



**Central Pine Barrens Commission Meeting Summary
Wednesday, October 15, 2025 (APPROVE)
Southampton Town Hall
116 Hampton Road, Southampton, NY 11968**

2:00 pm

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

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

The meeting started with the pledge to the flag lead by Ms. Moore and Ms. Jakobsen noted that 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: Mr. Schenk discussed the need to expand the parking area due to business growth in the area for his tenants. He has received a violation with a \$10K fine and revegetation for clearing a few trees and brushing so he could provide a parking lot for his tenants. He is asking the Commission for mercy and a more sensible fine.

b. Minutes for 9/17/25 review

Summary: The motion was made by Ms. Juengst and seconded by Mr. Charters to adopt September 17, 2025 meeting minutes. The motion was approved by 4:0 vote.

c. Draft resolution to approve payment of Marvel invoice 2467-4 for \$14,400 for expenses incurred related to Central Pine Barrens Nature Center Feasibility Study

Summary: The motion was made by Ms. DiBrita and seconded by Ms. Moore to approve the Marvel invoice payment. The motion was approved by 4:0 vote.

d. Draft resolution to approve purchase of Commission vehicle

Summary: The motion was made by Ms. Moore and seconded by Mr. Charters to approve the Draft Resolution to purchase a Commission vehicle. The motion was approved by 4:0 vote.

2. Division Reports

a. Education, Outreach and Communications:

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.

b. Science and Stewardship Division:

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:

Summary: The New York Wildfire Incident and Management Academy's activities are covered in the previously distributed NYWIMA division report.

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- d. **Compliance and Enforcement Division:**
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. Ms. Lawston introduced John Callagy, the Commission's new full-time Compliance and Enforcement Officer.
- e. **Land Use Division:**
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:**
Summary: Mr. Tverdyy discussed highlights and updates on the Credit Program's activities covered in the previously distributed Credit Program division report.

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

- a. *Garafola / e/s William Floyd Parkway, Ridge / 200-294-4-11 / draft conservation easement on 4.5 acres with a residence in the A Residence 2 zoning district*
Summary: The Commission has agreed to move forward with the proposal to exclude the developed area from the easement and review the draft terms of the easement at the November 19th Commission meeting and make a decision at the November 19, 2025 Commission meeting.

Core Preservation Area

- b. *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 11/19/25*
Summary: The motion was made by Mr. Charters and seconded by Ms. Juengst to send the draft resolution approval with the updated site plan for Klein Core Preservation area Hardship application. The motion was approved by 4:0 vote.
- c. *Gazza Proposal / e/s Summit Boulevard / 900-331-3-21.1 / activity including construction of a chicken coop on 2.3 acres of wooded property in the CR 200 zoning district*
Summary: The motion was made by Ms. Juengst and seconded by Ms. DiBrita to send the draft response for the Gazza Proposal. The motion was approved by 4:0 vote.
- d. *MMC Properties / 541 Old Riverhead Road, Westhampton / 900-246-2-19.2 / reconstruction of existing industrial building on 0.91 acre in the CR 200 zoning district*
Summary: The motion was made by Ms. Moore and seconded by Ms. DiBrita to send the draft response for MMC Properties. The motion was approved by 4:0 vote.

Compatible Growth Area

- e. *Brookhaven Town Referral: 7 Eleven gas station and convenience store / e/s Sills Road / 200-663-4-28 / development of a 7 Eleven gas station and 2,996 square foot convenience store on 1.98 acres in the J5 Business zoning district*
Summary: The motion was made by Ms. DiBrita and seconded by Mr. Charters to send the draft response for the Brookhaven Town referral: 7 Eleven gas station and convenience store. The motion was approved by 4:0 vote.
- f. *Southampton Town ZBA SEQRA Coordination: 7 Eleven gas station and convenience store / Flanders Road (SR 24) roundabout, south of Peconic River / 900-138-2-31, 32, 33 / development of gas station and 3,010 sf convenience store on 1.29 acres in the Highway Business and Village Business zoning districts*
Summary: The motion was made by Ms. Juengst and seconded by Ms. DiBrita to send the draft response for the Southampton Town ZBA SEQRA Coordination: 7 Eleven gas station and convenience store. The motion was approved by 4:0 vote.

- g. Request: *Governale / 2556 River Road, Calverton / 600-137-1-26.1 / request to construct accessory uses including a 1,368 square foot pole barn, gravel driveway expansion, drainage improvements, and additions to the single-family residence on 0.68 acres in the RB-40 zoning district*
Summary: The motion was made by Ms. DiBrita and seconded by Ms. Moore to send the draft response for Request: Governale. The motion was approved by 4:0 vote.
- h. Request: *Felton / 279 Weeks Avenue, Manorville / 200-589-1-28.5 / request to cut dead pitch pine trees due to Southern Pine Beetle damage on a 3 acre property with a single-family residence in the A Residence 2 zoning district*
Summary: The motion was made by Ms. Juengst and seconded by Mr. Charters to send the response for Request: Felton. The motion was approved by 4:0 vote.

4. **Public Hearing at 2:30pm**

- a. *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 a 30,000 square foot greenhouse, 10,000 square foot barn and 56,000 square foot hoop house and other infrastructure for an agricultural use in the A2 Residence zoning district / decision deadline 11/19/25*
- b. *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 relief to clear from 25% to 39.5% / decision deadline 12/16/25*

Summary:

A stenographic transcript was prepared for the hearings

5. **Public Comment**

Summary: Ms. Leonhardt discussed the importance of maintaining the established standards, noting that it undermines their purpose if we continually make exceptions.

6. **Closed Advisory Session (if necessary)**

The motion was made by Ms. Juengst and seconded by Mr. Charters 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 not return to public session. The motion was approved by a 4:0 vote.

The meeting was adjourned by Ms. Juengst and seconded by Ms. DiBrita at approximately 4:20 pm.

Attachments (in order of discussion)

1. Draft Commission meeting summary for September 17, 2025
2. Final Commission meeting summary for September 17, 2025
3. Marvel invoice 2467 dated August 31, 2025
4. Draft resolution and attachments to approve the purchase of a new Commission vehicle dated October 15, 2025
5. Final resolution to approve the purchase of a new Commission vehicle dated October 15, 2025
6. Education Outreach and Communication Division update dated October 2025
7. Science Stewardship Division update dated October 15, 2025
8. New York Wildfire and Incident Management Academy update dated October 2025
9. Compliance and Enforcement Division update dated September – October 2025
10. Land Use Division update dated October 15, 2025
11. Credit Program update dated October 15, 2025
12. Draft staff report and photos for Raymond Garafola Pine Barrens Credit Application dated October 1, 2025
13. Draft resolution for Klein Core Preservation Area Hardship Waiver and attachments dated October 15, 2025
14. Final resolution for Klein Core Preservation Area Hardship Waiver dated October 15, 2025
15. Draft response regarding Gazza request for 118 North Summit Boulevard dated October 15, 2025; letter and attachments from client dated September 20, 2025
16. Final response regarding Gazza request for 118 North Summit Boulevard dated October 15, 2025
17. Draft response and attachments regarding MMC Proposal for 541 Old Riverhead Road dated October 15, 2025; Letter and attachments from client dated September 25, 2025
18. Final response regarding MMC Proposal for 541 Old Riverhead Road dated October 15, 2025
19. Draft response regarding Brookhaven town referral: Site Plan and attachments at Sills Road, 7-Eleven gas station and convenience store dated October 15, 2025
20. Final response regarding Brookhaven town referral: Site Plan at Sills Road 7-Eleven gas station and convenience store dated October 15, 2025
21. Draft response and attachments regarding SEQRA Lead Agency Coordination for 7-Eleven, Riverside, Flanders Road dated October 15, 2025; Southampton letter and application dated September 17, 2025
22. Final response regarding SEQRA Lead Agency Coordination for 7-Eleven Riverside, Flanders Road dated October 15, 2025
23. Draft response and attachments regarding Governale Request for Determination of Jurisdiction 2556 River Road dated October 15, 2025; letter and attachments from client dated September 5, 2025
24. Final response regarding Governale Request for Determination of Jurisdiction dated October 15, 2025
25. Draft response and attachments regarding Felton request for 279 Weeks Avenue-Southern Pine Beetle Damaged Pitch Pine Removal dated October 3, 2025
26. Final response regarding Felton request for 279 Weeks Avenue – Southern Pine Beetle Damaged Pitch Pine Removal dated October 3, 2025
27. Correspondence from East End Flower Farm dated October 13, 2025
28. Draft Staff Report for Sartory Compatible Growth Area Hardship Waiver Application dated October 15, 2025