



**Central Pine Barrens Commission Meeting Summary**  
**Wednesday, January 15, 2025 (Approved 3/19/25)**  
**Riverhead Town Hall**  
**4 West Second Street**  
**Riverhead, NY 11901**  
**2:00 pm**

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

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

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

Timothy C. Hubbard  
*Member*

*A revised agenda with item 1e was distributed.*

Maria Z. Moore  
*Member*

**1. Administrative and Public Comment**

**a. Public Comment**

*Summary: Mr. Gazza discussed his dissatisfaction to DEC's non-action to the sand mine activities he previously discussed with the Commission members. He asked if there is something that the Commission can do to stop the unlawful activities happening on the sand mine. Mr. Milazzo discussed the commission staff and DEC is monitoring the site. The town is aware and the town attorney knows what's going on. They came to the Commission with a site that was under consent order for environmental restoration. Ms. Jakobsen discussed that all the material Mr. Gazza brings to the Commission Staff is shared with the Commissioners, the Staff communicates with DEC and when needed the Commission's enforcement officers follow up with DEC on Mr. Gazza's concerns.*

**b. Minutes for 12/18/24 review**

*Summary: **The motion was made by Ms. Juengst and seconded by Mr. Hubbard to adopt the December 18, 2024 meeting minutes. The motion was approved by 4:0 vote.***

**c. Draft Commission Policy on boot allowance**

*Summary: **The motion was made by Mr. Hubbard and seconded by Ms. Moore to approve the draft Commission Policy on Boot Allowance. The motion was approved by 4:0 vote.***

**d. Draft Commission General Contract Budget**

*Summary: **The motion was made by Ms. Juengst and seconded by Ms. Moore to approve the draft General Contract Budget. The motion was approved by 4:0 vote.***

**e. Authorize payment of half of invoice total (\$6,687.90/\$13,375.80) to Franklin Court Press for reproducing and preparing copies of Record on Appeal for Bond Schoeneck, & King LLC.**

*Summary: **The motion was made by Mr. Hubbard and seconded by Ms. Juengst to authorize payment of the Franklin Court Press invoice. The motion was approved by 4:0 vote.***

624 Old Riverhead Road  
Westhampton Beach, NY  
11978

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

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

**Credit Program – Core Preservation Area**

- a. Letter of Interpretation Credit Appeal: John P. Meyer / Wagner Road, Yaphank / 200-528-6-15 / Appeal of zero Pine Barrens Credit allocation to one Pine Barrens Credit on**

a 0.8 acre property that is partially developed with accessory structures in the A Residence 5 zoning district.

**Summary: The motion was made by Ms. Juengst and seconded by Ms. Moore to schedule a public hearing on the appeal for February 19, 2025. The motion was approved by 4:0 vote.**

#### **Compatible Growth Area**

- b. Brookhaven Town Referral: Starbucks Middle Island / 599 Middle Country Road, Middle Island / 200-402-2-2 / change of zone from J4 to J5 Business and development of a drive-through Starbucks restaurant on 1.44 acres.

**Summary: The motion was made by Ms. Juengst and seconded by Mr. Hubbard to approve sending the draft response for Brookhaven Town Referral: Starbucks Middle Island. The motion was approved by 4:0 vote.**

- c. NYSDEC Referral: Manorville Fire District / Moriches Middle Island Road, Manorville / 200-645-3-46.1, 47 and 48.2 / development to a 12,312 square foot building and parking facility on 5.88 acres in the L1 Industrial zoning district.

**Summary: The motion was made by Ms. Moore and seconded by Ms. DiBrita to approve sending the draft response for NYSDEC Referral: Manorville Fire District. The motion was approved by 4:0 vote.**

- d. Lewis Road Planned Residential Development Site Plan Modification Application / East Quogue / changes to recreational and other facilities in the developed area of the 608 acre project site / decision deadline 2/28/25.

**Summary: Ms. Juengst asked about the legal effects of a Sense Resolution on the Commission Board. Mr. Milazzo discussed that this is a way to approve it without giving a formal approval until the process is complete with the town without holding up the project.**

**The motion was made by Mr. Hubbard and seconded by Ms. Moore to approve sending the draft Sense Resolution for Lewis Road Planned Residential Development Site Plan Modification Application. The motion was approved by 4:0 vote.**

- e. Southampton Town SEQRA Coordination: Commence SEQRA and Coordinate Lead Agency for the Amortization of Nonconforming Sand Mines within the Town of Southampton.

**Summary: The motion was made by Ms. Juengst and seconded by Ms. DiBrita to approve sending the draft response for the Southampton Town SEQRA Coordination for Sand Mine Amortization. The motion was approved by 4:0 vote.**

#### **3. Public Comment**

**Summary: No public comments**

*The meeting was adjourned by Mr. Hubbard and seconded by Ms. Juengst at approximately 2:40 pm. The motion was approved by a 4:0 vote.*

Attachments (in order of discussion)

1. Revised agenda with item 1e invoice
2. Draft Commission meeting summary for December 18, 2024
3. Final Commission meeting summary for December 18, 2024
4. Draft Commission Policy on boot allowance dated January 15, 2025
5. Final Commission Policy on boot allowance dated January 15, 2025
6. Draft Commission General Contract Budget dated January 15, 2025
7. Final Commission General Contract Budget dated January 15, 2025
8. Franklin Court Press, LLC invoice dated October 22, 2024
9. Pine Barrens Clearinghouse Letter of Interpretation Application dated November 21, 2024; Letter from applicant dated December 9, 2024
10. Draft response regarding referral of the Site Plan and map for Middle Island Starbucks dated January 15, 2025; Town of Brookhaven memo and map dated December 27, 2024
11. Final response regarding referral of the Site Plan and map for Middle Island Starbucks dated January 15, 2025
12. Draft response regarding Manorville Fire District dated January 15, 2025; VHB Engineering memo, maps and application dated December 10, 2024
13. Final response regarding Manorville Fire District dated January 15, 2025
14. Draft Sense Resolution and Site Plan Modification Application for Lewis Road Planned Residential Development dated January 15, 2025
15. Final Sense Resolution for Lewis Road Planned Residential Development dated January 15, 2025
16. Draft response regarding Town Board Resolution 2024-1522 Sand Mine Amortization dated January 15, 2025
17. Final response regarding Town Board Resolution 2024-1522 Sand Mine Amortization dated January 15, 2025