

Land Use Jurisdiction Determinations by the Commission

Updated through January 21, 2026

Legend:

R	Decisions by resolutions
D	Decisions without resolutions
I	Info items

1993

- 10/01/93 - SC Parks Dept. Letter outlining existing projects and requesting expedient clarification in light of PB law - discussed parks projects and determined that they were not development; letter to go to Commissioner Wankel (D)
- 10/01/93 - Active project inquiry from Philip Sanderman re Crystal Gardens land in Middle Island - discussed but determined that no action was required (D) - Core and CGA
- 10/01/93 - Letter from Joseph Donnelly re 4 lot Manorville subdivision with improvements in but not buildings - discussed situation described, and determined that there was no jurisdiction for Commission; letter to be sent to Mr. Donnelly, cc Town, refer matter back to Town for normal processing (D) - Core
- 11/08/93 - CR21 road work in Yaphank - decision "that the project clearly falls under the nondevelopment provision of the law which addresses public improvements undertaken for the health, safety or welfare of the public"; staff to forward reply to SC DPW (D) - CGA (?)
- 11/08/93 - Firemen's Park correspondence from Brookhaven Parks Dept - specific info lacking in Town letter, and will be obtained before any discussion (I) - Core
- 12/06/93 - Proposed APPLE lease of unused CR111 property in Eastport / Inquiry from Robert Foley - to determine status, County Attorney's office will locate their records, and it will be discussed in January (I) - Core
- 12/08/93 - Proposed APPLE lease of unused CR111 property in Eastport / update from staff on info received from County Attorney (I) - Core

1994

- 01/10/94 - North Shore United Methodist Church / Wading River - "Deemed to be nondevelopment. Letter will be sent to applicant." (D) - CGA

- 01/10/94 - BHI Contractors / Manorville - “Deemed to be nondevelopment. Letter will be sent to applicant.” (D) - CGA
- 01/10/94 - David Kepner / Manorville - “Deemed to be nondevelopment. Letter will be sent to applicant.” (D) - CGA
- 01/10/94 - Schell / Lake Panamoka - “Deemed to be nondevelopment. Letter will be sent to applicant.” (D) - CGA
- 01/10/94 - Proposed APPLE lease of unused CR111 property in Eastport / Decision it is development (D) - Core
- 01/10/94 - Firemen’s Park expansion / Ridge - discussion (I) - Core
- 01/10/94 - Ace Builders / Ridge - SEQRA coordination for tree clearing permit; decision that Commission needs to review this, once the applicant applies to the Commission (D) - Core
- 02/07/94 - Proposed APPLE lease of unused CR111 property in Eastport / discussion of need to reexamine the extent of the County legislature’s SEQRA Finding (I) - Core
- 02/07/94 - Firemen’s Park expansion / Ridge - presentation by Town of Brookhaven project and discussion of nondevelopment provision of law (I) - Core
- 02/07/94 - Ace Builders / Ridge discussion of access to CR46 and possible retained right of access across CR111 on CR111 takings map (I) - Core
- 02/07/94 - LI Early Fliers Club / Westhampton / correspondence from organization re their Core property and plans for a museum at adjacent County airport (I) - Core and CGA
- 02/09/94 - Firemen’s Park expansion (Longwood Youth Sports Association) / Ridge - decision that it is nondevelopment under a set of ten conditions (R) - Core
- 03/07/94 - Firemen’s Park expansion (Longwood Youth Sports Association) / Ridge - referral to counsel to draft a detailed findings document of nondevelopment for consideration at April meeting (I) - Core
- 03/09/94 - Cathy (Cathal?) Murray - decision it is nondevelopment based upon ECL 57-0107(13)(xii) (later renumbered as (xiii)) regarding 5 or fewer residential lots that conform with lot area requirements and existing zoning (D) - CGA
- 03/09/94 - P&M Development - decision it is nondevelopment based upon ECL 57-0107(13)(xii) (later renumbered as (xiii)) regarding 5 or fewer residential lots that conform with lot area requirements and existing zoning (D) - CGA
- 03/09/94 - Greenstar Enterprises referred back to applicant due to incompleteness (I) - CGA
- 03/09/94 - Firemen’s Park expansion (Longwood Youth Sports Association) / Ridge - adoption of detailed written interpretation of the nondevelopment decision made 2/9/94 (

R) - Core

- 03/23/94 - Furia single family home application (prior was for a subdivision) / Manorville - referral to counsel (I) - Core
- 04/11/94 - Firemen's Park expansion (Longwood Youth Sports Association) / Ridge - observation that the detailed written interpretation of the nondevelopment decision made 2/9/94 is available; no action required (I) - Core
- 05/02/94 - Legend Homes / Ridge two lot subdivision of 200-327-4-35 b/w Pine Trail Preserve and Elizabeth Way.; decision it is nondevelopment under ECL 57-0107(13)(ix) (R) - Core + CGA (partly within the Pine Trail Preserve's 100' Core buffer)
- 05/09/94 - Legend Homes / Ridge two lot subdivision of 200-327-4-35 b/w Pine Trail Preserve and Elizabeth Way.; further discussion (I) - Core + CGA (partly within the Pine Trail Preserve's 100' Core buffer)
- 07/11/94 - Manor Pines / Manorville subdivision - discussion of development status (I) - Core
- 07/27/94 - Manor Pines / Manorville subdivision - further discussion of development status (I) - Core
- 08/10/94 - Manor Pines / Manorville subdivision - further discussion of development status (I) - Core
- 09/12/94 - MTK Enterprises / Ridge new application involving rezoning of a parcel during the IGS period; referred to counsel for opinion as to whether rezoning is allowed during IGS period; no hearing scheduled yet (I) - CGA (This may have later been determined to be in Core !)
- 09/12/94 - Clearing activity - Ross / Ridge - clearing reported to DEC re parcel s/o Route 25, w/o CR 46; DEC Forest Ranger Conklin investigated and reported to DEC Director that clearing consisted of removal of understory vegetation, not trees or canopy level vegetation, around actual residence; Capt. Conklin felt that it did not trigger ECL 57 "development" provisions; referred to Brookhaven Town (D) - Which area: Core ?? CGA ??
- 09/14/94 - MTK Enterprises / Ridge new application involving rezoning of a parcel during the IGS period; previously referred to counsel for opinion as to whether rezoning is allowed during IGS period; no hearing scheduled yet; counsel stated that no rezoning should take place until Final Plan is adopted and that zoning laws can not be amended (D) - CGA (This may have later been determined to be in Core !)
- 10/11/94 - Dries / Shoreham application as nondevelopment (R) - CGA
- 11/07/94 - SC DPW sewage facilities upgrade (I) - CGA
- 11/07/94 - Keller / Manorville inquiry; referred by staff to counsel (I) - Core

- 11/30/94 - LIPA ROW clearcutting . The nondevelopment provisions of the statute were discussed, and it was generally agreed that maintenance of such right of ways was nondevelopment. Concern was expressed, however, that the use of such exemptions should be in keeping with the ecological management intent of the law. (D) - Core

1995

- 01/03/95 - TK Builders application / Medford (R) - CGA
- 01/03/95 - SC College Eastern Campus Master Plan Phase 1 (not an application). Deemed the projects contained on the College's Master Plan Phase I list as nondevelopment, contingent upon the projects being implemented in a manner consistent with the goals and objectives of the statute. (R) - Core
- 01/11/95 - Calverton Redevelopment Policy for pending Plan (not an application) adopted. This is the text which became Section 9.2 of Volume 1. (R) - CGA
- 03/08/95 - Mavis Development Corp demolition and removal (R) - CGA
- 03/08/95 - APPLE Facility / Eastport discussion (I) - Core
- 03/08/95 - Robert Zysk road improvement on w/s of Jerusalem Hollow Rd / Manorville. Determined to meet the nondevelopment criteria of 57-0107(13)(I). (R) - CGA
- 03/08/95 - Bagatelle Nursery site barn removal (D) - CGA
- 03/15/95 - Toussie at Oakland Ave North / Miller Place deferral to counsel (I) - CGA
- 03/15/95 - Bartlett Ave Assoc / Middle Island deferral to counsel (I) - Core
- 03/22/95 - Toussie at Oakland Ave North / Miller Place decision it is development (D) - CGA
- 03/22/95 - Toussie at Oakland Ave South / Miller Place deferral to counsel (I) - CGA
- 03/22/95 - Bartlett Ave Assoc / Middle Island deferral to counsel (I) - Core
- 03/30/95 - Bartlett Ave Assoc / Middle Island (D) - Core
- 04/12/95 - Core roadfront list adoption (not an application) (R) - Core
- 04/26/95 - North Shore Properties Policy (not an application) (R) - CGA
- 05/24/95 - North - south Longwood Rd development status discussion deferred (I) - Core
- 06/07/95 - Future improvement of n-s Longwood Road (not an application) Commission stated that if the Town of Brookhaven should determine at some future time that the current north-south unpaved road known as Longwood Road and shown on the Suffolk County tax maps for District 200, Sections 504, 552, and 583 should be improved as a public road, then that improvement would be deemed to be nondevelopment under ECL Section 57-0107(13)(I). (R) - Core

- 07/26/95 - LI Compost project referral to counsel (I) - Core
- 08/23/95 - Manorville Post Office nondevelopment (D) - Core
- 10/25/95 - George's Manor as nondevelopment (R) - Core
- 10/25/95 - Diane Plompen projects as nondevelopment (R) - Core
- 11/21/95 - Giuseppe Passanante land division referral to counsel (I) - Core
- 12/06/95 - Giuseppe Passanante land division as nondevelopment (D) - Core

1996

- 01/03/96 - NYNEX Yaphank parking lot expansion as nondevelopment (D) - Core
- 01/03/96 - Rita Kristiansen Calverton residence as being development (D) - Core
- 03/20/96 - TNT Waterworks / Westhampton decision it is development (D) - Core
- 04/17/96 - Aliperti / Shoreham, Tomforde / Yaphank, and Clemens / Middle Island decision that these meet the new Town standards and do not need review by Commission; Clemens hearing for that date was cancelled; **not a decision about development status** - (D) - all CGA
- 04/17/96 - Mazarakis / Manorville deferral to counsel (I) - Core
- 05/01/96 - Mazarakis / Manorville decision it is development (D) - Core
- 06/24/96 - Orr Assoc / Ridge deferral to counsel (I) - Core
- 06/24/96 - NYNEX / Ridge nondevelopment determination (R) - Core
- 07/10/96 - Ridge Full Gospel Church / Ridge site plan referral to counsel (I) - Core
- 07/10/96 - Orr Assoc / Ridge determination it is development (D) - Core (see 9/11/96 reversal!)
- 07/24/96 - Gabreski Airport / Westhampton light industrial park referral to counsel (I) - CGA portion
- 07/24/96 - Ridge Full Gospel Church - determination it is development (D) - Core
- 07/24/96 - John Kendall / Ridge replacement of home with new one on different part of site - determination that it is not development (D) - Core
- 08/07/96 - Gabreski Airport light industrial park - determination that it is nondevelopment - (D) - CGA
- 09/11/96 - Orr Associates / Ridge four lot subdivision determination is not development - (D) - Core
- 10/23/96 - Bronfeld subdivision / Flanders decision that it is development (D) - Core and CGA
- 10/23/96 - South Rocky Point Acres subdivision - referral to staff and counsel (I) - Core

or CGA status to be clarified.

- 11/13/96 - Kaplan / Quogue Village industrial site plan - decision that this be referred back to the Village for processing under the new Village code; **not a decision about development status** - CGA
- 11/13/96 - Peconic Pines a/k/a Dorothy Braunlich / Flanders residential subdivision decision that it is nondevelopment (D) - Core
- 11/13/96 - SCWA Water Tank / Manorville - affirmation that it is nondevelopment (D) - Core
- 11/13/96 - Nassau County Boy Scouts golf course proposal / Wading River referral to counsel (I) - Core
- 12/04/96 - South Rocky Point Acres subdivision decision that it is in CGA; no explicit mention of nondevelopment (although it is implied by 10/23/96 discussion if it was found to be in CGA) (R) - CGA

1997

- 04/02/97 - Hampton Hills Golf Course facilities expansion is development (D) - Core
- 04/02/97 - SCC Eastern Campus well for education as nondevelopment (D) - Core
- 04/02/97 - Hughes / Ridge land division discussion about development status; no decision (I) - Core
- 04/02/97 - Goldstein / Manorville residence as development (R) - Core
- 05/14/97 - Garsten, Block, and Molinoff / Wading River (Riverhead) subdivision decision that it is in CGA; no explicit mention of nondevelopment (although it is implied the decision that it is in the CGA) (R) - CGA
- 06/04/97 - Tender Care Preschool / Manorville decision it is nondevelopment (D) - Core
- 06/24/97 - We Got It Auto Parts / Flanders site plan decision it is not development (D) - Core
- 06/24/97 - Konak Garage Display / Rocky Point site plan decision it is development (D) - CGA
- 10/29/97 - Altaire Pharmaceuticals / Calverton (Riverhead) site plan decision it is development (D) - Core
- 11/19/97 - Tall Grass Golf Course / Shoreham site plan - referral to counsel for interpretation of fertilizer standard (I) - CGA
- 12/17/97 - SCC Eastern Campus septic system referral to counsel (I) - Core
- 12/17/97 - Tall Grass Golf Course / Shoreham site plan is nondevelopment (D) - CGA

1998

- 01/28/98 - Hughes / Ridge e/s William Floyd Parkway (CR 46), n/o Rt 25 referral to staff to write letter asking for additional info re status of their request (I) - Core
- 02/18/98 - Hughes / Ridge e/s Wm Floyd, n/o Rt 25 referral to counsel (I) - Core
- 03/11/98 - Hughes / Ridge e/s Wm Floyd, n/o Rt 25 Town is performing a s&s search (I) - Core
- 04/01/98 - SC DPW CR 111 bridge rehabilitation is nondevelopment (D) - CGA
- 04/01/98 - Davis / Riverhead Dairy Farm and Retail Operation on Southampton Town easement protected lands s/s CR 51 in Eastport is nondevelopment (D) - Core
- 04/01/98 - Tossini Service Station / Calverton (Exit 71 entrance ramp) is nondevelopment (D) - Core
- 07/21/99 - Warner / Riverhead subdivision of PBC easement land (600-118-4-5.5) determined to not constitute development; later discussed again on 7/21/99 (D) - Core
- 04/22/98 - SCC College Eastern / Eastport STP upgrades and changes referral to counsel and decision to invite College to next meeting (I) - Core
- 04/22/98 - SCC College Eastern / Eastport STP upgrades and changes discussion (I) - Core
- 05/13/98 - Nicolazzi / Manorville commercial property with remains of foundation of 3 story bldg burned in 1998 referral to counsel (I) - Core
- 05/13/98 - SC DPW lead agency coordination for proposed STP outside Gabreski to serve Gabreski CGA decision that Commission is not an involved agency under SEQRA - (D) - CGA
- 06/03/98 - Nicolazzi / Manorville commercial property with remains of foundation of 3 story bldg burned in 1998 decision that the prior structure, or one substantially similar, can be reconstructed (D) - Core
- 06/03/98 - Kreiger / Manorville (Riverhead) parcel with existing occupied mobile home; request to build new unit with different orientation and footprint on parcel then remove old unit; decision that it is not development based upon definition of "structure" in Riverhead Town Code (D) - Core
- 06/24/98 - Brookhaven Town Center change in project and discussion of whether exemption still applies; referral to counsel (I) - CGA
- 06/24/98 - Walter / Miller Place land division - ZBA approval for 53% clearing; owner wants 90% for 3 lots; inquiry whether hardship needed; decision that hearing will be held

after an application is received - (D) - CGA

- 07/15/98 - Michaelangelo's / Manorville - decision it is development (D) - Core
- 07/15/98 - Brookhaven Shooting Range / Ridge decision that proposal is development (D) - Core
- 08/05/98 - Waltel / Manorville single lot sfh jurisdictional inquiry; referral to counsel (I) - Core
- 08/05/98 - Waltel / Manorville single lot sfh decision it is nondevelopment (D) - Core
- 08/26/98 - Brookhaven Town Center discussion of new project; decision not to comment in Town SEQRA process; no further action (I) - CGA
- 08/26/98 - Northrop Grumman / Calverton (Riverhead) zone change s/s Grumman Blvd decision to not seek lead agency; discussion of whether zone change would constitute development (I) - Core
- 09/16/98 - Sprint / Manorville installation on existing utility pole; decision to request further info, staff site visit, and meeting with sponsor (I) - Core
- 09/16/98 - Fireman's Park / Ridge (Shooting Range ?) Further discussion (I) - Core
- 10/07/98 - Jensen / Manorville subdivision referral to counsel (I) - Core
- 10/26/98 - Sprint / Manorville continued (I) - Core
- 10/26/98 - Jensen / Manorville subdivision (I) - Core
- 10/26/98 - Hughes / Ridge land division DOJ (I) - Core
- 10/26/98 - Steam Engine 39 / Calverton DOJ (I) - Core
- 11/18/98 - LI Shooting Range / Ridge rescinding of 10/26/98 resolution (during hearing?) which approved hardship, and stating instead it does not constitute development (R) - Core
- 11/18/98 - Arma / Ridge request for clarification of proposed easement terms w/regard to nondevelopment provisions and referral to counsel; not an interpretation of an existing easement; refers to 57-0107(13)(iii) (I) - Core
- 11/18/98 - Rocky Point School District site plan determination it is not development (R) - CGA
- 11/18/98 - Hughes / Ridge land division DOJ not being development (D) - Core
- 11/18/98 - DiBartolomeo / Manorville referral to counsel to write letter explaining accessory use nondevelopment provisions of the pine barrens law (I) - Core
- 11/18/98 - SCC East / Treetures Trail project - DOJ - referral to staff (I) - Core
- 12/09/98 - SCC East / Treetures Trail project is not development (R) - Core

1999

- 02/03/99 - Sprint Spectrum panel antennae on existing LIPA tower / Calverton referral to staff for site visit, comparison to prior nondevelopment Sprint project, and possibly sending nondevelopment letter if similar (D) - Core
- 02/24/99 - Jensen / Manorville subdivision as nondevelopment (D) - Core
- 05/19/99 - Hampton Hills Country Club storage bldg and pavement / Northampton is development (D) - Core
- 06/09/99 - Bilek / Calverton (BH) home development discussion formal referral to counsel (R) - Core
- 06/09/99 - Preiser / Manorville (BH) commercial site plan decision its nondevelopment (D) - Core
- 07/21/99 - Wildlife Rescue Center of the Hamptons / Hampton Bays renovations and new construction to form Center at Munns Pond - decision it is not development - (D) - Core
- 07/21/99 - Warner / Riverhead subdivision of PBC easement land (600-118-4-5.5) determined to not constitute development; previously discussed 4/1/98 (D) - Core
- 09/22/99 - Eastport - South Manor Junior High School complex decision it is not development (R) - CGA
- 09/22/99 - BJ Heavy Equipment / Calverton proposed sand and gravel screening by possible new owner; referral to counsel (I) - Core
- 09/22/99 - Albertson Realty / Calverton in vessel composting proposal (old asphalt plant site) referral to counsel (I) - Core
- 09/22/99 - SC Greenways Site / Eastport possible soccer field referral to counsel (I) - CGA
- 09/22/99 - BJ Heavy Equipment / Calverton proposed sand and gravel screening by possible new owner; decision it is development (D) - Core
- 09/22/99 - LIPA South Fork Electric Transmission Line discussion and referral to counsel (I) - Core and CGA
- 09/22/99 - SC Greenways Site / Eastport possible soccer field on farmland; referral to counsel (I) - CGA
- 010/13/99 - SC Greenways Site / Eastport possible soccer field decision it is not development (D) - CGA
- 11/10/99 - Gazza / Westhampton request to remove dead trees decision it is not development (D) - Core
- 11/10/99 - US DOE telecommunications tower jurisdictional and other discussion (I) -

Core

- 11/10/99 - LIPA South Fork Electric Transmission Line further discussion (I) - Core and CGA
- 12/08/99 - LIPA South Fork Electric Transmission Line further discussion (I) - Core and CGA
- 12/08/99 - US DOE telecommunications tower further discussion of DOE's letter stating intent to proceed with construction (I) - Core

2000

- 01/05/00 - LIPA South Fork Electric Transmission Line decision it requires hardship permit (and scheduling of hearing) ® - Core and CGA
- 01/05/00 - Gazza / Westhampton four parcels clearing for agriculture referral to counsel and staff (I) - CGA
- 02/16/00 - Sachem SD jurisdiction request High School project / Farmingville ® CGA
- 03/08/00 - SCC East / Eastport modular building SEQR coordination and jurisdictional discussion referral to counsel (I) - Core
- 03/08/00 - Manorville Vistas / Manorville development work in progress; jurisdictional and grandfather discussion; referral to counsel (I) - CGA
- 03/29/00 - Liere property clearing reports / Manorville and other properties in general; discussions about interagency enforcement and investigations and lack of ECL 57 enforcement provisions (I) - Core and CGA
- 03/29/00 - SCC East / Eastport modular building decision that it is not development (R) - Core
- 03/29/00 - Manorville Vistas / Manorville decision that it is grandfathered (D) - CGA
- 03/29/00 - Ironwood Golf Course site plan CGA hardship hearing / Yaphank - brief discussion off record during hearing as to the Commission's jurisdiction over this project (I) - CGA
- 04/19/00 - General discussion over Commission's authority regarding towers (I) - Core and CGA
- 04/19/00 - Roman Catholic Diocese land division / Manorville jurisdictional discussion regarding land division with no construction; one lot built; referral to staff to obtain letter that second parcels will be preserved and thus the split would be nondevelopment - (D?) - Core
- 05/10/00 - Brookhaven Town Center / Yaphank decision to issue a revised version of

01/20/00 letter re exemption (R) - CGA

- 05/10/00 - Hidden Pond Stables / Manorville decision it is not development after public hearing (R) - Core
- 06/21/00 - Omnipoint Communications Cell Tower / Firemen's Park, Ridge (I) - Core
- 06/21/00 - Brookhaven Town Center / Yaphank further discussion re lead agency coordination and whether the exemption still applies (I) - CGA
- 07/12/00 - Omnipoint Communications Cell Tower / Firemen's Park, Ridge further discussion; decision that it is development (R) - Core
- 07/12/00 - General discussion re having a communications tower plan created (I) - CGA and Core
- 07/12/00 - Marcus indoor horse arena / Manorville (Riverhead) decision it is not development (R) - Core
- 07/12/00 - Seeley and Lukas lot split / Calverton (BH) deferral to 8/2 agenda (I) - Core
- 08/02/00 - General discussion re a communications tower plan created (I) - CGA and Core
- 08/02/00 - Seeley and Lukas lot split / Calverton (BH) decision it is not development (D) - Core
- 09/13/00 - Brookhaven Town Center / Yaphank decision to send attached draft letter re this property to sponsor's attorney (R)- CGA
- 10/04/00 - Caithness Power Plant / Yaphank (BH) discussion re possible Commission role (I) - CGA
- 10/25/00 - Omnipoint Communications Cell Tower / Ridge Fire District property (new location) discussion (I) - CGA
- 11/29/00 - Caithness Power Plant / Yaphank (BH) further discussion re possible Commission role (I) - CGA
- 11/29/00 - Coram Fire District new addition / Coram (BH) discussion re possible Commission jurisdiction (I) - CGA
- 11/29/00 - Omnipoint Communications Cell Tower / Ridge Fire District property draft response to request for comments by Brookhaven Town (I) - CGA
- 11/29/00 - Water Ski Project / EPCAL site, Calverton (Riverhead) discussion (I) - CGA
- 12/20/00 - LIPA - Keyspan gas main extension, Nugent Dr, Riverhead discussion re field activity, jurisdiction (I) - Core

2001

- 01/10/01 - LIPA - Keyspan gas main extension, Nugent Drive, Riverhead discussion and decision it is not development (D) - Core
- 01/31/01 - Schuler / Ridge single family lot DOJ discussion (I) - Core
- 01/31/01 - Keyspan gas main (new project) along LI DOJ discussion (I) - CGA and Core
- 01/31/01 - Gazza / Westhampton (Southampton) discussion of development status if one of his parcels is used for State Police station (I) - Core
- 02/21/01 - Keyspan gas main (new project) along LI DOJ further discussion (I) - CGA and Core
- 02/21/01 - Schuler / Ridge single family lot DOJ further discussion (I) - Core
- 03/14/01 - Keyspan gas main (new project) along LI in CGA only decision it is not development ® - CGA
- 04/04/01 - SCC East / trailers for bookstore and storage; energy conservation projects including wind turbine tower: discussion; deferral to next meeting to invite College / Eastport (I) - Core
- 04/25/01 - SCC East / carryover; no action / Eastport (I) - Core
- 04/25/01 - Firemen's Park Fire Museum new rest room facility decision it is not development (D) - Core
- 05/16/01 - Eastport Senior Living / Eastport DRS discussion turned into assertion of jurisdiction (R) - CGA
- 05/16/01 - Islander East Pipeline / DOJ discussion - (I) - CGA and Core
- 06/06/01 - Hess / Manorville (BH) discussion re possibly modifying Clancy St Food Ct permit to allow Hess gas sta and convenience store (I) - Core
- 06/06/01 - Islander East Pipeline / DOJ discussion - (I) - CGA and Core
- 06/06/01 - Keyspan gas main along CR 31, Westhampton (new) DOJ discussion and no decision (I) - Core
- 06/27/01 - Islander East Pipeline / decision to file with FERC for intervenor status (R) - CGA and Core
- 06/27/01 - Keyspan gas main along LIE (BH and SOUTHAMPTON) - discussion of meeting (I) - Core and CGA
- 06/27/01 - Keyspan gas main along CR 31, Westhampton discussion re better advance notice from Keyspan; Commission staff verbal report that it was completed consistent with the nondevelopment provisions of the act (I) - Core
- 07/18/01 - Red Maple Road / Ridge land division DOJ; previously reviewed by Comm in

200 and deemed nondevelopment; further milestones since then; referred to counsel (I) - Core

- 07/18/01 - Islander East Pipeline / FERC intervenor filing status (I) - CGA and Core
- 07/18/01 - Iroquois Pipeline general discussion; no DOJ discussion (I) - CGA and Core
- 07/18/01 - BJ Heavy Equipment / Calverton (Riv) change in lot lines between two parcels to rectify building error; no new dev; decision it is not development (I) - Core
- 07/18/01 - Gazza / Westhampton (SOUTHAMPTON) 900-247-1-2 DOJ re parcel w/ clearing and foundation to construct home occupational office; referral to counsel and scheduling a core hardship hearing on it for 9/5/01 in case it is development (R) - Core
- 07/18/01 - Brookhaven Town Center / Yaphank further discussion (I) - CGA
- 08/08/01 - Red Maple Road / Ridge land division DOJ; decision it is not development (D) - Core
- 08/08/01 - Islander East Pipeline further discussion (I) - CGA and Core
- 08/08/01 - Gazza / Westhampton (SOUTHAMPTON) 900-247-1-2 DOJ re parcel w/ clearing and foundation to construct home occupational office; decision it is development and to proceed with hearing on 9/5/01 (D) - Core
- 08/08/01 - Brookhaven Town Center further discussion (I) - CGA
- 09/05/01 - Islander East Pipeline further discussion (I) - CGA and Core
- 09/05/01 - Brookhaven Town Center further discussion (I) - CGA
- 09/05/01 - Devon Lane Land Division / Coram (BH) interpretation of clearing standard for a single tax parcel with split zoning, existing development and prior clearing (D) - CGA
- 09/26/01 - Brookhaven Town Center further discussion and scheduling of hearing on matter as a DRS (R) - CGA
- 09/26/01 - Keyspan Pipeline along LIE to Manorville further discussion and staff report of restoration work (I) - CGA
- 10/17/01 - Islander East Pipeline further discussion (I) - CGA and Core
- 11/07/01 - Islander East Pipeline further discussion (I) - CGA and Core
- 11/28/01 - Iroquois Pipeline decision to file for intervenor status ® - CGA and Core
- 12/19/01 - Crown Communications / Westhampton monopole DOJ referral to counsel (I) - Core

2002

- 01/09/02 - Islander East Pipeline further discussion (I) - CGA and Core

- 01/09/02 - Iroquois Pipeline further discussion (I) - CGA and Core
- 02/06/02 - Sarnoff DEC Preserve lean to / Southampton - not development (D) - Core
- 02/06/02 - Islander East Pipeline further discussion (I) - CGA and Core
- 02/06/02 - Iroquois Pipeline further discussion (I) - CGA and Core
- 02/27/02 - Islander East Pipeline further discussion (I) - CGA and Core
- 02/27/02 - Iroquois Pipeline further discussion (I) - CGA and Core
- 02/27/02 - Spring Meadow / Wading River (BH) - discussion re possible assertion (I) - CGA
- 03/20/02 - North Fork Bank / Manorville (BH) renovation and construction decision it is development (D) - Core (*see later 05/08/02 reversal*)
- 03/20/02 - Islander East Pipeline further discussion (I) - CGA and Core
- 03/20/02 - Iroquois Pipeline further discussion (I) - CGA and Core
- 03/20/02 - Work on private property s/o BNL by BNL for groundwater remediation discussion by owner as to what effect clearing would have on his future development plans (I) - CGA
- 04/10/02 - LI Shooting Range / Ridge general discussion plus applicability of nondevelopment provisions (I) - Core
- 04/10/02 - Sprint Spectrum / Manorville antenna installation jurisdictional discussion; deferral to next meeting (I) - Core
- 04/10/02 - Toussie c/o Kleis / Ridge three lot residential subdivision; one lot has existing house w/ clearing in excess of clearing standard; wants to build second home on one of the other lots; third lot was identified by Town in 1998 as a possible subdivision site. No decision; agreed to let Town handle (I) - CGA
- 04/10/02 - Islander East Pipeline further discussion (I) - CGA and Core
- 04/10/02 - Iroquois Pipeline further discussion (I) - CGA and Core
- 05/08/02 - Firemen's Park / Ridge 9/11 memorial decision it is not development (R) - Core
- 08/08/02 - LI Shooting Range, Firemen's Park Museum general discussion including jurisdiction (I) - Core
- 05/08/02 - Work on private property s/o BNL by BNL for groundwater remediation; decision that land cleared for environmental remediation pursuant to 57-0107(13)(c) and revegetated shall not be considered "cleared" or "previously cleared" for purposes of determining conformance with Plan Section 5.3.3.6.1 (R) - CGA
- 05/08/02 - North Fork Bank / Manorville (BH) renovation and construction decision it is development (D) - Core (*reversal of 03/20/02 decision*)
- 05/08/02 - Islander East Pipeline further discussion (I) - CGA and Core

- 05/22/02 - LI Shooting Range / Ridge - further discussion (I) - Core
- 05/22/02 - Firemen's Museum / Ridge - jurisdictional discussion (I) - Core
- 05/22/02 - Sprint Spectrum / Manorville antenna installation decision it is not development (from 04/10/02) ® - Core (*see 5/21/03 project revision*)
- 05/22/02 - General discussion about larger utility poles in SC and jurisdiction (I) - area?
- 05/22/02 - Islander East Pipeline further discussion (I) - CGA and Core
- 05/22/02 - Iroquois Pipeline further discussion (I) - CGA and Core
- 06/12/02 - Crown Communications / Westhampton proposed monopole on NYS DOT property jurisdictional discussion referral to counsel (I) - Core
- 07/10/02 - Crown Communications / Westhampton proposed monopole on NYS DOT property jurisdictional discussion continuation (I) - Core
- 07/10/02 - Baiata Commercial Site Plan / Manorville revision to 1998 proposal; this time for convenience store; decision that hardship application is necessary (D) - Core
- 07/10/02 - Islander East Pipeline further discussion (I) - CGA and Core
- 07/24/02 - Crown Communications / Westhampton proposed monopole on NYS DOT property decision that it requires hardship permit ® - Core
- 07/24/02 - Wildwood Town Park / Northampton (Southampton) decision that it requires hardship permit and scheduling hearing ®- Core
- 09/04/02 - Islander East Pipeline further discussion and resolution objecting to route of Calverton lateral portion (I) - CGA and Core
- 09/04/02 - Iroquois Pipeline further discussion (I) - CGA and Core
- 10/02/02 - LI Live Steamers Train Track expansion / Southaven County Pk (Yaphank) jurisdictional discussion and later in meeting a resolution it is not development ® - Core
- 10/02/02 - Menechino horse barn / Calverton (Riverhead) jurisdiction discussion; decision it is not development (D) - Core
- 10/23/02 - Iroquois Pipeline further discussion (I) - CGA and Core
- 11/20/02 - Ridge Elementary School (Longwood SD) / Ridge (Brookhaven) possibly first discussion of activity at Ridge Elementary and Commission's jurisdiction (I) - CGA and Core
- 12/11/02 - Brookhaven Calabro Airport (Shirley) lead agency coordination response discussion re clearing and pruning at end of runway; discussion re portion in PB vs. outside and response (I) - CGA and non-PB

2003

- 01/15/03 - Islander East Pipeline further discussion (I) - CGA and Core
- 01/15/03 - Iroquois Pipeline further discussion (I) - CGA and Core
- 02/19/03 - Islander East Pipeline further discussion (I) - CGA and Core
- 02/19/03 - Iroquois Pipeline further discussion (I) - CGA and Core
- 03/19/03 - Ridge Elementary School (Longwood SD) / Ridge (BH) counsel report that he sent letter to school district saying that clearing, development and construction at Ridge Elementary School will require permit from the Commission (I) - CGA and Core
- 04/16/03 - Gazza four parcels in the Riverhead Estates old filed map / Flanders (Southampton) discussion re whether construction of a home on each was "development"; agreement that three of four are definitely not exempt from pine barrens act, while 900-167-3-8 may be exempt pending further examination; Mr. Gazza asked to send in written request (I) and (D) - Core
- 04/16/03 - Calverton Shooting Range / Calverton (Brookhaven) mining project for which lead agency coordination received; discussion re jurisdictions involved; agreement that Commission will seek lead agency status (I) - Core
- 05/21/03 - Gazza / Flanders 900-167-3-8 (continued from 4/16/03) discussion and decision that single family home construction on this is exempt from the pine barrens law if Commission counsel concurs; referred to counsel (D) - Core
- 05/21/03 - Sprint Spectrum / Manorville (Brookhaven) parcel 200-461-3-30.2 antenna installation; previously discussed 5/22/02 and decision that panel antenna installation not development; project has changed to require replacement of the pole with a new one ten feet away; prior decision required notice to Commission of changes; decision today that revised project is not development (D) - Core
- 05/21/03 - Newport Estates / Miller Place decision that it is development (D) - CGA
- 05/21/03 - Sachem High School / Farmingville brief mention of question as to whether the high school construction is in compliance with the prior nondevelopment decision conditions (I) - CGA
- 05/21/03 - Field Day Concert / Calverton (Riverhead) first discussion re jurisdiction (I) - CGA
- 05/29/03 - Field Day Concert / Calverton (Riverhead) continued discussion re jurisdiction then assertion of jurisdiction over impacts to the Core area, but not the CGA concert site itself (R) - Core and CGA
- 06/05/03 - Field Day Concert / Calverton (Riverhead) decision to rescind prior assertion of jurisdiction ® - Core and CGA
- 06/18/03 - Calverton Shooting Range / Calverton (Brookhaven) further discussion of

mining project, lead agency coordination, jurisdiction; agreement that project requires Core hardship permit (D) - Core

- 06/18/03 - Gazza / Flanders 900-167-3-8 continued from 5/21/03 discussion and decision that single family home construction on this is exempt from the pine barrens law if Commission counsel concurs; counsel reports that documentation was insufficient and he will contact Mr. Gazza (I) - Core
- 07/17/03 - Gazza / Flanders 900-167-3-8 PBC appeal received on this (I) - Core
- 07/17/03 - Verizon - Gazza / Westhampton 900-247-1-4.1 withdrawal of Verizon's Dec. 2002 request for a DOJ for a cell tower (I) - Core
- 08/20/03 - SC law re cell towers in parks recently passed; decision that Commission will send letter to SC DPW advising them of Commission's jurisdiction (D) - Core and CGA
- 09/24/03 - Verizon - Gazza / Westhampton 900-213-1-71 monopole decision it is development (D) - Core
- 09/24/03 - Huntington Ready Mix / Speonk 900-276-3-1, 2 lead agency coordination and jurisdictional discussion for renewal and expansion of existing mining permit for partly Core / partly CGA-CRA site (I) - Core and CGA
- 09/24/03 - general discussion (first by Commission?) of required open space being distributed among lots in residential area; and individual lot owners later seeking relief; decision that individual lot owners should file CGA hardship applications (D) - CGA
- 10/15/03 - Gabreski Airport / Westhampton 900-312-1-4.2 discussion re clearing; jurisdiction; invite to SC Eco Dev (I) - Core and CGA
- 10/15/03 - EPCAL WSR boundary modification application to DEC: summary presentation to Commission by DEC (I) - CGA only?
- 10/15/03 - General agreement that LEC will develop interagency enforcement protocol (I) - Core and CGA
- 10/15/03 - Huntington Ready Mix / Speonk (Southampton) and CPB mining permits in general: discussion; presentation by Bob Yager of DEC (I) - Core and CGA
- 11/19/03 - Gabreski Airport / Westhampton 900-312-1-4.2 continuation of discussion this time with SC Eco Dev; DOJ referral to counsel (I) - Core and CGA
- 12/17/03 - Sprint Spectrum / Manorville (Brookhaven) parcel 200-461-3-30.2 (continued from 05/21/03) replacement pole DOJ discussion w/ presentation; decision today (again) that revised project is not development (R)- Core
- 12/17/03 - New Age Builders / Flanders (Southampton) 900-167-2-35 land division along Maple Ave; project site is split by Core/CGA line; part of Riverhead Estates old filed map; decision it is not development as long as all construction and development occur within the CGA portion and all CGA standards are met (R)- Core and CGA

- 12/17/03 Warner Duck Farm PBC easement property / Riverhead (600-118-4-5.5); Town interested in purchasing it; wants to know what activities might be permitted there due to easement (I) - Core
- 12/17/03 - Huntington Ready Mix / Speonk (Southampton) further discussion; no application received; reaffirmation that it requires application (D) - Core and CGA
- 12/17/03 - Gabreski Airport / Westhampton - further discussion; counsel recommendation to interpret boundary line first (I) - Core and CGA
- 12/17/03 - Cusumano and Gergela horse and cattle pole barn / Middle Island (Brookhaven) 200-454-1-9.1 DOJ discussion; agreement that further info needed from sponsors (I) - Core
- 12/17/03 - LIPA Riverhead - Jamesport Transmission Line pole replacement s/s Peconic River in Southampton Town; replacement of existing steel lattice tower with steel monopole tower approx. 50 feet away; decision it is not development (R)- Core

2004

- 01/21/04 - Cusumano and Gergela horse and cattle pole barn / Middle Island (Brookhaven) 200-454-1-9.1 further DOJ discussion; agreement that further info needed from sponsors (I) - Core
- 01/21/04 - Westhampton Mining Aggregates / Westhampton Westhampton 900-332-3-26, 28.1, 28.2; 900-334-1-1 - Town has issued citations for activities there; agreed that application will be forwarded (D) - Core
- 01/21/04 - Middle Island Country Club / Middle Island 200-501-1-3.1 discussion whether parcel division is development; referred to counsel (I) - CGA
- 02/18/04 - Middle Island Country Club / Middle Island 200-501-1-3.1 further discussion this time with sponsor's representative whether parcel division is development; referred to counsel (I) - CGA
- 02/18/04 - Westhampton Mining Aggregates / Westhampton 900-332-3-26, 28.1, 28.2; 900-334-1-1 - decision that it is development ®- Core
- 03/17/04 - Middle Island Country Club / Middle Island 200-501-1-3.1 decision that subdivision here is not development ®- CGA
- 03/17/04 - Gazza - Vanderbilt Park / Eastport (Southampton) 900-331-3-9, 10, 11 resurfacing of Summit Boulevard; request for DOJ from Planning Board; Mr. Gazza had "selective pruning" done along Core part of road to access CGA parcel; deferral to next meeting to allow Town staff to inspect (I) - Core and CGA

- 04/21/04 - Cusumano and Gergela horse and cattle pole barn / Middle Island (Brookhaven) 200-454-1-9.1 further DOJ discussion; deferred to next meeting (I) - Core
- 04/21/04 - Gazza - Vanderbilt Park / Eastport (Southampton) 900-331-3-9, 10, 11 resurfacing of Summit Boulevard; request for DOJ from Planning Board; Mr. Gazza had “selective pruning” done along Core part of road to access CGA parcel; deferral to next meeting to allow Town staff to inspect (I) - Core and CGA
- 05/19/04 - Cusumano and Gergela horse and cattle pole barn / Middle Island (Brookhaven) 200-454-1-9.1 no new material received; deferred to next meeting (I) - Core
- 05/19/04 - Stop and Shop / Hampton Bays (Southampton) 900-221-3-16.1, 17, 18 - DOJ request by Town; declined to seek lead agency; instructed staff to check for CGA standards compliance and report at next meeting (D) and (I) - CGA
- 05/19/04 - BNL Peconic River remediation off site on SC Parkland; DOJ discussion; seeking advice from counsel re DOJ (I) - Core
- 05/19/04 - Gazza - Vanderbilt Park / Eastport (Southampton) (900-331-3-9, 10, 11) (Core and CGA) resurfacing of Summit Boulevard; request for DOJ from Planning Board; Mr. Gazza had “selective pruning” done along Core part of road to access CGA parcel; Town report that no violation has occurred; no action by Commission (I) - Core and CGA
- 05/19/04 - Cusumano and Gergela horse and cattle pole barn / Middle Island (Brookhaven) 200-454-1-9.1; sponsor requested to place this on indefinite hold (I) - Core
- 05/19/04 - Stop and Shop / Hampton Bays (Southampton) 900-221-3-16.1, 17, 18 - DOJ request by Town; further discussion this time with attorney for project; no action taken pending receipt of materials from attorney (I) - CGA
- 05/19/04 - BNL Peconic River remediation off site on SC Parkland; DOJ discussion (I) - Core
- 06/16/04 - BNL Peconic River remediation off site on SC Parkland; DOJ discussion; decision it is not development (D) - Core
- 07/21/04 - Hidden Ridge / Manorville 200-509-7-1.3, 1.4 residential subdivision using Credits; part of former larger site over which Commission asserted jurisdiction, approved, and was sued and lost; agreement that a single and separate search acceptable to counsel would be undertaken to verify its nondevelopment status (D) - CGA
- 08/18/04 - Peconic River Sportsmen’s Club pump house / Calverton (Riverhead) 600-142-2-1.1 decision it is not development (R)- Core
- 09/15/04 - Gabreski Airport / Westhampton 900-312-1-4.2, etc. decision that prior clearing on northeast edge is not development (R)- CGA
- 12/15/04 - Longwood Library parking and drainage improvements / Middle Island (200-

401-1-24.9; 403-1-3, 4) (CGA) - DOJ deferral to next meeting (I) - CGA

- 12/15/04 - Southaven County Park Trap and Skeet Range improvements (200-745-1-1, etc.) - decision that it constitutes development and scheduling of hearing ® - Core

2005

- 01/19/05 - Longwood Library parking and drainage improvements / Middle Island (200-401-1-24.9; 403-1-3, 4) DOJ deferral to next meeting (I) - CGA
- 01/19/05 - (from 07/21/04; see discussion there) - Hidden Ridge / Manorville (200-509-7-1.3, 1.4) determination today that, based upon the 1978 tax maps showing the parcels, there is no need for the Commission to act as long as the Town determines that it complies with standards (D) - CGA
- 01/19/05 - Southaven County Park Trap and Skeet Range improvements (200-745-1-1, etc.) application withdrawal (R)- Core
- 01/19/05 - NYS Office for Technology Statewide Wireless Network - decision to send second letter to OFT (D) - CGA and Core and non PB
- 01/19/05 - Shoreham School District set of three proposals: Middle School, land swap, and High School. Discussion of what project site is, and thus compliance; deferral to future meeting when additional info is available (I) - Core (?) and CGA
- 02/16/05 - (from 01/19/05) - Longwood Library parking and drainage improvements / Middle Island (200-401-1-24.9; 403-1-3, 4) DOJ discussion continued; then decision it is “development” (R)- CGA
- 02/16/05 - Sarnoff Demonstration Project / Eastport (900-165-1-1; 182-1-1.1) overview of project (not focused upon jurisdiction yet) (I) - Core
- 04/20/05 - Gabreski Airport presentation and general discussion (I) - CGA and Core
- 04/20/05 - Gazza / Flanders 900-167-2-28, 29, 30 residential lots with transferred Town TDRs decision that it is not development if Town verifies that sufficient Town rights have been transferred (R)- Core
- 04/20/05 - Sarnoff Demonstration Project / Eastport (900-165-1-1; 182-1-1.1) determination that it is not “development” and is consistent with 57-0123(3)(a) (R)- Core
- 06/15/05 - Kent Animal Shelter / Calverton (Riverhead) expansion (600-138-1-6.2) decision it is development and scheduling a hearing (R)- Core
- 06/15/05 - EPCAL / Calverton (Riverhead) general DOJ discussion (I) - CGA
- 07/20/05 - Washington Memorial Cemetery / Miller Place (200-261-1-1) lot split decision it is not development (R)- CGA

- 07/20/05 - Iroquois Gas Pipeline Lateral (new) general overview (I) - CGA and non PB
- 07/20/05 - EPCAL / Calverton (Riverhead) general DOJ discussion (I) - CGA
- 08/10/05 - EPCAL / Calverton (Riverhead) general DOJ discussion (I) - CGA
- 09/21/05 - EPCAL / Calverton (Riverhead) general DOJ discussion (I) - CGA
- 12/21/05 - Dwarf Pitch Pine Interpretive Trail / Westhampton (Southampton) 900-? (two parcels; one NYS DEC and one SC Parks) decision it is in conformance with PBC easement (R)- Core

2006

- 01/18/06 - American Physical Society / Ridge (200-459-1-1.4) (Core) tree removal decision it is development (R)- Core
- 02/15/06 - American Physical Society / Ridge (200-459-1-1.4) (Core) tree removal appeal re development determination; reaffirmation that it requires a permit and scheduling hearing (R)- Core
- 02/15/06 - Gazza / Flanders (900-167-2-23) (Core) - residential lots with transferred Town TDRs decision that it is not development if Town verifies that sufficient Town rights have been transferred (R)- Core
- 02/15/06 - Heritage Square / Eastport (CGA parcels: 200-684-3-8, 9; parcels outside Central Pine Barrens: 200-684-4-1.1, 2, 3; 200-721-6-2): DOJ discussion (I) - CGA and non PB
- 03/15/05 - Peconic River Sportsman's Club / Calverton (200-298-1-1; 600-142-2-1.1) - decision that proposed concrete slab would not be in conformance with conservation easement (R) - Core
- 03/15/06 - American Physical Society / Ridge 200-459-1-1.4 Core hardship hearing for removal of six trees; decision during hearing that it is not development (R)- Core
- 04/19/06 - Manorville Estates Winery (Gherardi) / Manorville 200-511-1-1 through 6, 7.1 through 7.3, 8 through 12, 43 determination of jurisdiction request and presentation; no decision made (I) - Core
- 06/21/06 - Manorville Estates Winery (Gherardi) / Manorville 200-511-1-1 through 6, 7.1 through 7.3, 8 through 12, 43 determination of jurisdiction; decision that clearing portion is development (R)- Core
- 06/21/06 - Gabreski Airport / Westhampton 900-312-1-4.2, etc. presentation of Proposed Airport Land Use Plan to be eventually submitted to FAA; discussion of 65% / 35% cleared and uncleared portions and Commission jurisdiction; possible letter to SC for

submittal to FAA; agreement to have Commission counsel forward letter stating that Commission does have jurisdiction and that these percentages apply and citing map as one conceptual possibility (D) - CGA and Core

- 06/21/06 - Southaven County Park Trap and Skeet Range / Yaphank 200-745-1-1, etc. discussion of jurisdiction; referral to counsel (I) - Core
- 07/19/06 - Southaven County Park Trap and Skeet Range / Yaphank 200-745-1-1, etc. discussion of jurisdiction (I) - Core
- 07/19/06 - Island Water Park / Calverton 600-135-1-7.34 assertion of jurisdiction ® - CGA
- 07/19/06 - Westhampton Beach Village Sewage Treatment and Workforce Housing Project - presentation and discussion; no action (I) - CGA and outside pine barrens
- 07/19/06 - General interpretation of ECL 57-0123(13)(xiii) regarding "five or fewer lots" residential subdivision "nondevelopment" provision ® - CGA
- 08/16/06 - Bruhns Residence hardship / Sally Lane, Ridge (200-383-1-12) - discussion of possible nondevelopment status; staff to look at precedents for next meeting (I) - Core
- 08/16/06 - Island Water Park / Calverton 600-135-1-7.34 / assertion of jurisdiction; determination of application completeness; scheduling of hearing (R) - CGA
- 08/16/06 - Longwood School District - Ridge Elementary School / Ridge, Brookhaven; 200-294-2-6,7 (CGA); easement on p/o 200-325-1-11 (Core DEC property) / post 1993 development violation: revised draft order on consent among District, Commission, and NYS DEC (originally approved by Commission 8/109/05; revised order approved 7/19/06) - approval of new version and authorization to sign (also was on 7/19/06 agenda; this was a further revision).
- 09/20/06 - Bruhns Residence hardship / Sally Lane, Ridge (200-383-1-12) (Core) - review of prior nondevelopment determinations for Core homes; decision that this is also nondevelopment (R)- Core
- 10/18/06 - Map of Riverhead Estates / New Age Builders / s/o NYS Rt 24, Flanders (900-167-2-24, 32; 900-167-3-4.1, 7.1) - nondevelopment status under 57-0107(13)(ix) for single family residences, subject to conditions; precedent is Feb. 2006 and prior decision (R)- CGA and Core
- 12/20/06 - Longwood School District - Ridge Elementary School / Ridge, Brookhaven; (200-294-2-6,7) (CGA); easement on p/o 200-325-1-11 (Core DEC property) / post 1993 development violation: revised draft order on consent among District, Commission, and NYS DEC (originally approved by Commission 8/19/05; revised order approved 7/19/06 and another version approved 8/16/06) - signing by John Turner on behalf of the Commission; he was first to sign; DEC and Longwood will sign next.

2007

- 03/21/07 - Rocky Point School District Elementary and High School Additions and Improvements (parking, safety, clearing, maintenance building and related improvements) / 76, 82, and 90 Rocky Point - Yaphank Road (CR 21), Rocky Point 200-124-1-1, 2 - determination that it requires CGA hardship and scheduling of hearing (R)- CGA
- 03/21/07 - Long Island Power Authority Edwards Avenue Substation and Feeder Cable Project / Calverton (200-299-misc. lots (in Core); 600-137-misc. lots; outside pine barrens): determination that this is not development (D) - Core and non pine barrens
- 04/19/07 - Riverhead Town Recreational Park at EPCAL 600- __ (CGA) assertion of jurisdiction (R)- CGA
- 05/16/07 - Rocky Point School District Additions and Improvements / Rocky Point (200-124-1-1,2) (CGA) - decision that interior improvements are nondevelopment; approval of CGA permit for maintenance building; and denial of CGA permit for clearing of 1 acre of wooded land (R)- CGA
- 07/18/07 - Commerce Bank Reuse of Previously Developed Site / Rocky Point (200-101-3-1) (CGA) - determination of jurisdiction - construction of a bank on a previously developed commercial site on the south side of NYS Route 25A in Rocky Point. Site disturbed except for two mature trees which would be preserved; no pine barrens vegetation. Agreed that this does not meet the definition of "development" (D) - CGA

2008

- No jurisdictional determinations were made by the Commission in 2008.

2009

- 05/20/09 - LIPA's installation of second underground conduit in 22 mile electric transmission line, Southampton Town 900- multiple parcels; (part of Core compelling public need permit granted 01/26/00) (Core) - agreed that the pull through of a second cable into an existing conduit is non development (D) - Core

2010

- 01/20/10 - Middle Island Fire District and Substation Two Addition and Alteration / Middle Island (200-378-2-29, 30.3, 40) - resolution that this is not development, with requirement to forward documentation acceptable to Commission counsel ®- CGA
- 12/15/10 - Dayton Avenue School / Manorville (200-589-3-13.7, 13.8, 200-590-6-2) - resolution that the proposal is development, and it conforms to the CLUP and the goals and objectives of ECL Article 57 ® - CGA

2011

- 02/16/11 - Nassau County Boy Scouts of America (Schiff Scout Reservation, Camp Wauwepex) / Wading River (600-75-3-10.3) - resolution that the proposal to apply chemicals as a control method for Phragmites including herbicides or pesticides is denied and authorized hand and/or other mechanical methods of control on five acres of the shoreline area of Deep Pond as environmental restoration ® - Core

2012

- No jurisdictional determinations were made by the Commission in 2012.

2013

- 03/20/13 - Suffolk County Community College Eastern Campus Health and Wellness Facility / Northampton (900-212-2-7.2) - resolution that this Project is nondevelopment ®- Core
- 03/20/13 - Nassau County Boy Scouts of America (Schiff Scout Reservation, Camp Wauwepex) / Wading River (600-75-3-10.3) - resolution to permit the construction of a new dining hall to replace the one demolished in a fire ® - Core

2014

- 09/17/14 - Riverhead Central School District / Calverton (600-117-1-8.3) - Request for determination of jurisdiction to develop a bus parking and fueling facility (D) - CGA

2015

- 08/19/15 - NYSDEC Rocky Point Ballfields Lighting proposal / Rocky Point (200-238-1-1.3) - Request for determination of jurisdiction to install four, 60-70 foot light poles with a total of 18 fixtures on one of the six existing ballfields occupied by the North Shore Little League. Activity does not constitute development, is consistent with goals and objectives of the Act. ® - Core
- 08/19/15 - McDonald's / Ridge (200-351-3-1.1) - Request for determination of jurisdiction. No specific proposal at this time; the Commission cannot give advisory determinations (D) - Core
- 10/21/15 - The Hills at Southampton Mixed Use Planned Development District / East Quogue (approximately 185 parcels on 594 acres in District 900- Sections 203, 219, 220, 250, 251, 288, 289, 314) (Core, CGA, CRA) - Request for determination of jurisdiction for development on a 594 acre project site to develop 118 single-family residences, a private 18-hole golf course, a 155,760 square foot clubhouse, bowling ally, fitness area, spa, theater, basketball courts, yoga facility, ponds, parking, roads, road abandonments, utility connections, a water supply well field, and other infrastructure on 594 acres. Assertion of jurisdiction; activity constitutes development; application must be submitted ®- Core, CGA, CRA
- 10/21/15 - Eagan Jolly / Manorville (200-460-1-5) - Request for determination of jurisdiction to develop a 35 lot single-family residential subdivision on a 34 acre project site. Development ®- Core
- 10/21/15 - Eagan Environmental Solutions / Manorville (200-460-1-10 and 11.1) - Request for determination of jurisdiction to develop a two-lot subdivision on two lots totaling 2.37 acres in the A5 Zoning District. Development ® - Core
- 10/21/15 - Sachem Central School District / Farmingville (200-604-3-11.1) (CGA) - Request for Determination of Jurisdiction for improvements on the school property. Resolution that some activities constitute development and conform to the Comprehensive Land Use Plan and some activities constitute nondevelopment ®- CGA

2016

- 08/17/16 - Joseph and Emily Trocchio/Antro Realty Corp. / Manorville (200-410-1-17) (Core) - Request for determination of jurisdiction for a two-lot subdivision with two existing single-family residences. Nondevelopment (R)- Core
- 10/19/16 - 60 Old River Road (aka Annie's Acres) / Manorville (600-146-2-8.4) -Request

for determination of jurisdiction to change the agricultural use from equine facility to cattle grazing and production either in addition to or in lieu of the equine facility.

Nondevelopment ®- Core

- 12/21/16 - Rockwell Collins / Flanders (900-195-3-2) - Request for determination of jurisdiction to replace in kind 90 foot tall wood monopole with steel monopole of same height, base from 24 inches to 30 inches and top from 18 inches to 24 inches.
- Nondevelopment ®- Core
- 12/21/16 - Starbucks at Manorville (CR 111) / Manorville (200-462-2-6) - Request for determination of jurisdiction for a change of zone from J2 to J5 for a drive through major restaurant and interior alterations for restaurant expansion. Development ®- Core
- 12/21/16 - North Shore Towers at Swan Lake Golf Course / Calverton (600-141-3-1, 600-142-1-1.3) (Core) - Request for determination of jurisdiction to construct a 150 foot tall monopole cell tower and associated facilities. Development ®- Core

2017

- 4/19/17 - Quogue Wildlife Refuge / Quogue (902-3-1-5) - Request for determination of jurisdiction to construct a 861 square foot outdoor classroom and workspace deck on existing nature center. Nondevelopment ® - Core
- 4/19/17- SAS Industries / Manorville (600-134-1-14.1) - Request for determination of jurisdiction to raise roof height of existing structure for industrial use. Nondevelopment ® - Core
- 4/19/17 - ARINC, New Cingular Wireless (AT&T) and MetroPCS / Flanders (900-195-3-2) - Request for determination of jurisdiction to replace existing wireless tower. Nondevelopment ® - Core
- 4/19/17 - Paul DiLandro / East Quogue (900-220-1-90) - Request for determination of jurisdiction to construct a two-story addition with a garage on the first floor and second story living space on existing two story residence. Nondevelopment ® - Core
- 5/17/17 - Tough Mudder at Southaven County Park / Yaphank - Request for determination of jurisdiction to conduct two-day, 10 mile obstacle course event at Southaven County Park in the Core Preservation Area. Development ® - Core
- 6/21/17- Luitpold Pharmaceuticals / Shirley - Request for determination of jurisdiction to connect existing facility to existing Brookhaven Sewer District No. 2. Nondevelopment (D) - CGA
- 7/19/17 - New Cingular Wireless PCS LLC (AT&T) / Manorville (200-461-3-30.2) -

Request for determination of jurisdiction to replace existing antennas on an existing utility pole and add equipment cabinet in existing concrete fenced equipment compound in the Core Preservation Area. Nondevelopment (R) - Core

- 8/16/17 - Linus Pond in Otis Pike Preserve / Riverhead (600-135-1-3). Phragmites removal using herbicides, mechanical and prescribed fire treatments. Nondevelopment (D) - Core
- 9/20/17 - NYSDEC SEQRA Lead Agency Coordination for the Carmans River Fish/Eel Passage at Lower Lake / Yaphank. Nondevelopment (D) - Core
- 9/20/17 - Stony Brook Center for Clean Water Technology at Robert Cushman Murphy County Park (600-146-3-17) and Southaven County Park (200-745-1-1). Installation of experimental alternative sanitary wastewater treatment systems. Nondevelopment (D) - Core
- 9/20/17 - Jeni Kreiger / Manorville (600-146-1-22.7). Remove mobile home and replace with single-family residence. Nondevelopment (D) - Core
- 9/20/17 - William Ebert / Manorville (600-146-3-16.4). Construction of accessory structure to existing residence. Nondevelopment (D) - Core
- 10/18/17 - Robert Seifert / Manorville (200-462-4-4.1). ZBA special permit to have sheep at a residence. Nondevelopment (D) - Core
- 11/15/17 - Maggie King / Manorville (600-134-1-12). Construction of garage accessory to residence. Nondevelopment (D) - Core
- 11/15/17 - Nancy Roesler / Ridge (200-351-2-18). Clear for 16'x22' horse barn and 50'x50' corral on residential property. Nondevelopment (D) - Core
- 11/15/17 - 60 Old River Road / Manorville (600-146-5-8.4). Remove deck and install stairs at existing residence. Nondevelopment (D) - Core
- 11/15/17 - 7-Eleven Coram / Coram (200-430-2-26). Install a fence on existing commercial property. Nondevelopment (D) - CGA
- 12/20/17 - Peconic River Sportsman's Club / Calverton. Replace existing release tower. Nondevelopment (D) - Core

2018

- 1/17/18 - Klug / Northampton (900-235-1-47.1) - Request for determination of jurisdiction for agricultural barn and agricultural labor housing. Nondevelopment (D) - Core
- 2/28/18 - Armand Eagan / Westhampton (900-279-4-13.1) - Request for determination of

jurisdiction. Development (D) - Core

- 2/28/18 - William Ebert / Manorville (600-146-3-16.4) - Request for determination of jurisdiction for accessory structure 580 sf rather than 480 sf. Nondevelopment (D) - Core
- 2/28/18 - Simone Shams / Hampton Bays (900-221-1-3) - Request for Determination of Jurisdiction for an accessory apartment built in 1991. Nondevelopment (D) - Core
- 3/1/18 - Barnett Property / Ridge (200-326-2-6) - Request for determination of jurisdiction for a single-family residence. Nondevelopment (D) - CGA
- 4/18/18 - William Ebert / Manorville (600-146-3-16.4) - Request for Determination of Jurisdiction for accessory use of a swimming pool. Nondevelopment (D) - Core
- 5/16/18 - 1600 Middle Country Road (formerly McDonald's) / Ridge (200-351-3-1.1) - Request for Determination of Jurisdiction for family style restaurant. Nondevelopment (D) - Core
- 6/20/18 - 30 South River Road / Calverton (200-270-3-2) - Request for Determination of Jurisdiction for septic OWTS upgrade for single-family residence. Nondevelopment (D) - Core
- 8/15/18 - Mark Masi / Manorville (600-146-3-4.3) - Request for Determination of Jurisdiction to cut trees and clear to extend driveway. Nondevelopment (D) - Core
- 11/21/18 - Jacqueline Deangelo (represented by Estelle Corr) / 24 Old Orchard Lane, Ridge (200-382-2-19.1) - Request for Determination of Jurisdiction and Interpretation of Conservation Easement. (D) - Core
- 11/21/18 - Kogel Brothers (represented by Paul Solce) / East Bartlett Road, Yaphank (200-499-3-4) - Request for Determination of Jurisdiction for construction of residence in new location on site. Development (D) - Core
- 11/21/18 - Verizon Wireless at Riverhead County Center / Riverhead (900-137-1-27) - Request for Determination of Jurisdiction for wireless facilities on rooftop and in cleared area. Development (D) - CGA
- 12/19/18 - Kent Animal Shelter / Calverton / Riverhead (600-138-1-6.2 and 7.1) - Request for Determination of Jurisdiction for renovation of existing buildings and/or reconstruction to add a second story on one or more buildings. (I) - Core

2019

- 6/19/19 - Suffolk County CEQ SEQRA Coordination Proposed improvements at Cathedral Pines County Park / Middle Island. Nondevelopment (D) - Core
- 6/19/19 - PSEG LI demolition of existing structure and restoration / 135 West Bartlett

Road / Middle Island (200-527-5-14). Nondevelopment. (D) - CGA

- 9/18/19 - National Grid Southeast Suffolk Infrastructure Project / Southampton / Gas main extension on CR 104/CR 31. Nondevelopment (D) - Core
- 9/18/19 - Verizon Wireless development of new wireless communication facility with a 160 foot monopole and antennas on 111-acre Hampton Sand Mine (900-301-3-1 and 900-326-1-4 & 17) / 1 High Street, Eastport / Southampton. Development ® - CGA
- 11/20/19 - PSEG LI second cable install in existing conduit / Southampton. ® - Core
- 11/20/19 - PSEG LI Eastport overhead to underground utility line / Brookhaven. Nondevelopment (D) - CGA
- 11/20/19 - PSEG LI Wildwood (Shoreham) to Riverhead / Nondevelopment (D) - Core
- 12/18/19 - Suffolk County United Veterans House 300+ square foot expansion of existing residential facility / Yaphank / Brookhaven (200-611-3-1.5). Nondevelopment (D) - Core

2020

- 5/20/20 - Army Corps of Engineers munitions removal / Southampton. Nondevelopment (D) - Core
- 12/16/20 - Island Water Park / Calverton / Riverhead (600-135-1-7.34). Nondevelopment (R)- CGA
- 12/16/20 - Quogue Wildlife Refuge upgrade sanitary system / Village of Quogue (902-3-1-5). Nondevelopment (D) - Core

2021

- 1/20/21 - PSEG Long Island 150 foot tall Communications Monopole at Riverhead Substation / Town of Southampton (900-135-2-2). Development ® - Core
- 3/17/21 - Kent Animal Shelter renovate and reconstruct existing structures and replace sanitary system / 2259 River Road Calverton / Riverhead (600-138-1-6.2 and 7.1). Nondevelopment (D) - Core
- 3/17/21 - Quogue Wildlife Refuge construction of 2,700 square foot building and expansion of the nature center / 3 Old Country Road / Village of Quogue (902-1-1-23 et al). Development (D) - Core
- 6/16/21 - Fish Passage at Upper Mills Dam, Peconic River / migratory fish passage in vicinity of LIPA Riverhead Substation / Southampton and Riverhead / Nondevelopment (D) - Core

- 9/15/21 - Suffolk Community College Eastern Campus warehouse building - Suffolk Community College Eastern Campus / 121 Speonk Riverhead Road, Riverhead / Town of Southampton / proposed small warehouse building / Nondevelopment (D) - Core
- 10/20/21 - 19 Sophia Court / Westhampton / Town of Southampton (900-330-2-16.11) / place a temporary soil stockpile of 2,400 cubic yards of soil on cleared area in advance of a three lot subdivision / Development (D) - CGA
- 10/20/21 - PSEG Long Island temporarily relocate three utility poles to accommodate the Forge Road Fish Passage on Peconic River on the boundary of the Towns of Riverhead and Brookhaven / Nondevelopment (D) - Core

2022

- 01/19/22 - Brookhaven National Lab groundwater remediation at RD Industrial site/ Yaphank / Town of Brookhaven (200- 554-3-4.041, 4.045 and 4.046). Nondevelopment (D) - CGA
- 02/16/22 - PSEG Long Island replace in kind 54 utility poles on Old Country Road and Speonk-Riverhead Road in Eastport / Town of Southampton. Nondevelopment (D) - CGA
- 05/18/22 - Eastport South Manor Central School District / Eastport / Town of Brookhaven / 200-589-3-13.7 & 13.8 (Dayton Elementary School) and 200-589-4-1 & 200-676-1-7.7 (High School). Projects include grass fields to artificial turf and solar carports at Elementary and High Schools, 120-foot cell tower and 7,000 square foot expansion of high school. Grass to artificial turf and solar carports determination of Nondevelopment. Expansion of high school and 120 foot cell tower determination of Development (D) - CGA
- 06/15/22 - 70 Schultz Road, Manorville / Town of Riverhead / 600-148-2-2.3 / request for swimming pool on the property of an existing residence developed prior to the Act. Nondevelopment (D) - Core
- 06/15/22 - PSEG Long Island, Yaphank / Town of Brookhaven / install 9,300 linear feet of underground distribution cable and related installations from the Yaphank Substation eastward through the Brookhaven Industrial Park terminating at RD Industrial. No disturbance to conservation easement at RD Industrial. Nondevelopment (D) - CGA
- 06/15/22 - Homeland Towers / 2055 Flanders Road / Town of Southampton / 900-170-1-41.1 / request for 150 foot tall cell tower at an existing junk yard. Development (D) - Core

- 08/17/22 - Bide-a-wee, Westhampton / Town of Southampton / 900-276-3-5.2 / upgrade sanitary systems and public acquisition. Nondevelopment (D) - Core
- 09/21/22 - PSEG Long Island, Yaphank / installation of 20 new wood utility poles and replace 10 existing wood utility poles that are taller and wider for the Expressway Drive North project. Nondevelopment (D) - CGA
- 12/21/22 - PSEG Long Island Manorville Overhead Line Removal Project / Hot Water Street to Baily Lane right of way / Town of Brookhaven / removal of above-ground utility line and utility poles in the right of way between Hot Water Street and the south end of Baily Lane and construction of open trench and 945 linear feet of underground line installation to service an existing cell tower. Nondevelopment (D) - CGA

2023

- 03/15/23 - 425 North Street, Manorville / Town of Brookhaven / 200-410-1-11 / request to construct new barns for blueberry storage and to house 8 horses, reconstruct existing barns and outbuildings, and 1,000 square foot addition to existing residence on the 13 acre property of a residence with blueberry farm and natural area. Nondevelopment (D) - Core
- 04/19/23 - Hampton Hills Golf Course / Town of Southampton / 900-194-1-3 / request to construct two 60x32 fenced pickleball courts in cleared area adjacent to parking lot. Nondevelopment (D) - Core
- 07/19/23 - Ashley Huser / Flanders Road, Hampton Bays / Town of Southampton / 900-204.01-2-1 / construction of a single-family residence on a 10.8 acre lot in the 42 acre Werner Adel subdivision approved by Southampton Town and recorded in 1985, in the CR 120 zoning district. Nondevelopment (D) - Core

2024

- 04/17/24 - PSEG Long Island Utility Pole Replacements / 220 poles in the CGA and Core / Town of Brookhaven and Riverhead / Lake Panamoka, Ridge, 36 poles in the CGA; NYS Route 25, Calverton, 8 poles in the CGA, 23 poles in the Core; NYS Route 25A and Radio Ave in Rocky Point and Sound Beach, 32 poles in the CGA; Coram, Middle Island, Miller Place, Ridge, Rocky Point, 114 poles in the CGA, 7 poles in the Core. Nondevelopment (D) - Core and CGA
- 05/15/24 - 135 Old River Road, Manorville / Town of Riverhead / 600-146-2-8.2 / construction of a single-family residence on 1.1 acres with an existing foundation in the Natural Resource Protection zoning district. Nondevelopment (D) - Core
- 06/26/24 - PSEG Long Island Utility Pole Replacements / 11 poles in the CGA and Core /

Town of Brookhaven and Southampton / Rocky Point, East Shoreham, Manorville, and other locations / replace 11 timber utility poles, 8 in the Core and 3 in the CGA, with timber poles, up to 10 feet taller and 10 inches wider. Nondevelopment (D) - Core and CGA

- 11/19/24 - Lewis Road Planned Residential Development / East Quogue / removal of 12 acres of dead trees from southern Pine Beetle. CGA
- 11/19/24 - Expressway Drive North Solar / construction of a 287,332.92 square feet of solar installation on the rooftops of warehouses. Development - CGA
- 12/18/24 - Governale / 2542 River Road, Calverton / 600-137-1-24 / construction of 1,816 square foot barn accessory to a single-family residence. Nondevelopment - CGA
- 12/18/24 - Miloski / River Road, Calverton / 600-118-4-3.1 / construction of a 1,600 square foot barn for the storage of equipment for an agricultural use. Nondevelopment - Core
- 12/18/24 - PSEG Long Island / Old Country Road, Eastport / remove 27 utility poles posing a hazard to utility lines. Nondevelopment - Core
- 12/18/24 - Steiger / 135 Hidden Acres Path, Wading River / 600-96-1-14.25 / replacement of swimming pool, accessory to a single-family residence. Nondevelopment - CGA

2025

- 03/19/25 - Hampton Bays Water District / Bellows Pond Road, Hampton Bays / 900-221-3-1.4 / removal of 0.32 acres of vegetation in an existing water supply well field to construct PFAS treatment facilities on 9.8 acres in the R 40 zoning district. Nondevelopment (D) - CGA
- 03/19/25 - PSEG Long Island/ East Quogue, Quogue, Yaphank / replace 188 timber utility poles in the road right of way. Nondevelopment (D) - CGA
- 04/16/25 - Shawn Turner / 129 Calverton Court, Wading River / 600-115-1-10.49 / swimming pool for a single-family residence. Nondevelopment (D) -CGA
- 05/21/25 - PSEG Long Island/ Shoreham and Calverton/ replace three timber utility poles. Nondevelopment (D) - Core and CGA
- 06/18/25 - Glen Crandall/ 36 Pine Court, Northampton/ 900-164-3-51.1 / develop one single family residence. Development (D) - Core
- 08/20/25 - 425 North Street, Manorville / 200-410-1-11 and 20 / accessory structures to residence on 14 acres in the A5 Residence zoning district. Nondevelopment (D) - Core
- 08/20/25 - PSEG Long Island / Coram, Yaphank, Manorville / replace 87 timber utility poles in the right of way. Nondevelopment (D) - CGA
- 09/17/25 - Gosselin Property / 49 Old Westhampton Road, Northampton / 900-164-4-11 and 12 / request to modify Core Hardship granted on 12/20/23 and amended on 01/17/24 to include for covered porch addition. Nondevelopment (D) - Core
- 10/15/25 - 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. Nondevelopment (D) - CGA

- 11/19/25 - Hampton Hills Golf Course / Northampton / 900-194-1-3 / proposal to construct a restroom facility near the pickleball courts and playground. Development (D) - Core
- 11/19/25 - Rapid Recovery / 2055 Flanders Road, Flanders / 900-170-1-41.1 / proposal to construct two, 4,000 square foot buildings on a 6 acre site in the CR 60 zoning district. Development (D) - Core
- 12/17/25 - Eastern Suffolk BOCES / 215 Old Riverhead Road, Westhampton / 900-310-3-20.2 and 900-310-3-21 / proposal to manage vegetation to reduce wildfire risk. Development (D) - Core
- 12/17/25 - Hernandez / 77 Canterbury Drive, Wading River / 600-115-1-10.78 / request to construct a deck and shed accessory to a single-family residence on 0.7 acres in the RB 80 zoning district. Nondevelopment (D) - CGA

2026

- 01/21/26 - 645 Grumman Boulevard, Calverton / 600-141-2-2.1 / two-phased redevelopment of a 20 acre site with three existing industrial buildings that contain 126,500 square feet and a parking lot for 3337 vehicles for the use of an indoor cannabis cultivation operation. Development (D) - Core