



Central Pine Barrens Commission Meeting Summary
Wednesday, June 18, 2025 (Approved)
Riverhead Town Hall
4 West 2nd Street
Riverhead, NY 11901

2:00 pm

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

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

The meeting started with the pledge to the flag lead by Mr. Charters 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 05/21/25 review

*Summary: **The motion was made by Ms. Juengst and seconded by Mr. Charters to adopt May 21, 2025 meeting minutes. The motion was approved by 4:0 vote.***

2. Division Reports

a. Education, Outreach and Communications: update

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. Mr. Motz introduced his new Education and Communication Assistant, Mr. Emmanuel Jaquez.

b. Science and Stewardship Division: update

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. New York Wildfire and Incident Management Academy: update

Summary: Ms. Drew discussed the updates on the New York Wildfire Incident and Management Academy's activities.

d. Compliance and Enforcement Division: update

Summary: Mr. Ward discussed highlights and updates on the Compliance and Enforcement division's activities covered in the previously distributed Compliance and Enforcement division report.

e. Land Use Division: update

Summary: Ms. Hargrave discussed highlights and updates on the Land Use division's activities covered in the previously distributed Land Use division report.

f. Credit Program: update

Summary: Mr. Tverdyy discussed highlights and updates on the Credit Program's activities covered in the previously distributed Credit Program division report.

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

Core Preservation Area

- a. *Request for Determination: 36 Pine Court / Northampton / 900-164-3-51.1 / development of a single-family residence on 0.36 acres in the R-10 zoning district*
Summary: The motion was made by Mr. Charters and seconded by Ms. Scherer to approve sending the draft response for 36 Pine Court Request for Determination. The motion was approved by 4:0 vote.

- b. *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 / public hearing held May 21, 2025 / Declare Lead Agency and accept request to adjourn continuation of public hearing to July 16, 2025 and extension of SEQRA timeframe and decision deadline to September 17, 2025 (Ms. Hargrave)*
Summary: The motion was made by Ms. Scherer and seconded by Mr. Charters for the Commission to assume lead agency and grant the request to adjourn the hearing to July 16, 2025 and extend the SEQRA and decision timeline to September 17, 2025. The motion was approved by 4:0 vote.

4. Closed Advisory Session (if necessary)

The motion was made by Ms. Juengst 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 will return to public session. The motion was approved by a 4:0 vote.

5. Public Hearings at 3:00 pm

- a. **Starbucks at Middle Island Compatible Growth Area 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**
- b. **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:

A stenographic transcript was prepared for the hearings

6. Public Comment

Summary: No public comments were received

The meeting was adjourned at approximately 4:00 pm

Attachments (in order of discussion)

1. Draft Commission meeting summary for May 21, 2025
2. Final Commission meeting summary for May 21, 2025
3. Education Outreach and Communication Division update dated June 2025
4. Science Stewardship Division update dated June 18, 2025
5. New York Wildfire and Incident Management Academy update dated June 2025
6. Compliance and Enforcement Division update dated May – June 2025
7. Land Use Division update dated June 18, 2025
8. Credit Program update June 18, 2025
9. Draft response and attachments regarding Request for Determination of Jurisdiction: 36 Pine Court dated June 18, 2025; Letter and attachments from client dated May 12, 2025
10. Final response regarding Request for Determination of Jurisdiction: 36 Pine Court dated June 18, 2025
11. Letter from Snyder & Snyder, LLP regarding Public Utility Wireless Telecommunications Facility Verizon Wireless and Homeland Towers, LLC 2055 Flanders Road dated June 4, 2025
12. Draft and final resolution to establish SEQRA Lead Agency for Homeland Towers Core Hardship, adjourn the public hearing to July 16, 2025 and extend SEQRA and application timeframes