

Central Pine Barrens

Joint Planning and Policy Commission

Robert J. Gaffney, *Chair*
Felix J. Grucci, Jr., *Vice Chair*
Vincent Cannuscio, *Member*
Ray E. Cowen, *Member*
Vincent G. Villella, *Member*

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Commission Meeting Summary (FINAL) for April 1, 1998 (Approved 5/13/98) **Park Police Headquarters, Southaven Park, Victory Avenue, Yaphank, 2:00 pm**

Commission members present: Mr. Proios (for Suffolk County), Mr. Girandola and Ms. Wiplush (for Brookhaven; Mr. Girandola voting), Mr. Villella (for Riverhead), Mr. Shea (for Southampton) and Mr. Cowen (for New York State).

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Core Preservation Area

! Tossini Service Station / Calverton: new application

Summary: Ms. Plunkett summarized this proposal for a gasoline station and convenience store at the northwest corner of the Long Island Expressway and Edwards Avenue in Calverton in Brookhaven Town, along the westbound Expressway entrance ramp at Exit 71. The one acre site, which previously contained a service station, is zoned for J5 Commercial. The prior use on the site did not contain a convenience store, and the prior service station has been closed for more than one year, possibly for remediation work. The question before the Commission is whether the new proposal constitutes development, and, specifically, whether the dormancy of the site qualifies as "abandoned" under the development definition provisions of the state pine barrens law.

A discussion then ensued regarding the reason for the station being closed, the length of time, the possibility that it was closed for remediation of groundwater contamination and whether that affects its classification as abandoned or not under the pine barrens law, and the question of whether the addition of the convenience store in the new proposal is a change in use as per the pine barrens law definition of development. It was decided that, if the station was closed for remediation of groundwater contamination and if the convenience store is a permitted use in the J5 district, then the new proposal would be considered nondevelopment. The staff will review the code and write an appropriate letter to the applicant.

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