



**Central Pine Barrens Commission Meeting Summary**  
**Wednesday, April 16, 2025 (APPROVED)**  
**Southampton Town Hall**  
**116 Hampton Road**  
**Southampton, NY 11968**

2:00 pm

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

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

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 03/19/25**  
Summary: **The motion was made by Ms. Moore and seconded by Ms. Juengst to adopt March 19, 2025 meeting minutes. The motion was approved by 4:0 vote.**
  - c. **Bond, Schoeneck & King, PLLC invoice for \$8,051.48**  
Summary: **The motion was made by Mr. Hubbard and seconded by Ms. DiBrita to authorize payment of the Bond, Schoeneck & King, PLLC invoice. The motion was approved by 4:0 vote.**

2. **Education, Communications and Outreach, Science and Stewardship, NYWIMA**
  - a. **Education, Communications and Outreach Division:**  
Summary: Mr. Motz discussed highlights and updates on the Education and Outreach division's activities covered in the previously distributed Education and Outreach division report.
  - b. **Science and Stewardship Division:**  
Summary: Mr. Smith discussed highlights and updates on the Science and Stewardship division's activities covered in the previously distributed Science and Stewardship division report.
  - c. **NYWIMA:**  
Summary: Ms. Drew discussed the updates on the New York Wildfire Incident and Management Academy's activities.
  - d. **Draft Resolution to hire Charles Hamilton to provide consulting services as Academy Coordinator**  
Summary: **The motion was made by Ms. Moore and seconded by Ms. DiBrita to approve the draft resolution and draft contract of the selection of consultant to provide services as Academy Coordinator for the New York Wildfire and Incident Management Academy. The motion was approved by 4:0 vote.**

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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. **Land Use Division:**  
*Summary: Ms. Hargrave discussed highlights and updates on the Land Use division's activities covered in the previously distributed Land Use division report.*
  - c. **Credit Program:**  
*Summary: Mr. Tverdyy discussed highlights and updates on the Credit Program's activities covered in the previously distributed Credit Program division report.*

#### **Core Preservation Area**

- d. **Letter of Interpretation Credit Appeal: John P. Meyer / Wagner Road, Yaphank / 200-528-6-15**  
*Summary: Mr. Tverdyy discussed the applicant's request to withdraw his credit appeal application.*
- The motion was made by Ms. DiBrita and seconded by Ms. Juengst to approve the request to withdraw the credit appeal. The motion was approved by 4:0 vote.***
- e. **Garafola Core Compelling Public Need Hardship Application / William Floyd Parkway, Ridge / 200-294-4-11 / two-lot subdivision with an existing residence on 4.46 acres in the A2 Residence zoning district**  
*Summary: Ms. Murphy discussed the applicant's request to withdraw the Hardship application.*

***The motion was made by Ms. Juengst and seconded by Ms. DiBrita to approve the request to withdraw the Hardship application. The motion was approved by 4:0 vote.***

- f. **V&G Realty Core Preservation Area Hardship Application / Gerard Road, Yaphank / 200-781-1-5 and 15 / development of two-story single-family residence on 37,992 square feet in the A1 Residence zoning district**  
*Summary: The motion was made by Mr. Hubbard and seconded by Ms. Moore to schedule a public hearing for June 18, 2025. The motion was approved by 4:0 vote.*
- g. **Trevor Galvez Request for Determination of Jurisdiction / 318 Yaphank Middle Island Road, Middle Island / 200-529-1-28.4 / construction of a 4,000 square foot structure to store antique vehicles on 3.86 acres with a single-family residence in the A5 Residence zoning district**  
*Summary: The motion was made by Ms. Juengst and seconded by Mr. Hubbard to approve sending the draft response for Trevor Galvez Request for Determination of Jurisdiction. The motion was approved by 4:0 vote.*

#### **Compatible Growth Area**

- h. **Brookhaven Sewage Treatment Plant Expansion CGA Hardship Waiver Application / 60 Ramsay Road, Yaphank / 200-554-3-4.40 and 4.53 / expansion of an existing community scale STP on a 4.074 acre project site in the Light Industrial Zoning District**  
*Summary: The motion was made by Ms. Moore and seconded by Ms. Juengst to approve the decision on the Brookhaven Sewage Treatment Plant Expansion CGA Hardship Waiver Application. The motion was approved by 4:0 vote.*

- i. *Brookhaven Town Referral: Starbucks at Middle Island / 599 Middle Country Road, Middle Island / 200-402-2-2 / zone change and site plan for a drive-through restaurant with an existing vacant bank building on 1.4 acres in the J4 Business zoning district*  
*Summary: The motion was made by Ms. DiBrita and seconded by Mr. Hubbard to approve sending the draft response for Brookhaven Town Referral for Starbucks Middle Island. The motion was approved by 4:0 vote.*
- j. *Southampton Town Referral: 80 Anchor Street Subdivision / Anchor Street, Flanders / 900-142-2-22 / two-lot subdivision on 0.94 acre with a single-family residence in the R15 zoning district*  
*Summary: The motion was made by Ms. Juengst and seconded by Ms. DiBrita to approve sending the draft response for Southampton Town Referral for 80 Anchor Street Subdivision. The motion was approved by 4:0 vote.*
- k. *Shawn Turner Request for Determination of Jurisdiction / 129 Calverton Court, Wading River / 600-115-1-10.49 / swimming pool for a single-family residence*  
*Summary: The motion was made by Ms. Moore and seconded by Ms. Juengst to approve sending the draft response for Shawn Turner Request for Determination of Jurisdiction. The motion was approved by 4:0 vote.*
- l. *Venezia Square Development of Regional Significance / NYS Route 25A, Wading River / 600-73-1-1.4; 1.16, 1.17, 1.18, 1.19 / development of 37,000 square feet of commercial uses on 6.3 acres in the Business CR zoning district / request for three month extension of decision*  
*Summary: The motion was made by Ms. DiBrita and seconded by Mr. Hubbard to approve extending the decision deadline to 7/16/25 for Venezia Square Development of Regional Significance. The motion was approved by 4:0 vote.*

4. **Public Hearing – Adjourned to May 21, 2025**

- a. *Homeland Towers Core Compelling Public Need Hardship Application / 2055 Flanders Road, Flanders / 900-170-1-41.1 / development of a 150 foot tall wireless tower monopole and 3,000 square foot equipment compound on 6.7 acres with an existing junkyard in the CR 60 zoning district*

5. **Public Comment**  
*Summary: No public comments were received*

6. **Closed Advisory Session**  
*The motion was made by Ms. Juengst and seconded by Ms. Moore 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 will not return to public session. The motion was approved by a 4:0 vote.*

*The meeting was adjourned at approximately 3:30 pm.*

Attachments (in order of discussion)

1. Draft Commission meeting summary for March 19, 2025
2. Final Commission meeting summary for March 19, 2025
3. Bond, Schoeneck & King, PLLC invoice dated February 5, 2025
4. Education Outreach and Communication Division update dated April 2025
5. Science Stewardship Division update dated April 16, 2025
6. New York Wildfire and Incident Management Academy update
7. Draft resolution and attachments to approve the consultant selection to provide services as Academy Coordinator for the New York Wildfire and Incident Management Academy dated April 16, 2025
8. Final resolution and attachments to approve the consultant selection to provide services as Academy Coordinator for the New York Wildfire and Incident Management Academy dated April 16, 2025
9. Compliance and Enforcement Division update dated March – April 2024
10. Land Use Division update dated April 16, 2025
11. Credit Program update April 16, 2025
12. Letter from client withdrawing the credit appeal dated March 24, 2025
13. Letter and attachments from client regarding public need hardship application dated February 21, 2025
14. Letter and attachments from client regarding V & G Realty core preservation area hardship application dated March 27, 2025
15. Draft response and map regarding Trevor Galvez request for determination of jurisdiction dated April 16, 2025; Letter and attachments from client dated March 3, 2025
16. Final response regarding Trevor Galvez request for determination of jurisdiction dated April 16, 2025
17. Draft response and attachments regarding Brookhaven sewage treatment plant expansion dated April 16, 2025; Letter and attachments from client dated February 27, 2025
18. Final response regarding Brookhaven sewage treatment plant expansion dated April 16, 2025
19. Draft response and attachments regarding Brookhaven town referral: Starbucks at Middle Island dated April 16, 2025
20. Final response regarding Brookhaven town referral: Starbucks at Middle Island dated April 16, 2025
21. Draft response and attachments regarding Southampton town referral: 80 Anchor Street subdivision dated April 16, 2025
22. Final response regarding Southampton town referral: 80 Anchor Street subdivision dated April 16, 2025
23. Draft response and attachments regarding Shawn Turner request for determination of jurisdiction dated April 16, 2025
24. Final response regarding Shawn Turner request for determination of jurisdiction dated April 16, 2025
25. Letter from client regarding Venezia Square DRS decision extension dated April 2, 2025
26. Letter from client regarding Homeland Towers hearing adjournment dated March 25, 2025