



Central Pine Barrens Commission Meeting Summary
Wednesday, March 19, 2025 (Approved 4/16/25)
Brookhaven Town Hall
One Independence Hill
Farmingville, NY 11738

2:00 pm

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

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

Timothy C. Hubbard
Member

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

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

1. Administrative and Public Comment

a. Public Comment

Summary: Mr. Gazza discussed the results of the wildfires of March 8, 2025 damaged one of his buildings. Mr. Gazza believes the building would have been safeguarded if vegetation had been cleared around the perimeter of the building. The Commission's (NYSECL 57-0107 (13) restrictive preservation of the vegetation surrounding the building placed it at risk resulting in no buffer for fire protection. Mr. Gazza stated it is imperative that fire safety measures within the Pine Barrens Preserve area be proactively employed by the Commission to reduce brush fire risks in the core area. Routine burns must be conducted to reduce the fire load between the preserve and privately owned property. Mr. Gazza requested an opportunity to clear around his 14 buildings to protect it from future wildfire without receiving a violation from the Commission.

Mr. Milazzo requested that Mr. Gazza submit an application to have the Commission review it for approval. Ms. Jakobsen discussed that the Wildfire Task Force will meet and she will give the Commission and update.

b. Minutes for 1/15/25, Special Meeting 2/5/25 and Regular Meeting 2/19/25

Summary: The motion was made by Ms. Juengst and seconded by Ms. Moore to adopt January 15, 2025, February 5, 2025 and February 19, 2025 meeting minutes. The motion was approved by 4:0 vote.

c. NearMap subscription invoice for 2025-2028

Summary: The motion was made by Mr. Charters and seconded by Mr. Panico to approve the Draft Resolution for Commission to Authorize the renewal of NearMap subscription software for 2025-2028. The motion was approved by 4:0 vote.

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

Core Preservation Area

a. Homeland Towers Compelling Public Need Core Hardship Application / 900-170-1-41.1 / 2055 Flanders Road, Flanders / development of a 150 foot tall wireless tower on a 6.7 acre project site with a junkyard in the CR 60 zoning district / decision deadline 7/2/25 / commence SEQRA Lead Agency Coordination and schedule public hearing

Summary: The motion was made by Ms. Juengst seconded by Ms. Moore to approve extending the decision deadline to July 2, 2025 and scheduling a public hearing on April 16, 2025 for 2055 Flanders Road. The motion was approved by 4:0 vote.

624 Old Riverhead Road
Westhampton Beach, NY
11978

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- b. **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 / public hearing held 2/19/25, decision deadline 4/16/25 / review proposal to remove structures (Mr. Tverdy) Summary: Mr. Tverdy discussed the applicant's options and Mr. Milazzo requested the discussion to be moved to the advisory session so the Commission can receive legal advice.

Compatible Growth Area

- c. **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 4.28 acre project site in the Light Industrial Zoning District / public hearing held 2/19/25, decision deadline 3/19/25 Summary: **The motion was made by Ms. Juengst and seconded by Mr. Charters to approve the request to extend the deadline decision for Brookhaven Sewage Treatment Plant Expansion. The motion was approved by 4:0 vote.**
- d. **Brookhaven Town SEQRA Lead Agency Coordination:** Giaquinto at Middle Island Change of Zone and Site Plan / south side of Middle Country Road, east of Artist Lake / 200-379-2-8, 9, and 40 / change of zone from B1 Residence to Planned Retirement Community and development of 220 unit housing complex including workforce housing on 28 acres Summary: **The motion was made by Ms. Moore and seconded by Mr. Panico to approve sending the draft response for the Brookhaven Town SEQRA Lead Agency Coordination: Giaquinto at Middle Island. The motion was approved by 4:0 vote.**
- e. **NYS Department of Environmental Conservation Referral:** East Quogue agricultural well / Lewis Road, East Quogue / construction of an irrigation well for agricultural use. Summary: **The motion was made by Ms. Juengst and seconded by Mr. Charters to approve sending the draft response for the NYSDEC Referral: East Quogue Agriculture Well. The motion was approved by 4:0 vote.**
- f. **Hampton Bays Water District Request for Determination of Jurisdiction:** / 900-221-3-1.4 / Bellows Pond Road, Hampton Bays / removal of 0.32 acres of vegetation in an existing water supply well field to construct PFAS treatment facilities on 9.8 acres in the R 40 zoning district Summary: **The motion was made by Mr. Charters and seconded by Ms. Juengst to approve sending the draft response for the Hampton Bays Water District Request for Determination of Jurisdiction. The motion was approved by 4:0 vote.**
- g. **PSEG Long Island Request for Determination of Jurisdiction** / East Quogue, Quogue, Yaphank / replace 188 timber utility poles in the road right of way Summary: **The motion was made by Ms. Moore and seconded by Mr. Panico to approve sending the draft response for the PSEG Long Island Request for Determination of Jurisdiction. The motion was approved by 4:0 vote.**

3. Public Comment

Summary: No public comments were received

Ms. Jakobsen introduced and welcomed the new Enforcement Officer, Chris Hansen, to the Commission and Mr. Hansen spoke briefly about his background.

4. Closed Advisory Session

The motion was made by Ms. Juengst and seconded by Mr. Charters 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 may return to public session. The motion was approved by a 4:0 vote.

The Commission came out of the closed advisory session with a decision regarding the Letter of Interpretation Credit Appeal. The applicant was not present to receive the decision therefore Staff will contact the applicant and inform him of the Commission's decision.

The meeting was adjourned by Mr. Panico and seconded by Mr. Charters at approximately 3:30 pm. The motion was approved by a 4:0 vote.

Attachments (in order of discussion)

1. Draft Commission meeting summary for January 15, 2025, February 5, 2025 and February 19, 2025
2. Final Commission meeting summary for January 15, 2025, February 5, 2025 and February 19, 2025
3. Draft resolution for the Commission to Authorize the Renewal of NearMap subscription software and quote dated March 19, 2025
4. Final resolution for the Commission to Authorize the Renewal of NearMap subscription software dated March 19, 2025
5. Draft resolution for Commence SEQRA Lead Agency Coordination and schedule a public hearing for Homeland Towers Compelling Public Need Waiver and maps; Letter and attachments from Snyder & Snyder, LLP dated March 5, 2025
6. Final resolution for Commence SEQRA Lead Agency Coordination and schedule a public hearing for Homeland Towers Compelling Public Need Waiver dated March 19, 2025
7. Draft Staff Report with attachments regarding John P. Meyer Credit Appeal Hearing dated March 19, 2025
8. Final Staff Report regarding John P. Meyer Credit Appeal Hearing dated March 19, 2025
9. Draft Summary and Status letter and attachments for Town of Brookhaven Sewer District #2 Plant Expansion
10. Final Summary and Status letter for Town of Brookhaven Sewer District #2 Plant Expansion dated March 19, 2025
11. Draft response and maps regarding referral for Giaquinto at Middle Island dated March 19, 2025; Referral Memo and application from the Town of Brookhaven dated February 10, 2025
12. Final response regarding referral for Giaquinto at Middle Island dated March 19, 2025
13. Draft response and maps regarding referral for East Quogue Farms, LLC dated March 19, 2025; Referral Memo and application from NYS Department of Environmental Conservation dated May 18, 2023
14. Final response regarding referral for East Quogue Farms, LLC dated March 19, 2025
15. Draft response and attachments regarding Determination of Jurisdiction for the Hampton Bays Water District dated March 19, 2025
16. Final response regarding Determination of Jurisdiction for the Hampton Bays Water District dated March 19, 2025
17. Draft response and attachments regarding PSEGLI Transmission Pole Replacements dated March 19, 2025
18. Final response regarding PSEGLI Transmission Pole Replacements dated March 19, 2025