



**Central Pine Barrens Commission Meeting Summary**  
**Wednesday, November 19, 2025 (APPROVED)**  
**Riverhead Town Hall**  
**4 West 2<sup>nd</sup> Street, Riverhead**

2:00 pm

*Commission members present: Ms. DiBrita (for Brookhaven), Mr. Romaine (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, Mr. Milazzo, Mr. Tverdyy, Mr. Smith, Ms. Lawston, Mr. Ward and Ms. Brown-Walton*

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

Timothy C. Hubbard  
*Member*

Ryan P. McGarry  
*Member*

Maria Z. Moore  
*Member*

Daniel J. Panico  
*Member*

Edward P. Romaine  
*Member*

**1. Administrative and Public Comment**

**a. Public Comment**

*Summary: Mr. Romaine discussed the need to have a New York State representative on the Central Pine Barrens Commission Board and the Commission members should send letters until a member has been appointed.*

**b. Minutes for Commission Meeting of 10/15/25 review**

*Summary: The motion was made by Mr. Romaine and seconded by Mr. Charters to adopt October 15, 2025 meeting minutes. The motion was approved by 4:0 vote.*

**c. Central Pine Barrens Nature Center Feasibility Study: presentation by Marvel Design, DBI**

*Summary: The representatives from Marvel Design, DBI presented and discussed the vision for the Center: To create a greater understanding, appreciation and enjoyment of the Central Pine Barrens and the spectacular natural, cultural and historic resources it has to offer. Provide a sustainable home for the Commission and its staff.*

*The Goal for Nature Center: To foster a connection between local communities and visitors to the CPB region by encouraging the enjoyment of this globally rare ecosystem, its intrinsic educational value and recreational opportunities, and by creating a greater understanding of its impressive historic and cultural resources through interactive educational programming and diverse indoor and outdoor experiences, to inspire future stewards to ensure its protection.*

*Feedback from the public engagement sessions included:*

**1. Minimize Site Impact and Preserve Existing Ecologies**

**2. Prioritize a Safe and Peaceful Experience**

**3. Connect Directly to Trail**

**4. Develop a Compact & Flexible Design with Views Out**

**5. Design with Health, Nature, and Sustainability in Mind**

**6. Create a Memorable and Immersive Arrival**

*The Nature Center Potential Capital Funding Sources:*

*There are a number of potential capital funding sources. These can be broadly categorized as: NY State Budget Allocation, Public & Private Grants, Fundraising & Donations (to the 501c3), and existing CPBC Budget Reserve. Based on their needs and requirements, it is anticipated that these funding sources can be secured at different times in the project*

*The presentation will be distributed after the meeting.*

**d. Commission Meeting schedule for 2026**

*Summary: The motion was made by Mr. Romaine and seconded by Ms. Moore to approve the Draft 2026 Commission meeting schedule. 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](http://www.pb.state.ny.us)

- e. Resolution to approve payment of Marvel invoice 2467-5 for \$2,500 for expenses incurred related to Central Pine Barrens Nature Center Feasibility Study  
**Summary: The motion was made by Mr. Charters and seconded by Ms. Moore to approve the Marvel invoice payment. The motion was approved by 4:0 vote.**

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

### Core Preservation Area

- a. Garafola / 200-294-4-11 / e/s William Floyd Parkway, Ridge.  
**Summary: The motion was made by Ms. DiBrita and seconded by Mr. Romaine to approve the draft conservation easement. The motion was approved by 4:0 vote**
- b. Hampton Hills Golf Course / Northampton / 900-194-1-3 / request for determination to construct a restroom facility to serve the playground and sports courts.  
**Summary: The motion was made by Mr. Charters and seconded by Ms. Moore to send the draft response for the Hampton Hills Golf Course. This is development and it requires a hardship application. The motion was approved by 4:0 vote.**
- c. Rapid Recovery / 2055 Flanders Road, Flanders / 900-170-1-41.1 / development of commercial use and two, 4,000 square foot buildings on a 6.7 acre site with a pre-existing non-conforming junkyard in the CR 60 zoning district  
**Summary: The motion was made by Mr. Charters and seconded by Mr. Romaine to send the draft response for Rapid Recovery / 2055 Flanders Road. This is development and it requires a hardship application. The motion was approved by 4:0 vote.**

### Compatible Growth Area

- d. East End Flower Farm Compatible Growth Area 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 construction for a farm operation in the A2 Residence zoning district.  
**Summary: The motion was made by Ms. DiBrita and seconded by Mr. Romaine to adopt the draft denial decision for East End Flower Farm Compatible Growth Area Hardship Waiver Application. The motion was approved by 4:0 vote.**
- e. 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: Ms. DiBrita offered to meet with the applicant to discuss the proposal and what is needed to move forward on the town side of the project.**

**The motion was made by Mr. Romaine and seconded by Ms. DiBrita to accept the decision deadline extension to the December 17, 2025 meeting for Sartory Compatible Growth Area Hardship Waiver Application. The motion was approved by 4:0 vote.**

- f. Expressway Drive North Subdivision / LIE North Service Road, Yaphank / 200-662-2-5.16 / three lot subdivision of 71 acres in the light industrial zoning district.  
**Summary: The motion was made by Mr. Charters and seconded by Ms. DiBrita to send the draft response for Expressway Drive North Subdivision. The motion was approved by 4:0 vote.**
- g. Brookhaven Referral: Oakcrest Middle Island / 200-343-6-20.1 / two-lot subdivision and expansion of a nursing home facility on 4.4 acres in the NH-H Health Facility zoning district.  
**Summary: The motion was made by Mr. Romaine and seconded by Ms. Moore to send the draft response for Brookhaven Referral: Oakcrest Middle Island. The motion was approved by 4:0 vote.**

h. *Southampton ZBA Referral: 385 Oak Avenue, Flanders / 900-166-1-22.5 / accessory apartment for a single-family residence on 1.0 acre in the CR 40 zoning district / draft response (Ms. Hargrave)*  
**Summary: The motion was made by Mr. Romaine and seconded by Ms. Moore to send the draft response for Southampton ZBA Referral: 385 Oak Avenue, Flanders. The motion was approved by 4:0 vote.**

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

a. *Joseph F. Gazza Core Preservation Area Hardship Application / west side of CR 31, Westhampton / Core parcels: 900-246-2-11.4; 900-285-2-28.1; 900-286-2-38.8; 900-286-2-38.2; 900-310-2-3.1; 900-310-2-4.2 (Core); and CGA parcel, w/s of Summit Blvd: 900-331-3-11.3 / request to manage areas of vegetation to reduce wildfire risk on Core parcels developed with commercial uses and one CGA parcel with a residence*

*Summary:*

*A stenographic transcript was prepared for the hearing*

4. **Public Comment**

*Summary: No public comments were received.*

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

*The motion was made by Mr. Romaine 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 Mr. Romaine and seconded by Ms. Moore at approximately 4:30 pm.*

Attachments (in order of discussion)

1. Draft Commission meeting summary for October 15, 2025
2. Final Commission meeting summary for October 15, 2025
3. Central Pine Barrens Nature Center Feasibility Study presentation by Marvel Design, DBI dated November 19, 2025
4. Draft Commission meeting schedule for 2026
5. Final Commission meeting schedule for 2026
6. Marvel invoice 2467-5 dated September 12, 2025
7. Draft Conservation Easement, Specifications and Exhibits regarding Garafola dated 2025
8. Final Conservation Easement and Specifications regarding Garafola dated 2025
9. Draft response and photos regarding Hampton Hills Golf Course request for restroom facilities dated November 19, 2025; Letter and attachments from First Coastal dated September 8, 2025
10. Final response regarding Hampton Hills Golf Course request for restroom facilities dated November 19, 2025
11. Draft response and attachments regarding proposed site plan for Rapid Recovery dated November 19, 2025
12. Final response regarding proposed site plan for Rapid Recovery dated November 19, 2025
13. Draft denial regarding East End Flower Farm Compatible Growth Area Hardship dated November 19, 2025
14. Final denial regarding East End Flower Farm Compatible Growth Area Hardship dated November 19, 2025
15. Draft response regarding Expressway Drive North Subdivision dated November 19, 2025; Letter and attachments from CertilmanBalin dated October 10, 2025
16. Final response regarding Expressway Drive North Subdivision dated November 19, 2025
17. Draft response and photo regarding Brookhaven Referral: Oakcrest Middle Island dated November 19, 2025; Memo and application from the Town of Brookhaven dated October 6, 2025
18. Final response regarding Brookhaven Referral: Oakcrest Middle Island dated November 19, 2025
19. Draft response and photo regarding Southampton ZBA Referral: 385 Oak Avenue, Flanders dated November 19, 2025; Letter and application from Town of Southampton dated October 15, 2025
20. Final response regarding Southampton ZBA Referral: 385 Oak Avenue, Flanders dated November 19, 2025
21. Draft Staff Report for Joseph F. Gazza Wildfire Buffer Core Preservation Area Hardship Application dated November 19, 2025