approved by 5:0 vote.***

Ms. Moore requested and update on the status on Southern Pine Beetle. Ms. Jakobsen replied that there will be a representative from the Department of Environmental Conservation attending the May Commission meeting. Since they were lead on the program, they will be equipped to give a status update and answer any questions.

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

Core Preservation Area and Compatible Growth Area

- a. **Lewis Road Planned Residential Development Invasive Species Management Plan / invasive species management in conservation easement areas**
Summary: Ms. Hargrave discussed that an Invasive Species Management Plan was received from Lewis Road PRD and before the Invasive Species Management Plan can be reviewed, the Commission must receive and review the Conservation Management Plan. The Conservation Management Plan was submitted in July 2023 and the Commission responded in August with questions. Once the additional information is received, the CMP will be reviewed to determine whether it can be implemented within the conservation easement area which will affect the review of the proposed Invasive Species Management Plan.

Mr. Voorhis discussed there were two specific things being requested in this project which was to remove and control the invasive species that are within one of the conservation easement areas called RV-09 and RV-10. The second item was the Southampton's town approval board required the revegetation of the remaining 21 RVs many are within the

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conservation areas. The new Plan guidelines go into effect July 19, 2024, favoring natural healing so an answer is required to the town planning board to go with natural healing or revegetate the barren areas. Mr. Milazzo summarized that the information received recently on invasive species appeared to indicate the applicant was substituting what the resolution for the Project sought to avoid which was a piecemeal approach versus a comprehensive management plan for the whole project site. Staff is looking to receive a comprehensive management plan for the Commission's review, consistent with the decision. Mr. Voorhis stated that the Conservation Management Plan previously submitted is no longer going to be used after receiving comments from Staff.

After further discussion, it was agreed that Mr. Voorhis would submit a revised CMP for review and if necessary meet with staff to discuss what would be required in the new Comprehensive Management Plan. The new Comprehensive Management Plan would be presented by the May 15th Commission meeting. No action was taken.

- b. **Request for Determination of Jurisdiction:** PSEGLI Utility Pole Replacements / 220 poles in the CGA and Core / Lake Panamoka, Ridge, 36 poles in the CGA; NYS Route 25, Calverton, 8 poles in the CGA, 23 poles in the Core; NYS Route 25A and Radio Ave in Rocky Point and Sound Beach, 32 poles in the CGA; Coram, Middle Island, Miller Place, Ridge, Rocky Point, 114 poles in the CGA, 7 poles in the Core

Summary: Ms. Hargrave discussed the proposal involves the replacement of 220 utility poles including 190 in the CGA and 30 in the Core Preservation Area. Existing and new poles are timber. Poles range in height from 30 to 50 feet. A new pole will be no taller than 10 feet above its present height. Pole diameter will not increase more than 2 to 3 inches. The poles are in the mowed grass roadside right of way. The referral material states no trees will be removed. The activity is part of the Power on Storm Hardening Project.

Mr. Hubbard inquired about the pole type, timber vs steel. Ms. Risotto, Land Use Ecological Services, Inc. confirmed timber not steel poles. Ms. DiBrita inquired about the individual heights of poles. Ms. Risotto discussed that the replacement poles would be approximately 10-15 feet taller than the existing poles, but no poles will be taller than 50 feet. Ms. Risotto also indicated that there has been general community involvement with the project.

The motion was made by Ms. Moore and seconded by Mr. Hubbard to approve sending the draft determination letter regarding PSEGLI Transmission Pole Replacements. The motion was approved by 5:0 vote.

Compatible Growth Area

- c. **Riverside Sewage Treatment Plant Compatible Growth Area Hardship Waiver Application / Riverside / 900-141-1-9.14, 9.17, 9.25, 9.29, 9.30, 9.31 and 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 / extension of decision deadline**

Summary: **The motion was made by Ms. Moore and seconded by Ms. DiBrita to approve an extension of decision deadline to May 15 for the Riverside Sewage Treatment Plant. The motion was approved by 4:1 vote. It was opposed by Mr. Hubbard.**

- d. **Brookhaven Town Board Referral:** Ross Electric Change of Zone and Site Plan Application / 200-431-3-26.3 / Route 25, Middle Island / development including a zone change from J Business 2 and A residence 1 districts to L Industrial 1 and construction of a 4,700 square foot warehouse on a 1.16 acre site with an existing 4,000 square foot commercial building, parking and related infrastructure

Summary: **The motion was made by Ms. DiBrita and seconded by Mr. Hubbard to approve sending the draft referral letter to Brookhaven Town Board regarding Ross Electric Change of Zone and Site Plan. The motion was approved by 5:0 vote.**

4. **Public Hearings at 3:00 pm**

- a. **CVE US NY Westhampton 243 LLC** 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 50 acre solar facility on a 91 acre sand mine and proposed amendment of a conservation easement in the Country Residence 200 zoning district / decision deadline 6/26/24
- b. **Clancy Street Food Court** Core Preservation Area Hardship Waiver Application / CR 111, Manorville / 200-462-2-5.1 / development of a 3,293 square foot (sf) restaurant on 1.17 acres in the J Business 2 zoning district on a site with a core hardship in 1995 for a 5,915 sf restaurant / decision deadline 6/11/24

Summary:

A stenographic transcript was prepared for the hearings.

5. **Public Comment**

Summary: No public comments were received.

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

The motion was made by Mr. Hubbard and seconded by Ms. Moore 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.

Meeting was adjourned at approximately 4:30 pm

Attachments (in order of discussion)

1. Draft Commission meeting summary for March 20, 2024
2. Final Commission meeting summary for March 20, 2024
3. Draft resolution Commission to accept FOREST financial assistance for seasonal prescribed fire crew housing costs dated April 17, 2024; Foundation for Research and Stewardship in the Long Island Pine Barrens Maritime Reserve Final Adopted Resolution to Approve and Provide Funding for Central Pine Barrens Commission Seasonal Prescribed Fire Housing dated April 3, 2024
4. Final resolution Commission to accept FOREST financial assistance for seasonal prescribed fire crew housing costs dated April 17, 2024
5. Draft response letter to Discovery Land Company regarding Lewis Road PRD dated April 17, 2024; Invasive Species Management and Revegetation Report for Lewis Road PRD by Nelson, Pope Voorhis dated March 5, 2024; Town of Southampton Planning Board Resolution on the Lewis Road Site Plan (formally The Hills of Southampton) dated February 8, 2024
6. Draft response letter to Land Use Ecological Services, Inc regarding PSEGLI Transmission Pole Replacements dated April 17, 2024; Land Use Ecological Services, Inc. letter and attachments Request for No-Development Determination PSEG LI Power-On Pole Replacement Project dated March 26, 2024
7. Final response letter to Land Use Ecological Services, Inc regarding PSEGLI Transmission Pole Replacements dated April 17, 2024
8. Letter requesting an extension of the decision deadline from Town of Southampton regarding Town of Southampton Hardship Waiver Application for Riverside Sewage Treatment Plant dated April 10, 2024; Town of Southampton Board Resolution to accept and File a Notice of Completion for Supplemental final Generic Environmental Impact Statement in connection with the Siting and Construction of a Community Sewage Treatment Plant and associated collection and Conveyance System in the Hamlet of Riverside dated Meeting of April 9, 2024
9. Draft response referral letter to Town of Brookhaven regarding Ross Electric Change of Zone and Site Plan dated April 17, 2024; Town of Brookhaven Town Board Application for Ross Electric dated March 12, 2024
10. Final response referral letter to Town of Brookhaven regarding Ross Electric Change of Zone and Site Plan dated April 17, 2024
11. Clancy Street Food Court Staff Report dated April 17, 2024
12. CVE US NY Southampton 243 LLC Staff Report dated April 17, 2024