



May 20, 2026

George Foundas
24 Michaels Lane
Wading River, NY 11792

RE: Request for Determination of Jurisdiction
24 Michaels Lane, Wading River, Town of Riverhead
SCTM Number 600-96-1-9.2
Compatible Growth Area of the Central Pine Barrens

Dear Mr. Foundas:

On April 8, 2026, the Central Pine Barrens Commission office received your request to construct a garage as an accessory use to the existing single-family residence on the project site. The project site is in the Compatible Growth Area of the Central Pine Barrens.

The proposed activity does not constitute development, pursuant to New York State Environmental Conservation Law Article 57 Section 57-0107(13)(iv), which states:

(iv) the use of any structure or land devoted to dwelling uses for any purposes customarily incidental and otherwise lawful;

No further review from this office is required. If any activity related to the proposal changes, or if non-accessory uses are proposed in the garage, you must notify this office and forward the updated information for Commission review prior to implementation.

The proposal must conform to all other involved agency jurisdictions and permit requirements in effect on the project site. 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, Commission Counsel

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

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