



Central Pine Barrens Commission Meeting Summary
Wednesday, September 17, 2025 (APPROVED)
Wertheim National Wildlife Refuge, Smith Road, Shirley, NY

2:00 pm

Commission members present: Ms. DiBrita (for Brookhaven), Ms. Juengst (Suffolk County), 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, Ms. Lawston, Mr. Ward and Ms. Brown-Walton

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

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

1. Closed Advisory Session

The motion was made by Ms. Juengst and seconded by Mr. Charters 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.

2. Administrative and Public Comment

a. Public Comment

Summary: No public comments were received

b. Minutes for Commission Meeting of 8/20/25 review

Summary: The motion was made by Ms. Scherer and seconded by Ms. Juengst to adopt August 20, 2025 meeting minutes. The motion was approved by 4:0 vote.

c. Draft resolution to renew the Commission's public officials and employment practices liability, automobile and fire truck insurance

Summary: The motion was made by Mr. Charters and seconded by Ms. Scherer to approve the draft resolution to renew the liability, automobile and fire truck insurance. The motion was approved by 4:0 vote.

d. Resolution to approve payment of Marvel invoices 2467-2 for \$19,308.55 and 2467-3 for \$18,996.14 for expenses incurred related to Central Pine Barrens Nature Center Feasibility Study

Summary: The motion was made by Ms. Scherer and seconded by Ms. Juengst to approve the Marvel invoice payments. The motion was approved by 4:0 vote.

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

Core Preservation Area

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 / public hearing held 5/21/25 and continued on 7/16/25 / decision deadline 9/17/25.

Summary: The motion was made by Ms. Scherer and seconded by Mr. Charters to adopt the draft denial response for Homeland Towers Compelling Public Need Core Hardship Application. The motion was approved by 4:0 vote

624 Old Riverhead Road
Westhampton Beach, NY
11978

Phone (631) 288-1079
www.pb.state.ny.us

b. *Gosselin Property / 49 Old Westhampton Road, Northampton / 900-164-4-11, 12 / request for a covered porch addition, 175 square feet, on a residence that was granted a core hardship on 12/20/23 amended on 01/17/24.*

Summary: The motion was made by Ms. Juengst and seconded by Ms. DiBrita to send the draft response for Gosselin Property. The motion was approved by 4:0 vote.

c. *Joseph F. Gazza Core Preservation Area Hardship Application / west side of CR 31, Westhampton / list tax map numbers / request to clear for firebreaks on properties.*

Summary: The motion was made by Ms. Juengst and seconded by Ms. Scherer to schedule a public hearing on November 19, 2025 for Joseph F. Gazza Core Preservation Area Hardship Application. The motion was approved by 4:0 vote.

Compatible Growth Area

d. *Expressway Drive North Subdivision / Yaphank / 200-662-2-5.15 / three-lot industrial subdivision on the project site of a 2023 Development of Regional Significance.*

Summary: The motion was made by Ms. DiBrita and seconded by Mr. Charters to send the draft response for Expressway Drive North Subdivision. The motion was approved by 4:0 vote.

4. Public Hearings at 2:30 pm

a. *Klein 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 / decision deadline 10/7/25 (Ms. Murphy)*

b. *East End Flower Farm CGA Hardship Waiver Application / w/s Weeks Avenue, Manorville / 200-589-1-2 / development of a 5 acre project site with 96,000 square feet of structures including two greenhouses and a barn and other infrastructure for agricultural use in the A2 Residence zoning district / decision deadline 10/23/25 (Ms. Hargrave)*

Summary:

A stenographic transcript was prepared for the hearings

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

Compatible Growth Area

e. *East End Flower Farm CGA Hardship Waiver Application / w/s Weeks Avenue, Manorville / 200-589-1-2 / development of a 5 acre project site with 96,000 square feet of greenhouses and barn structures for an agricultural use in the A2 Residence zoning district / decision deadline 10/23/25 / draft resolution to establish SEQRA Lead Agency.*

Summary: The motion was made by Ms. Juengst and seconded by Mr. Charters to adopt the resolution for East End Flower Farm. The motion was approved by 4:0 vote.

f. *Brookhaven Town Referral: CZ 3 L Investors Corp. / 262 Middle Country Road, Selden / 200-474-6-2.1 / change of zone from J2 Business and A1 Residence to J2 and site plan to develop 1.06 acres with a 7,790 square foot building for commercial use; the site is presently developed with a 1,733 square foot building with a tattoo shop.*

Summary: The motion was made by Ms. Juengst and seconded by Ms. DiBrita to send the draft response for Brookhaven Town Referral: CZ 3L Investors Corp. The motion was approved by 4:0 vote.

g. *Sartory Compatible Growth Area Hardship Application / 102 Gull Dip Road, Ridge / 200-327-4-7 / development of a 1,200 square foot single family residence on a 0.56 acre project site in the A Residence 1 zoning district. Requesting covenant and CGA relief to clear from 25% to 39.5%.*

Summary: The motion was made by Mr. Charters and seconded by Ms. Juengst to schedule a public hearing on October 15, 2025 for Sartory Compatible Growth Area Hardship Application. The motion was approved by 4:0 vote.

5. Public Comment

Summary: No public comments were received.

The meeting was adjourned at approximately 4:15 pm.

Attachments (in order of discussion)

1. Draft Commission meeting summary for August 20, 2025
2. Final Commission meeting summary for August 20, 2025
3. Draft resolution authorizing the renewal of prescribed fire general liability insurance dated September 17, 2025
4. Final resolution authorizing the renewal of prescribed fire general liability insurance dated September 17, 2025
5. Draft resolution authorizing the renewal of Commission Insurance Policies
6. Final resolution authorizing the renewal of Commission Insurance Policies
7. Marvel invoice 2467-2 dated June 30, 2025 and invoice 2467-3 dated July 31, 2025
8. Draft decision to deny Homeland Towers and Verizon Wireless LLC Core Preservation Area dated September 17, 2025
9. Final decision to deny Homeland Towers and Verizon Wireless LLC Core Preservation Area dated September 17, 2025
10. Draft response and maps regarding Gosselin Property dated September 17, 2025; Letter, maps and attachments from Nelson Pope Voorhis dated August 12, 2025
11. Final response regarding Gosselin Property dated September 17, 2025
12. Letter and attachments from Joseph F. Gazza dated August 27, 2025
13. Draft resolution SEQRA declaration of lead agency East End Flower Farm dated September 17, 2025
14. Final resolution SEQRA declaration of lead agency East End Flower Farm dated September 17, 2025
15. Draft response regarding Expressway Drive North dated September 17, 2025; Letter, maps and attachments from CertilmanBalin dated July 10, 2025
16. Final response regarding Expressway Drive North dated September 17, 2025
17. Draft response and map regarding Brookhaven Town referral: CZ 3 L dated September 17, 2025; Memo, maps and application from the town of Brookhaven dated August 13, 2025
18. Final response regarding Brookhaven Town referral: CZ 3 L dated September 17, 2025
19. Sartory Compatible Growth Area Hardship Application dated August 14, 2025
20. Draft staff report for public hearing regarding Klein Core Preservation Area Hardship Application dated September 17, 2025
21. Draft staff report for public hearing regarding East End Flower Farm Compatible Growth Area Hardship Application dated September 17, 2025