



April 15, 2026

Joseph F. Gazza  
Attorney At Law  
P.O. Box 969  
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Quogue, NY 11959

**RE:** Joseph F. Gazza Core Preservation Area Application on Six Parcels on CR 31 in Westhampton in the Town of Southampton  
Central Pine Barrens Core Preservation Area  
Suffolk County Tax Map Numbers 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 and 900-310-2-4.2

Dear Mr. Gazza:

Ryan P. McGarry  
*Chairman*

Jerome Halpin  
*Member*

Maria Z. Moore  
*Member*

Daniel J. Panico  
*Member*

Edward P. Romaine  
*Member*

On September 2, 2026, the Central Pine Barrens Commission received materials on the referenced Application. The submission included a letter and aerial photographs of six parcels (the Project Sites) in Westhampton in the Town of Southampton.

The Project Sites were initially developed with commercial and industrial uses prior to the Long Island Pine Barrens Protection Act of 1993.

The proposal sought to remove natural pine barrens vegetation to reduce the risk of wildfire. The Commission denied the proposal based on the reasons set forth in the resolution on this date.

Non-development pursuant to New York State Environmental Conservation Law Article 57 §57-0107.13(iii) states, "work for the maintenance, renewal, replacement, reconstruction, improvement, or alternation of any existing structure." It appears that maintenance has been deferred.

Non-development activities are permitted including trimming tree limbs that overhang structures and removing clutter including oil tanks, vehicles and outdoor storage of materials adjacent to wooded areas and wood fences.

No further review from this office is required to engage in such activities. If the proposed activity changes, including the need to remove trees or significantly alter vegetation, please notify this office and forward the updated information for Commission review prior to implementation as the revised project may constitute development.

Thank you for your attention, and if you have any questions, please do not hesitate to contact me at (631) 218-1192.

Sincerely,

  
Julie Hargrave

Interim Executive Director

cc: John C. Milazzo, Counsel

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