



Central Pine Barrens Commission Meeting Summary
Wednesday, August 20, 2025 (APPROVED)
Brookhaven Town Hall
One Independence Hill, Farmingville

2:00

Commission members present: Mr. Panico-arrived at 2:18pm and Ms. DiBrita-left at 2:30pm (for Brookhaven), Mr. Romaine-left at 3:00 (Suffolk County), Ms. Moore and Ms. Scherer (for Southampton) and Mr. Charters (for Riverhead)

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

Timothy C. Hubbard
Member

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

Maria Z. Moore
Member

1. Administrative and Public Comment

a. Public Comment

Summary: Mr. Gazza discussed that one of his 33 buildings was damaged in the March wildfire and the insurance company still has it under investigation, indicating that it was an act of God. Mr. Gazza requested the Commission protect the interest of landowners from wildfire that may occur. Mr. Gazza shared the photos of his building that no longer has a buffer area to protect his buildings from wildfire. He also shared news articles of situations that put the Pine Barrens in jeopardy for future wildfire if something is not done. His request to mow 100 feet around his property area to protect it.

Ms. Jakobsen discussed that the Southampton Pine Barrens Community Wildfire Protection grant was recently approved that will help mitigate the wildfire problem for all landowners in the Pine Barrens. There are national Firewise principles available to minimize the impact on structures. Mr. Milazzo discussed there is a difference in the Plan for residential vs commercial buildings to maintain previous buffers. The Commission requested Mr. Gazza to present a survey and Hardship request and Mr. Gazza agreed.

Mr. Metcalf discussed that he supports Mr. Gazza plans for the protection of the buildings and he is also Fire Commissioner of Westhampton Beach Fire Department and seek protection for our firefighters so the fire equipment can get into the area to fight the fires.

Mr. Metcalf discussed that enforcement is necessary regarding the Sand Pit known as 4 Old Country Road. He states there are rentals on the property and the grade is being raised. Mr. Milazzo discussed that the property is under a DEC Consent Order and DEC has been inspecting and monitoring the property. Ms. Moore discussed that the Town has a Cease-and-Desist order regarding the rentals on the property.

b. Minutes for 07/16/25 review

*Summary: **The motion was made by Mr. Romaine and seconded by Mr. Panico to adopt July 16, 2025 meeting minutes. The motion was approved by 4:0 vote.***

c. Draft resolution for Commission to approve payment of USGS invoice for \$16,448.00 for monitoring performed April 1, 2025 to June 30, 2025, funding agreement: 24LKJFA2457003

*Summary: **The motion was made by Mr. Panico and seconded by Mr. Romaine to approve the draft resolution for USGS payment. The motion was approved by 4:0 vote.***

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

- a. *Correspondence Received: TDR By Design / proposal to satisfy Brookhaven Town conditional approval of a multi-family change of zone project Scalamander Cove in Middle Island*
Summary: The motion was made by Mr. Romaine and seconded by Mr. Panico to approve the draft response for TDR transfer for Scalamander Cove Apartments, Middle Island. The motion was approved by 4:0 vote.

Core Preservation Area

- b. *Request for Determination of Jurisdiction: 425 North Street, Manorville / 200-410-1-11 and 20 / proposal for accessory structures to a residence on 14 acres in the A5 Residence zoning district.*
Summary: The motion was made by Mr. Romaine and seconded by Mr. Panico to send the draft response for Request for Determination of Jurisdiction: 425 North Street, Manorville. The motion was approved by 4:0 vote.
- c. *Request for Determination of Jurisdiction: Southampton Town Hampton West Park / 700 Stewart Avenue, Westhampton Beach / 900-308-4-1.3 / modifications and expansions to a town park including parking and tennis/pickleball courts on 17.7 acres in the CR 200 zoning district.*
Summary: Ms. Hargrave discussed the 17 acre Hampton West Park requesting an expansion of facilities in the Core Preservation Area. The activity would require clearing natural vegetation area of 0.1 acres to extend the parking lot and configuration of the existing sports courts. The proposed activity constitutes development and a Core Preservation Area Hardship Waiver application is required. Ms. Scherer discussed on behalf of Southampton Town there is an objection to the project's classification as activity o development and material increase in the intensity of use of land or environmental impacts. There is a small area of clearing. Material increase in intensity or material alteration is questionable. Discussion ensued.

The motion was made by Mr. Romaine and seconded by Mr. Panico to table the item for a later time. The motion was approved by 4:0 vote.

Compatible Growth Area

- d. *Request for Determination of Jurisdiction: PSEG-LI / Coram, Yaphank, Manorville / replace 87 timber utility poles in the road right of way.*
Summary: Mr. Romaine asked why the poles were being replaced and how much of a grant did PSEG-LI receive from FEMA. Mr. Romaine discussed his objection to the replacement of the poles because as he was instructed when he was Supervisor the lines should be buried because that's the way to protect the lines in a storm. The representative from PSEG-LI responded that the poles are old, deteriorating and needed to be raised as part of the power on storm hardening program's height requirement. The grant received does not allow the lines to be buried. Mr. Romaine asked the PSEG-LI representative to find out what the budget is to bury the utility lines. Ms. Moore discussed that the Commission and/or Town should speak with Carrie Gallagher about the Commission's desire for future plans of undergrounding utility poles especially on evacuation routes.

The motion was made by Mr. Panico and seconded by Mr. Charters to send the draft response for Request for Determination of Jurisdiction: PSEG-LI replace 87 timber utility poles. The motion was approved by 3:1:0 vote. Opposed by Mr. Romaine.

- e. *NYSDEC Notice: Signature Flight Support, LLC / North Perimeter Road at Gabreski Airport, Westhampton / discharge of 210,000 gallons per day of untreated stormwater to groundwater / draft response (Ms. Murphy)*
Summary: Mr. Romaine requested that the letter include that DEC to have them do preliminary testing should occur by an independent source of the water quality in that area of the Suffolk County Water wells and homes that are affected.

The motion was made by Ms. Moore and seconded by Mr. Romaine to send the modified draft response for NYSDEC Notice: Signature Flight Support, LLC. The motion was approved by 4:0 vote.

3. Division Reports

- a. *Education, Outreach and Communications: update*
Summary: Mr. Jaquez 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: 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: The updates on the New York Wildfire Incident and Management Academy's activities covered in the previously distributed NYWIMA report.
- d. *Compliance and Enforcement Division: update*
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.
- 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.

4. Public Comment

Summary: No public comments were received

The meeting was adjourned at approximately 3:30 pm.

Attachments (in order of discussion)

1. Draft Commission meeting summary for July 16, 2025
2. Final Commission meeting summary for July 16, 2025
3. Draft resolution to authorize payment of USGS invoice for surface water and groundwater monitoring services dated August 20, 2025
4. Final resolution to authorize payment of USGS invoice for surface water and groundwater monitoring services dated August 20, 2025
5. Education Outreach and Communication Division update dated August 2025
6. Science Stewardship Division update dated August 20, 2025
7. New York Wildfire and Incident Management Academy update
8. Compliance and Enforcement Division update dated July – August 2025
9. Land Use Division update dated August 20, 2025
10. Credit Program update dated August 20, 2025
11. Draft response regarding TDR transfer for Scalander Cove apartments dated August 20, 2025; Letter and a map from TDR by Design dated July 14, 2025
12. Final response regarding TDR transfer for Scalander Cove apartments dated August 20, 2025
13. Draft response and map regarding request for determination of jurisdiction for 425 North Street dated August 20, 2025; letter and attachments from Integrity Expediting dated July 15, 2025
14. Final response request for determination of jurisdiction for 425 North Street dated August 20, 2025
15. Draft response regarding request for determination of jurisdiction for Hampton West Park dated August 20, 2025; letter and attachments from the Town of Southampton dated July 23, 2025
16. Draft response regarding PSEGLI transmission pole replacements dated August 20, 2025; letter and attachments from Land use Ecological Services dated July 31, 2025
17. Final response regarding PSEGLI transmission pole replacements dated August 20, 2025
18. Draft response and attachments regarding notice of complete application: signature flight support dated August 20, 2025; letter for NYS DEC and attachments dated July 28, 2025
19. Final response regarding notice of complete application: signature flight support dated August 20, 2025