



Central Pine Barrens Commission Meeting Summary
Wednesday, July 16, 2025 (APPROVED)
Riverhead Town Hall
4 West 2nd Street, Riverhead, NY 11901

2:00 pm

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

Others present: Commission and other agency staff members included Ms. Jakobsen, Ms. Hargrave, Mr. Tverdyy, Ms. Murphy, Mr. Ward, Ms. Brown-Walton and Mr. Milazzo (arrived at 2:20pm)

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: New York State Assemblyman Tommy John Schiavoni discussed his appreciation for the Pine Barrens Commission's work and affirmed his full support for the efforts of the Commission and Commission Staff.

b. Minutes for 6/18/25 review

Summary: ***The motion was made by Ms. Juengst and seconded by Mr. Panico to adopt June 18, 2025 meeting minutes. The motion was approved by 4:0 vote.***

c. Pine Barrens Nature Center Public Engagement Session scheduled for Tuesday, July 29, 2025 at Wertheim National Wildlife Refuge 6pm to 8pm.

Summary: Ms. Jakobsen discussed that the feasibility study for the Nature Center has been moving along nicely. This public engagement session is the first of two designed to gather feedback from representatives and local communities on desired programming, exhibits, services amentias and other features through interactive exercises to obtain information for a nature center that would best serve Suffolk County residents and visitors to the Central Pine Barrens region.

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

a. Southampton Pine Barrens Community Wildfire Protection Plan / draft resolution to approve SWCA to provide consulting services to prepare the CWPP

Summary: Ms. Jakobson discussed that the Commission secured a US Forest Service Community Wildfire Defense federal grant in January to hire a consultant for developing the CWPP, aimed at identifying key wildfire risk mitigation concerns in the Southampton Pine Barrens. After reviewing four bids, the staff selected SWCA to prepare the plan.

The motion was made by Ms. Moore and seconded by Mr. Hubbard to approve the draft resolution to provide consulting services from SWCA to prepare the Southampton CWPP. The motion was approved by 4:0 vote.

b. NYSDEC Long Island Watershed Program – Draft Long Island Action Agenda

Summary: ***The motion was made by Mr. Hubbard and seconded by Ms. Juengst to approve sending the draft response on the NYSDEC Long Island Watershed Action Agenda Public Comment. The motion was approved by 4:0 vote.***

Credit Program

c. Request: Antonia Marsh / 58 Sally Lane, Ridge / 200-352-1-19.1 / single-family residence on 1.58 acres in the A1 Residence zoning district with a Credit Program Conservation Easement.
Summary: Mr. Tverdyy discussed the applicant requested to build a 10x12 shed instead of a horse barn that was previously approved by the Pine Barrens Commission. The proposal would not conflict with the Reserved Rights section outlined in the easement as long as the installed sheds conform to Town zoning code requirements and the Town's definition of incidental use. All documents must be submitted to this office by August 29, 2025 or the construction might violate the conservation easement terms and reserves the right to pursue the remedy it deems appropriate. The Commission discussed the requirements of A1 residence zoning district for owning horses and sheds.

- i. proposal to construct four sheds totaling 480 square feet for horses
Summary: The motion was made by Ms. Moore and seconded by Mr. Panico to approve sending the draft response for Antonia Marsh request to construct four sheds. The motion was approved by 4:0 vote.
- ii. removal of one diseased cherry tree
Summary: The motion was made by Ms. Juengst and seconded by Mr. Panico to approve sending the draft response for Antonia Marsh request to remove one diseased cherry tree. The motion was approved by 4:0 vote.

Core Preservation Area

d. Klein Compelling Public Need Core Preservation Area Hardship Application / 608 Middle Country Road, Middle Island / 200-402-1-18.12 / development of a 1,450 square foot second story expansion of an existing 1,796 square foot one-story commercial building and 12 additional parking spaces on a 19,004.7 square foot (0.44 acre) project site in the J Business zoning district.
Summary: The motion was made by Ms. Juengst and seconded by Mr. Panico to schedule a public hearing for September 17, 2025. The motion was approved by 4:0 vote.

e. V&G Realty Core Preservation Area Hardship Application / Gerard Road, Yaphank / 200-781-1-5 and 15 / development of a two-story single-family residence on 37,992 square feet (0.87 acre) in the A1 Residence zoning district.
Summary: Ms. Hargrave discussed based on the review of the record developed by the Applicant and the Commission, the Commission finds that the Applicant has not demonstrated extraordinary hardship exists and the request lacks a robust record to demonstrate extraordinary hardship. The Commission further finds that the applicant has not demonstrated that the parcel shares the attributes of those parcels for which hardship exemptions were granted.

The motion was made by Mr. Panico and seconded by Ms. Moore to adopt the draft decision to deny the V&G Realty Core Preservation Area Hardship Application. The motion was approved by 4:0 vote.

Compatible Growth Area

f. 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.
Summary: The motion was made by Mr. Panico and seconded by Mr. Hubbard to adopt the draft decision to approve with the amendments noted by Commission Staff and Counsel for Starbucks at Middle Island. The motion was approved by 4:0 vote.

g. *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.*
Summary: There were discussions regarding the traffic impact of the project that were discussed in the Advisory Session.

After Advisory Session The motion was made by Ms. Moore and seconded by Mr. Panico to adopt the draft decision to approve Venezia Square DRS. The motion was approved by 3:1:0 vote opposed by Ms. Juengst.

h. *East End Flower Farm CGA Hardship Waiver Application / w/s Weeks Avenue, Manorville / 200-589-1-2 / development of two greenhouses and a barn totaling 96,000 square and other infrastructure for an agricultural use on a 5 acre project site in the A2 Residence zoning district.*
Summary: The motion was made by Ms. Juengst and seconded by Mr. Hubbard to approve scheduling a public hearing on September 17, 2025 and approve Staff to commence SEQRA Coordination for East End Flower Farm CGA. The motion was approved by 4:0 vote.

i. *Riverhead Town SEQRA Lead Agency Coordination: Duffy MX Motocross Track Special Permit & Site Plan / 2822 River Road, Calverton / 600-136-1-4 / to mine approximately 120,000 cubic yards of earthen material for the development of an outdoor motocross race track with site improvements on a 15 acre project site in the Industrial C zoning district.*
Summary: The motion was made by Mr. Panico and seconded by Ms. Juengst to approve sending the draft response to Riverhead for Duffy MX Motocross. The motion was approved by 4:0 vote.

3. Public Hearing at 2:30 pm

a. *Continuation of Public Hearing held on May 21, 2025: 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.*

Summary:

A stenographic transcript was prepared for the hearing

4. Closed Advisory Session

The motion was made by Ms. Juengst and seconded by Mr. Hubbard 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 Comment

Summary: No public comments were received

The meeting was adjourned at approximately 3:45 pm

Attachments (in order of discussion)

1. Draft Commission meeting summary for June 18, 2025
2. Final Commission meeting summary for June 18, 2025
3. Pine Barrens Nature Center Public Engagement Session flyer scheduled for Tuesday, July 29, 2025 at Wertheim National Wildlife Refuge 6pm-8pm
4. Draft resolution for the Central Pine Barrens Joint Planning and Policy Commission for select SWCA Environmental Consultants to prepare the Southampton Pine Barrens Community Wildfire Protection Plan dated July 16, 2025; SWCA Environmental Consultants letter, proposal, exhibits and additional documents dated July 2, 2025;
5. Final resolution for the Central Pine Barrens Joint Planning and Policy Commission for select SWCA Environmental Consultants to prepare the Southampton Pine Barrens Community Wildfire Protection Plan dated July 16, 2025
6. Draft response for comments on the New York State DEC Long Island Watershed Action Agenda dated July 16, 2025; New York State Department of Environmental Conservation Long Island Watershed Action Agenda Public Comment draft dated June 2025
7. Final response for comments on the New York State DEC Long Island Watershed Action Agenda dated July 16, 2025
8. Draft response for request four sheds for horses: Antonia Marsh dated July 16, 2025; Letter request, map and pictures from Antonia & Thomas Marsh dated June 11, 2025
9. Final response on request for four sheds for horses: Antonia Marsh dated July 16, 2025
10. Draft response for request to remove one diseased cherry tree dated July 16, 2025; Letter request, pictures and attachments dated June 30, 2025
11. Final response for request to remove one diseased cherry tree dated July 16, 2025
12. Final response and attachments for Compelling Public Need Hardship Application 608 Middle Country Road dated June 24, 2025; Letter and application from client dated May 19, 2025.
13. Draft decision regarding V & G Realty core preservation area hardship waiver dated July 16, 2025
14. Final decision regarding V & G Realty core preservation area hardship waiver dated July 16, 2025
15. Draft decision regarding Starbucks at Middle Island compatible growth area hardship waiver dated July 16, 2025; Letter and attachments from Nelson Pope Voorhis dated June 18, 2025
16. Final decision regarding Starbucks at Middle Island compatible growth area hardship waiver dated July 16, 2025
17. Draft decision regarding Venezia Square at Wading River development of regional significance dated July 16, 2025
18. Final decision regarding Venezia Square at Wading River development of regional significance dated July 16, 2025
19. Letter and compatible growth area application regarding East End Flower Farm dated June 27, 2025
20. Draft response regarding Riverhead Town SEQRA Lead Agency Coordination: Duffy MX Motocross Track Special Permit and Site Plan dated July 16, 2025
21. Final response regarding Riverhead Town SEQRA Lead Agency Coordination: Duffy MX Motocross Track Special Permit and Site Plan dated July 16, 2025
22. Letter and attachments from Snyder & Snyder regarding Public Utility Wireless Telecommunications Facility Verizon Wireless and Homeland Towers dated July 2, 2025