



**Central Pine Barrens Commission Meeting Summary**  
**Wednesday, May 21, 2025 (Approved)**  
**Riverhead Town Hall**  
**4 West 2<sup>nd</sup> Street, Riverhead, NY 11901**  
**2:00 pm**

**Commission members present:** Ms. DiBrita (for Brookhaven), Mr. Sweeney (for Suffolk County), 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, 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

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 Commission Meeting of 4/16/25*  
Summary: **The motion was made by Mr. Hubbard and seconded by Mr. Sweeney to adopt April 16, 2025 meeting minutes. The motion was approved by 4:0 vote.**
  - c. *Draft resolution to approve ATV purchase for Suffolk County Parks*  
Summary: **The motion was made by Mr. Sweeney and seconded by Ms. DiBrita to authorize the purchase of ATV for Suffolk County Parks Department. The motion was approved by 4:0 vote.**
  - d. *Draft resolution to approve purchase of ATV for Suffolk County Sheriff's Office*  
Summary: **The motion was made by Mr. Sweeney and seconded by Mr. Hubbard to authorize the purchase of ATV for Suffolk County Sheriff's Office. The motion was approved by 4:0 vote.**
  - e. *Draft resolution to approve renewal of Prescribed Fire insurance policy*  
Summary: **The motion was made by Ms. Scherer and seconded by Ms. DiBrita to approve the resolution to renew the Prescribed Fire Insurance. The motion was approved by 4:0 vote.**
  - f. *Commission to authorize payment of invoice from Marvel Design for \$22,477.50 for work performed on the Central Pine Barrens Feasibility Study from January 2025 through April*  
Summary: **The motion was made by Mr. Hubbard and seconded by Mr. Sweeney to authorize payment of the Marvel Design invoice. The motion was approved by 4:0 vote.**

2. **Education and Science and Stewardship**
  - a. *USGS-Commission five-year water resources study presentation*  
Summary: Ms. Fisher from USGS discussed the highlights and updates of the five-year scientific investigations report characterization of stream water quality and groundwater levels in the Central Pine Barrens Region from 2017 -2023. The water-quality dataset was assessed to provide a current characterization of conditions throughout the Central Pine Barrens region and an understanding of the anthropogenic influences on the water resources within it. The concentrations of nutrients, metals, pharmaceuticals, pesticides, and other water-quality parameters of the Carmans and Peconic Rivers are

likely influenced by several factors. These factors include natural inputs such as from the weathering of rocks and soils or atmospheric deposition, and human inputs such as wastewater effluent, use of fertilizers or pesticides, road runoff, and urban or industrial sources.

The report is located at <https://pubs.usgs.gov/publication/sir20255010>



### 3. Planning, Land Use and the Pine Barrens Credit Program

#### Core Preservation Area and Compatible Growth Area

- a. *PSEG-LI Request for Determination: Replace three timber utility poles in the hamlets of Shoreham and Calverton*

**Summary: The motion was made by Ms. DiBrita and seconded by Mr. Sweeney to approve sending the draft response for PSEG-LI Request for Determination of Jurisdiction. The motion was approved by 4:0 vote.**

#### Core Preservation Area

- b. *Schiff Scout Reservation Camp Wauwepex / Wading River / 600-75-3-10.3 / request to replace eight lean-tos with five cabins on a 404.53 acre property with a conservation easement in the Credit Program*

**Summary: Mr. Tverdyy discussed the conservation easement paragraphs 1, 4 and 5. The proposal is to build five cabins of two different sizes. Cabin A is 14x20 feet or 280 square feet and Cabin B is 14x24 feet or 336 square feet. The total area of five cabins is 1,568 square feet, a net increase of 112 square feet. The proposal seeks to increase the total number of beds from 32 to 40. The location changes of four structures from the Pueblo Campsite to the Tombstone Campsite**

*The Commission discussed the necessity to find a compromise due to the future structure clause in the conservation easement in paragraph 5 for future development allowance.*

***The motion was made by Ms. DiBrita and seconded by Ms. Scherer to authorize the project subject to an agreement approved by Commission Staff to either revise the conservation easement or document the changes of the easement modification. The motion was approved by 4:0 vote***

#### Compatible Growth Area

- c. *Brookhaven Town Board Referral: Crest Coram 7-11 Site Plan / State Route 25 and State Route 112 / 200-476-2-30, 32.1, 34.1 / change of zone from J6 Business and A1 Residence to J5 Business for the development of a gas station and convenience store 2.11 acres*

**Summary: The motion was made by Ms. DiBrita and seconded by Mr. Sweeney to approve sending the draft response for Brookhaven Town Board Referral: Crest Coram 7-11. The motion was approved by 4:0 vote**

- d. *Starbucks at Middle Island CGA Hardship Waiver Application / 599 Middle Country Road, Middle Island / 200-402-2-2 / zone change and site plan for development of a drive-through restaurant with an existing vacant bank building on 1.4 acres in the J4 Business zoning district / decision deadline 8/2/25*

**Summary: The motion was made by Ms. Scherer and seconded by Mr. Hubbard to schedule a public hearing for June 18, 2025. The motion was approved by 4:0 vote.**

e. *Verizon Wireless at Suffolk County STP / 2195 William Floyd Parkway, Ridge / 200-242-1-1.2, 1.4 / development of a 120 foot tall wireless tower monopole with 12 external future carrier antennas and equipment compound on 10.59 acres with an existing sewage treatment plant in the A1 Residence zoning district*  
*Summary: Mr. Helman of Verizon will get staff an answer to the question about the external antennas being installed and is there an alternative to external antennas.*

***The motion was made by Mr. Sweeney and seconded by Ms. Scherer to approve sending the draft response for Verizon Wireless at Suffolk County STP. The motion was approved by 4:0 vote***

**4. Public Hearing at 4:20 pm**

a. *Homeland Towers Compelling Public Need Core Hardship Application / 2055 Flanders Road, Flanders / 900-170-1-41.1 / development of a 150 foot tall wireless tower for eight carrier antennas including Verizon, Dish Wireless and two future carriers and a 3,000 square foot equipment compound on a 6.18 acre project site with a junkyard in the CR 60 zoning district / decision deadline 7/16/25 or 8/20/25*

*Summary:*

*A stenographic transcript was prepared for the hearing*

**5. Public Comment**

*Summary: No public comments were received*

**6. Closed Advisory Session**

*The motion was made by Ms. Scherer and seconded by Ms. DiBrita 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 meeting was adjourned at approximately 4:00pm*

Attachments (in order of discussion)

1. Draft Commission meeting summary for April 16, 2025
2. Final Commission meeting summary for April 16, 2025
3. Draft resolution to approve ATV purchase for Suffolk County Parks Department dated May 21, 2025
4. Final resolution to approve ATV purchase for Suffolk County Parks Department dated May 21, 2025
5. Draft resolution to approve ATV purchase for Suffolk County Sheriff's Office dated May 21, 2025
6. Final resolution to approve ATV purchase for Suffolk County Sheriff's Office dated May 21, 2025
7. Draft resolution for the Commission to Authorize the Renewal of Prescribed Fire General Liability Insurance dated May 21, 2025
8. Final resolution for the Commission to Authorize the Renewal of Prescribed Fire General Liability Insurance dated May 21, 2025
9. Marvel Design invoice dated April 30, 2025
10. Draft response to PSEG-LI regarding transmission pole replacement dated May 21, 2025; Letter and attachments from PSEG-LI regarding notification of work dated April 11, 2025
11. Final response to PSEG-LI regarding transmission pole replacement dated May 21, 2025
12. Draft response with attachments regarding proposal to replace lean-tos with cabins at the Schiff Scout Reservation Camp Wauwepex dated May 21, 2025
13. Draft response to the Town of Brookhaven regarding Crest Coram 7-11 dated May 21, 2025; Memo and attachments from the Town of Brookhaven dated May 1, 2025
14. Final response to the Town of Brookhaven regarding Crest Coram 7-11 dated May 21, 2025
15. Compatible Growth Area Hardship Application for 599 Middle Country Road – Middle Island Starbucks dated April 2025
16. Draft response with attachments regarding Verizon Wireless at Suffolk County STP Property dated May 21, 2025
17. Final response regarding Verizon Wireless at Suffolk County STP Property dated May 21, 2025