



**Central Pine Barrens Commission Meeting Summary  
Wednesday, August 21, 2024 (Approved 9/18/24)  
Wertheim National Wildlife Refuge  
Shirley, NY  
2:00 pm**

**Commission members present:** Ms. DiBrita (for Brookhaven), Ms. Juengst (for Suffolk County), Mr. Charters (for Riverhead), Ms. Moore, Ms. Scherer and Mr. Shea (for Southampton).

**Others present:** Commission and other agency staff members included Ms. Jakobsen, Mr. Milazzo, Ms. Hargrave, Mr. Tverdy, Ms. Murphy, Mr. Motz, Mr. Jaquez, Ms. Lawston and Ms. Brown-Walton.

The meeting started with the pledge to the flag. Ms. Jakobsen noted with four Commission members present, there is a quorum.

**The motion was made by Mr. Charter and seconded by Ms. DiBrita to allow Ms. Jakobsen to serve as a non-voting moderator in the absence of a Chairman until a Chairman is chosen. The motion was approved by 4.0 vote.**

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 6/26/24 review (approve)*

Summary: **The motion was made by Ms. Moore and seconded by Ms. Juengst to adopt the June 26, 2024 meeting minutes. The motion was approved by 4:0 vote.**

**2. Education and Science and Stewardship**

a. *Education and Outreach Division*

Summary: Mr. Motz discussed highlights and updates on the Education and Outreach division's activities and provided a video highlighting the Barrens to Bay 2024 Camp. The activities are covered in the distributed education and outreach division report.

b. *NYWIMA*

Summary: The New York Wildfire Incident and Management Academy's activities are covered in the previously distributed NYWIMA report.

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

a. *Compliance and Enforcement Division*

Summary: Ms. Lawston discussed highlights and updates on the Compliance and Enforcement division's activities covered in the previously distributed compliance and enforcement division report.

b. *Credit Program*

Summary: Mr. Tverdy discussed highlights and updates on the Credit Program's activities covered in the previously distributed Credit Program division report.

c. *Land Use Division*

Summary: Ms. Hargrave discussed highlights and updates on the Plan Use division's activities covered in the previously distributed Land Use division report.

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- d. *Comprehensive Land Use Plan / acknowledge municipal code amendments to reflect Plan Amendments.*  
**Summary: The motion was made by Mr. Charters and seconded by Ms. Juengst to approve the draft resolution for Comprehensive Land Use Plan to acknowledge municipal code amendments to reflect Plan Amendments. The motion was approved by 4:0 vote.**

**Compatible Growth Area**

- e. *Brookhaven Town Planning Board Referrals:*
- i. *Granny Road Manor / south side of Granny Road, east of Mill Road, west of Richard Drive, Medford / 200-545-2-139.1 / Development including a change of zone from A Residence 1 to Planned Retirement Community to build 54 units apartment complex with recreational amenities and a sewage treatment plant on 9.18 acres.*  
**Summary: The motion was made by Ms. DiBrita and seconded by Ms. Juengst to approve sending the draft response for Granny Road Manor/south side of Granny Road. The motion was approved by 4:0 vote.**
  
  - ii. *Vineyards at Coram / Middle Country Road, Coram / 200-475-2-1.2 and 200-475-1-12.4 / change of zone from J2 Business to Planned Retirement Community and development of a 74-unit Planned Retirement Complex on 12.43 acres.*  
*Summary: Ms. Hargrave discussed that the project details have changed since presented several months ago including the project site, the number of units, it will be connected to a sewer that already exist and they will purchase Pine Barrens Credits for the project. Ms. DiBrita asked which sewer and what is the proposed capacity availability. Ms. Juengst stated that the applicant should come forward with all the information they know including checking with the Health Department with the capacity availability.*  
  
**The motion was made by Ms. DiBrita and seconded by Ms. Moore to approve sending the draft response for Vineyards at Coram/Middle Country Road. The motion was approved by 4:0 vote.**
- f. **Venezia Square at Wading River CGA Development of Regional Significance / NYS Route 25A, Wading River / 600-73-1-1.004 and 1.16, 1.17, 1.18 and 1.19 / development of 37,000 square feet of commercial uses on 6.34 acres in the Business CR zoning district**  
**Summary: The motion was made by Ms. Moore and seconded by Mr. Charters to approve the extension deadline to 10/16/24. The motion was approved by 4:0 vote.**

**4. Public Comment**

*Summary: Ms. Leonhardt thanked the Central Pine Barrens Commission and staff for their work on the Best of the Rest properties. Ms. Juengst stated that the County Executive is requesting an updated list from the Pine Barrens Society on the Best of the Rest properties to take a harder look at the list.*

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

*The motion was made by Ms. Juengst and seconded by Mr. Charters 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 not return to public session. The motion was approved by a 4:0 vote.*

Meeting was adjourned at approximately 2:40 pm

Attachments (in order of discussion)

1. Draft Commission meeting summary for June 26, 2024
2. Final Commission meeting summary for June 26, 2024
3. Education Outreach and Communication Division update dated August 2024
4. New York Wildfire and Incident Management Academy update dated 2024
5. Compliance and Enforcement Division update dated May – July 2024
6. Credit Program update dated August 21, 2024
7. Land Use Division update dated August 21, 2024
8. Draft resolution Municipal Code ratification for Conformance with the Central Pine Barrens Comprehensive Land Use Plan Amendments dated August 21, 2024
9. Final resolution Municipal Code Ratification for Conformance with the Central Pine Barrens Comprehensive Land Use Plan Amendments dated August 21, 2024
10. Draft response regarding Granny Road Manor dated August 21, 2024
11. Final response regarding Granny Road Manor dated August 21, 2024
12. Draft response regarding Vineyards at Coram, Log #24SP0025 dated August 21, 2024
13. Final response regarding Vineyards at Coram, Log #24SP0025 dated August 21, 2024
14. Request letter to extend the decision deadline from Nelson Pope Voorhis regarding Venezia Square, Wading River, NY dated July 18, 2024