

Developments of Regional Significance - Listed by Tax Map Number

Updated through 07/16/25

"Developments of Regional Significance" or DRSs are identified in the Pine Barrens Plan in [Volume 1, Chapter 4](#), and the statutory basis for this is found in ECL Article 57, Sections 0121(6) and 0123(2)(a) ([see these references in this pdf file](#)).

Please note that all CRAs are located within the Compatible Growth Area of the Pine Barrens.

Please see the links below or contact the Commission office for details.

Active items are shown in boldface.

Suffolk County Tax Map Number(s)	Project Sponsor(s)	Description	Location	Final Result and Date
<i>Brookhaven Town (District 200)</i>				
200-104-2-14.3, 14.4, 15.1, 16.1, 21.3; 200-126-2-1.5, 2; 200-127-1-3;	Tallgrass Properties and TGC Operating Company	Planned Development District for residences, commercial space, STP, and golf course reconfiguration	South side of NYS Route 25A, West of Wm. Floyd Pkwy., East of Randall Rd., Shoreham	Disapproved 5/21/08 (resolution and findings)
200-379-1-3.1, 5.1, 12	Artist Lake Plaza	Commercial uses comprising 379,411 square feet, recreational ball fields and facilities, open space and associated infrastructure on a 74.24 acre project site	North side of NYS Route 25, opposite Artist Lake, east of Currans Road, Middle Island	Approved 7/20/11 (resolution and findings) 9/18/13 (extension)

200-552-1-1.3, 3; 200-584-2-1.3	The Meadows at Yaphank	Planned Development District for commercial uses comprising 1,032,500 square feet including retail, restaurant, office/flex space, and 850 residential units	West side of William Floyd Parkway (CR 46) and north of the LIE (NYS Route 495), Yaphank	Approved 10/19/11 (resolution and findings) Amendment 12/21/11 (resolution and findings)
200-553-1-1.3; 200-584-2-1.2	Brookhaven Walk (formerly Brookhaven Town Center)	Regional shopping center	Northwest corner of William Floyd Parkway (CR 46) and the Long Island Expressway (Route 495), Yaphank	Approved 6/20/07 (resolution)
200-554-3-4.41, 4.45 and 4.46	RD Industrial	505,300 square feet of industrial development on 47.26 acres	Ramsey Road/Precision Drive, south of the Long Island Expressway (Route 495), Yaphank	Approved 2/3/22 (resolution)
200-611-2-33, 40; 636-1-6.1; 633-1-2, 3.5, 4, 7.2, 10, 11, 12, 17.2	American Tissue	Manufacturing facility	North side of LI Expressway (Route 495) North Service Road, west of Sills Road (CR 101) and LIE Service Road intersection	Withdrawn 11/22/00
200-662-2-5.16	Silver Corporate Park	550,000 square feet of commercial/industrial uses on 71.41 acres	North Service Road of the Long Island Expressway (Route 495), west of Sills Road, Yaphank	Approved 6/17/20 (resolution)

200-662-2-5.16	Expressway Drive North (aka Wildflower)	549,942 square feet of commercial/industrial uses on 71.45 acres	North Service Road of the Long Island Expressway (Route 495), west of Sills Road, Yaphank	Approved 11/16/22 <i>(resolution)</i>
200-574-2-3.001, 16 and 17.001	LIPA Medford Operations Center	47,690 square foot facility on 24.26 acres	East side of SR 112, south of Granny Road, west side of Cedarhurst Avenue, Medford	Approved 12/20/23
<i>Riverhead Town (District 600)</i>				
600-73-1-1.004, 1.016, 1.017, 1.018 and 1.019	Venezia Square at Wading River	Development of 37,000 square feet of commercial uses on 6.3 acres	NYS Route 25A, Wading River	Approved 7/16/25
<i>Southampton Town (District 900)</i>				
900-137-1-27	Suffolk County	Additions and improvements to the County Center, courts, parking, and miscellaneous projects.	100 Center Drive, south and west of the Riverhead downtown business district	Approved 9/21/05 <i>(resolution)</i>

Summary Counts

Brookhaven Town	Riverhead Town	Southampton Town unincorporated	Southampton Town Village of Quogue	Southampton Town Village of Westhampton Beach	Total
7 Approved 1 Disapproved 1 Withdrawn	1 Approved	1 Approved	0	0	9 Approved 1 Disapproved 1 Withdrawn