



**Central Pine Barrens Commission Meeting Summary  
Wednesday, November 20, 2024 (Approved 12/18/24)  
Southampton Town Hall  
116 Hampton Road  
Southampton, NY**

**2:00 pm**

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

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

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

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 10/16/24 review*

Summary: **The motion was made by Ms. Moore and seconded by Mr. Charters to adopt the October 16, 2024 meeting minutes. The motion was approved by 4:0 vote.**

c. *2025 Draft Commission Meeting Schedule*

Summary: **The motion was made by Ms. Lansdale and seconded by Ms. Moore to adopt the 2025 Commission Meeting schedule. The motion was approved by 4:0 vote**

d. *Law Enforcement Council Amended Bylaws*

Summary: Ms. Jakobsen discussed the Law Enforcement Council has amended their bylaws and is requesting approval of the amended bylaws by the Commission. Since the Law Enforcement Council is a council of the Commission, the changes are required to be approved by the Commission. The changes have been highlighted and are on pages 4-7 of the Amended Bylaws document.

**The motion was made by Ms. DiBrita and seconded by Ms. Lansdale to approve the Law Enforcement Council Amended Bylaws. The motion was approved by 4:0 vote**

e. *Invoice payment for Bond Schoeneck & King PLLC*

Summary: **The motion was made by Mr. Charters and seconded by Ms. Moore to approve payment for invoice from Bond Schoeneck & King PLLC. The motion was approved by 4:0 vote**

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

*Compatible Growth Area, Core Preservation Area and Critical Resource Area*

a. **Lewis Road Planned Residential Development** Assertion of Jurisdiction Application / East Quogue / development of a seasonal resort community with 130 residences including 12 workforce housing units, an 18 hole golf course, sewage treatment plant and other amenities on a 608 acre project site / proposal to remove Southern Pine Beetle infested trees in 12 acres to minimize potential wildfire risk

Summary: Ms. Hargrave discussed the Commission received a request from the Discovery Land Ventures to remove dead trees from portions of the Lewis Road Development Project

624 Old Riverhead Road  
Westhampton Beach, NY  
11978

Phone (631) 288-1079  
[www.pb.state.ny.us](http://www.pb.state.ny.us)

site. The applicant has identified that the trees marked for removal are dead due to infestation by Southern Pine Beetles, pose a significant threat to public safety and to reduce risk of wildfire. The 12 acres identified are in the open space area which is subject to a Conservation Management Plan approved by the Commission. The East Quogue Fire Department and New York State Department Environmental Conservation agreed with the recommendation to remove the SPB infested trees because it poses a significant public safety threat and fire risk. Also included is a resolution from The Southampton Town Supervisor declaring a state of emergency on November 8, 2024 through to November 10, 2024 due to red flag warning for areas in Long Island. Ms. Moore clarified that the declaration was extended to November 30. The areas of dead trees to be removed will be inspected by the town.

Mr. Reiner, Mr. Schmidt and Ms. Insalaco from Lewis Road Discovery Land and Nelson, Pope and Voorhis provided details of the proposed plans. The Commissioners and Designated Representatives asked thorough questions about the proposed plans which were satisfactorily answered.

**The motion was made by Ms. Moore and seconded by Ms. DiBrita to approve sending the response contingent upon the changes discussed, staff to recirculate the response confirming everything was captured regarding Lewis Road Planned Residential Development proposal to remove Southern Pine Beetle infested trees in 12 acres to minimize potential wildfire risk. The motion was approved by 4:0 vote.**

#### **Compatible Growth Area**

- b. **Expressway Drive North Solar** / west of Sills Road, Yaphank / 200-662-2-5.16 / construct solar panels on the roofs of three industrial buildings and ground mounted equipment on 71 acres in the Light Industrial zoning district / draft response (Ms. Murphy)

**Summary: The motion was made by Mr. Charters and seconded by Ms. DiBrita to approve sending a draft response regarding Expressway Drive North Solar. The motion was approved by 4:0 vote**

- c. **Southampton Town Referral:** Busil Properties 4, LLC / 1368 Speonk Riverhead Road, Speonk / 900-327-1-1.1 / site plan to develop a 5,000 square foot building on 4.88 acres developed with a two-story, 36,459.5 square foot building with a special trade contractor use and parking in the Light Industrial 40 zoning district

**Summary: A discussion occurred about the referral, clearing, credits and revegetation. It was agreed that minor edits were necessary and the letter would be circulated for review again before it is sent.**

**The motion was made by Ms. Moore and seconded by Mr. Charters to approve sending the response to the Town of Southampton contingent upon the changes discussed, staff to recirculate the response confirming everything was captured. The motion was approved by 4:0 vote**

#### **4. Public Comment**

**Summary: No public comments were received**

*The meeting was adjourned by Ms. DiBrita and seconded by Ms. Lansdale at approximately 3:15 pm. The motion was approved by a 4:0 vote.*

Attachments (in order of discussion)

1. Draft Commission meeting summary for October 16, 2024
2. Final Commission meeting summary for October 16, 2024
3. Draft 2025 Commission Meeting Schedule
4. Final 2025 Commission Meeting Schedule
5. Law Enforcement Council Bylaws dated November 7, 2024
6. Bond, Schoeneck & King, PLLC Invoice dated November 4, 2024
7. Draft response regarding Lewis Road Planned Residential Development proposal to remove Southern Pine Beetle infested trees dated November 20, 2024; Memo, maps and attachments from Nelson Pope Voorhis proposal request for authorization to remove Southern Pine Beetle damaged trees and branches dated November 6, 2024
8. Final response regarding Lewis Road Planned Residential Development proposal to remove Southern Pine Beetle infested trees dated November 20, 2024
9. Draft response and attachments regarding Expressway Drive North Warehouse Building f/k/a Brookhaven Logistics dated November 20, 2024; Letter and maps from Certilman Balin regarding proposed Yaphank Solar Energy Production Facility dated November 6, 2024
10. Final response regarding Expressway Drive North Warehouse Building f/k/a Brookhaven Logistics dated November 20, 2024
11. Draft response regarding referral of the site plan for Busil Properties 4 LLC dated November 20, 2024; Letter to Town of Southampton Planning Board and maps regarding comment period extension request for Busil Properties 4 LLC dated November 8, 2024
12. Final response regarding referral of the site plan for Busil Properties 4 LLC dated November 20, 2024