



**Central Pine Barrens Commission  
Meeting of September 17, 2025**

**Adopted Resolution  
SEQRA Declaration of Lead Agency  
East End Flower Farm  
Compatible Growth Area Hardship Waiver Application  
Weeks Avenue, Manorville, SCTM Number 200-589-1-2**

Present:

Ms. Michelle DiBrita, for the Brookhaven Town Supervisor  
Mr. Matt Charters, for the Riverhead Town Supervisor  
Ms. Janice Scherer, for the Southampton Town Supervisor  
Ms. Jennifer Juengst, for the Suffolk County Executive

Timothy C. Hubbard  
*Member*

Maria Z. Moore  
*Member*

Daniel J. Panico  
*Member*

Edward P. Romaine  
*Member*

WHEREAS, by letter dated June 26, 2025, the Applicant, Marcos Ribeiro, submitted a request for a Compatible Growth Area (CGA) Hardship Application (Application) for development activity in the CGA. The application included a letter, Environmental Assessment Form (EAF) Part I, petition addressing the hardship criteria for the Project and Site Plan prepared by Professional Design dated May 25, 2025 and Survey prepared by Aerial Land Surveying, DPC dated January 28, 2025, and

WHEREAS, the Project is the development of a five acre Project Site with 96,000 square feet of greenhouse structures, grading, parking, retaining walls, concrete pad for a dumpster and other infrastructure for an agricultural land use located in the A Residence 2 zoning district (the Project or Proposed Action); and

WHEREAS, the location of the Project is on the west side of Weeks Avenue; Douglas Lane and Victoria Lane are opposite the site in Manorville in the CGA in the Town of Brookhaven, Suffolk County Tax Map Number 200-589-1-2 (the Project Site); and

WHEREAS, the Project constitutes development activity as defined in Environmental Conservation Law Article 57, the Long Island Pine Barrens Protection Act of 1993; and

WHEREAS, the Project is classified as a Type I Action pursuant to 6 NYCRR Part 617.6 of the State Environmental Quality Review Act (SEQRA), and

WHEREAS, at the regular meeting of the Commission on July 16, 2025, the Commission commenced SEQRA and performed a coordinated review with other Involved Agencies for Lead Agency status for the Project, and the Commission scheduled a public hearing on the Application for September 17, 2025; and

624 Old Riverhead Road  
Westhampton Beach, NY  
11978

Phone (631) 288-1079  
Fax (631) 288-1367  
[www.pb.state.ny.us](http://www.pb.state.ny.us)

WHEREAS, the Commission received no objection from involved agencies for the Commission to serve as lead agency for the Project under SEQRA including from the Town of Brookhaven whose response was received on August 13, 2025 and Suffolk County Department of Health Services response dated July 21, 2025; and

WHEREAS, the Commission seeks to assume Lead Agency for the Proposed Action pursuant to 6NYCRR Part 617.6(b)(3)(ii), and

Now therefore be it

RESOLVED, the Commission assumes Lead Agency status for the Proposed Action; and be it further

RESOLVED, the Commission will continue to implement the SEQRA process and make a determination of significance pursuant to the regulations outlined in 6 NYCRR Part 617.6(b)(1)(ii) once the hearing record is closed and when all materials have been received to make an informed decision.

Date: September 17, 2025

**Record of Motion – SEQRA Lead Agency Designation  
East End Flower Farm CGA Hardship Application**

Motion by: Ms. Juengst  
Seconded by: Mr. Charters  
Yea Votes: 4  
Nay Votes: 0  
Absent: 0  
Abstain: 0