



# Town of Brookhaven Long Island

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Central Pine Barrens  
Joint Planning & Policy Commission

OFFICE OF THE BOARD OF ZONING APPEALS

**Howard M. Bergson**, Chairman

September 21, 2023

Central Pine Barrens Joint Planning  
And Policy Commission  
624 Old Riverhead  
Westhampton Beach, NY 11978  
Attn: Julie Hargrave, Principal Environmental Planner

RE: Gary Walsh  
Tax Map No.# 0200 593.00 02.00 003.002

*Julie*  
Dear Ms. Hargrave:

Please note the above referenced parcel subject to a three-lot land division endeavor was heard by the Board of Appeals on September 20, 2023 and was held open, based upon questions whether or not the proposal conforms to Town code and the Central Pine Barrens Land Use Plan.

Testimony at the hearing revealed that because the parcel is within the Central Pine Barrens, the parcel is regulated by the Pine Barrens ordinance, and was classified as "development" pursuant to town code and environmental conservation law article 57. While certain "clearing calculations" are depicted on the land division plan, the Board was unable to determine that the proposal complies with the development standards.

The Board has requested written comment from Commission staff on this matter before a re-hearing of the land division; enclosed is a copy of the land division plan for your purview; if you require additional information, let me know.

Very truly yours,

*Christopher Wrede*  
Christopher Wrede

