Compatible Growth Area Permits Issued - Listed by Issue Date

Please note that Compatible Growth Area permits
generally have conditions contained within them.
*Please see the "**resolution**" links below or contact the Commission office for details.*
The first three digits of the Tax Map Number are the "District" indicating the Town or Village
in which the project is located.
District 200 is Brookhaven Town, District 600 is Riverhead Town,
District 900 is Southampton Town, and District 902 is Quogue Village.

Updated through 09/16/26

Sequence Number	Suffolk County Tax Map Number	Date Approved	Permit Type	Applicant(s)	Description	Location
1	200-562-1-1 and 4	4/13/94 *(resolution)*	Interim Goals and Standards (IGS)	Our Lady of the Island	Site plan for addition to existing building, and addition of two prefabricated buildings.	South of Eastport – Manor Road, Manorville.
2	200-576-1-2.2	5/11/94 *(resolution)*	IGS	A.B. Richards, Inc.	Site plan for storage of trailers and containers.	West side of Dunton Avenue (John Roe Smith Avenue), south of Industrial Crescent, Medford.
3	600-117-1-8.3	11/21/94 *(resolution)*	IGS	Frank Beaulieu and Riverhead – Calverton Park and Ride	Site plan for bus terminal, park and ride facility, garage, office and parking.	West side of Edwards Avenue, Calverton.
4	900-220-1-88.1	11/21/94 *(resolution)*	IGS	CSC Acquisition	Electronic equipment storage building and parking at existing communications tower.	North of South Country Road, East Quogue.
5	200-496-3-18 and 19	12/12/94 *(resolution)*	IGS	New Concept Building Corp.	Two lot residential subdivision.	West of West Yaphank Road, north of Carr Lane, Middle Island.
6	200-496-3-24 through 28, and 35 through 37	12/12/94 *(resolution)*	IGS	New Concept Building Corp. – Crystal Bay Project	Subdivision for four residential lots.	West of West Yaphank Road, south of Carr Lane, Middle Island.
7	200-346-4-4	1/25/95 *(resolution)*	IGS	Harry Rausch, Jr.	Site plan for expansion of existing building for office and storage use.	East side of County Road 21 (Rocky Point Yaphank Road),

						south of Bailey Road, Middle Island.
8	200-126-1-23 and 24	2/15/95 *(resolution)*	IGS	Donald McKay	Two lot subdivision.	Northeast corner of Willard Street and Martin Avenue, Shoreham.
9	200-661-1-5	3/15/95 *(resolution)*	IGS	People's Choice Contractors	Three lot subdivision.	West of Timber Trail Lane, north of the L.I. Expressway Service Road, Yaphank.
10	200-545-1-2	4/26/95 *(resolution)*	IGS	Sam Abbassi Corp.	Site plan to expand existing retail building and parking.	Northwest corner of Coram – Yaphank Road and Granny Road, Yaphank.
11	200-327-1-1, 2, 3 and 4	4/26/95 *(resolution)*	IGS	MTK Enterprises	Site plan and use variance for mini storage facility, parking, and security facility.	South side of NYS Route 25, at corner of Half Moon Pond Road, Ridge.
12	200-451-1-6.1	8/23/95 *(resolution)*	IGS	Love Christian Assembly	Site plan for building and parking.	North side of NYS Route 25, east of Mount Sinai – Coram Road, Coram.
13	200-676-2-14, 15, and 16	9/6/95 *(resolution)*	IGS	Carmine Aliperti and Center Manor Plaza	Retail building, parking, and associated infrastructure.	Northeast corner of Sunrise Highway North Service Road and Wading River Road, Manorville.
14	200-593-1-1.2	9/6/95 *(resolution)*	IGS	Bagatelle Nursery	Residential subdivision for 70 lots.	North side of Head of the Neck Road, Eastport.
15	200-378-3-49	10/11/95 *(resolution)*	IGS	Mavis Development Corp.	Site plan for gas station, convenience store, gasoline islands, and parking.	Northeast corner of NYS Route 25 and Currans Road, Middle Island.
16	200-475-3-7	10/11/95 *(resolution)*	IGS	U-Haul Mini Storage	Site plan for storage facility and parking.	South side of NYS Route 25, west of Mooney Pond Road, Middle Island.

17	200-99-7-4, 5, 6.1, and 7.1	10/25/95 *(resolution)*	IGS	Robert Toussie	Four lot residential subdivision.	Southwest corner of NYS Route 25A and Oakland Avenue, Miller Place.
18	200-121-2-4.1 and 5	10/25/95 *(resolution)*	IGS	Robert Toussie	Three lot residential subdivision.	South of NYS Route 25A; west side of Oakland Avenue at the corner of Elm Street, Miller Place.
19	900-173-2-1.2	1/3/96 *(resolution)*	Critical Resource Area (CRA) (CRA #S4 in Plan)	Douglas Schmeider and Ocean Hills at Red Creek	Residential subdivision for 14 lots.	West of Red Creek Road, south of Red Creek Circle, Hampton Bays.
20	200-148-1-15, 16, and 17	1/24/96 *(resolution)*	IGS	Sunset Construction	Two lot residential subdivision from three lots.	South side of Willard Street, west of Randall Road, Shoreham.
21	200-77-9-6	2/7/96 *(resolution)*	IGS	Peter Eliopoulos	Site plan for outdoor storage of food service trailers and vehicles.	South of NYS Route 25, east of Rocky Point Landing Road, Rocky Point.
22	200-402-1-18.12 and 16.2	2/7/96 *(resolution)*	IGS	Aroya and Brodbeck	Site plan for medical office building (in addition to existing building) and parking on two parcels.	South side of NYS Route 25, 2250 feet east of Bartlett Road, Middle Island.
23	902-1-1-21.1 and 21.2	2/21/96 *(resolution)*	IGS	Self Storage of Quogue	Site plan for three building storage facility.	Southwest corner of County Route 104 and Old Country Road, Quogue.
24	902-1-1-7.2	2/21/96 *(resolution)*	IGS	Santos Golfo and Sons	Site plan for industrial facility and parking.	South of Old Country Road, east of Quogue Wildlife Refuge, Quogue.
25	200-547-1-3	3/6/96 *(resolution)*	IGS	R. Strauss Associates	Two lot residential subdivision.	North side of Granny Road, 100 feet west of Ashton Road, Medford.
26	902-1-1-9.2, 9.4, 9.5, and 9.13	6/11/96 *(resolution)*	IGS	Quick Storage of Quogue	Site plan for addition to existing storage facility.	South side of Old Country Road, east of Quogue Wildlife Refuge, Quogue.

27	200-509-7-1, 13 and 14	8/26/96 *(resolution) (Annulled by 2/10/98 court decision)*	Petition	Manorville Nursery	Nursery expansion and land division.	West side of County Route 111, south of Chapman Boulevard, Manorville.
28	200-119-4-1.1	2/18/98 *(resolution)*	Hardship	Wendy's Restaurant	Site plan for retail food facility, parking and associated infrastructure.	South side of NYS Route 25A, Miller Place.
29	200-606-2-33.1	6/3/98 *(resolution)*	Hardship	Medford Apartments	Site plan for 112 unit apartment complex on 10.21 acres.	West side of NYS Route 112, south of Granny Road, Medford.
30	200-168-7-36	8/5/98 *(resolution)*	Hardship	Frederick Walter	Land division of one lot into three.	West side of Tyler Avenue at 18th Street, Miller Place.
31	200-584-1-4.28	3/18/99 *(resolution)*	Hardship	Long Island Fisherman	Site plan for addition to existing industrial building and associated infrastructure.	South side of L.I. Expressway, east of County Route 46, Shirley.
32	200-574-2-15	6/30/99 *(resolution)*	Hardship	Villas at Medford	Site plan for 66 unit multi-family residential complex and parking.	East side of NYS Route 112, south of Granny Road, Medford.
33	200-350-1-32	7/21/99 *(resolution)*	Hardship	John Gulino and GB Realty	Site plan for office sales building, warehouse, supply yards, outdoor display area, and parking for fence company.	Northeast corner of NYS Route 25 and Raynor Road, Ridge.
34	200-494-1-39	2/21/01 *(resolution)*	Hardship	North Brookhaven Health and Social Service Center	Site plan for the construction of a two-story, 10,300 square foot addition to the north end of an existing office building (for a new total area of 50,904 square feet) and 102 new parking spaces (for a new total of 248 spaces).	West side of NYS Route 112, south of NYS Route 25, and south of the intersection of Paul's Path and Route 112, in Coram.
35	200-584-1-4.31, 4.32	1/15/03 *(resolution)*	Hardship	Flowerwood Development Corp.	Site plan for the construction of two industrial buildings on one parcel revegetation on the second.	In the Brookhaven R&D Center, on Ramsey Road, east of Netcong Avenue, in Yaphank.
36	200-606-3-11	10/15/03 *(resolution)*	Hardship	Penatello Land Division (c/o Larry Davis, contract vendee)	Land division into 3 lots, with one to contain an existing residence.	North side of Country Road, east of Fairview Avenue, west of North Dunton Avenue, Medford.

37	200-554-3-4.32	1/21/04 *(resolution)*	Hardship	For Acres Realty Partnership Land Division c/o Steve Summer	Subdivision into two, 2 acre parcels, with the westerly parcel to contain an existing industrial building, and a 20,000 square foot industrial building to be constructed on the easterly parcel.	1 Roned Road at the northeast corner of Roned Road and Ramsay Road, Shirley, within the Brookhaven R&D Park.
38	200-589-1-8	2/18/04 *(resolution)*	Hardship	Weeks Avenue Residential Land Division c/o James Fuller	Two lot subdivision with one existing residence.	Weeks Avenue, Manorville.
39	200-584-1-4.23, 4.24, 4.31, 4.32	5/19/04 *(resolution)*	Hardship	Flowerwood Development c/o Barrett, Bonacci	Development of three multi-use buildings (commercial uses) on lots 4.23, 4.24, and 4.32, and leaving parcel 4.31 in its natural state.	Northwest corner of Ramsay Road and Roned Road, in the Brookhaven R&D Park, Yaphank.
40	200-77-10-1, 2	11/17/04 *(resolution)*	Hardship	McCormick and Swim King Dive Shop c/o Richard Searles	Construction of a 2,905 sq. ft. facility for a swimming pool and a 263 sq. ft. addition to an existing building for office space.	131 Route 25A (south side of old Route 25A through business district), Rocky Point.
41	200-217-3-6, 24	1/19/05 *(resolution)*	Hardship	Frances Cavallo c/o Sharon O'Brien	Two lot residential subdivision.	Between Corchaug Trail and Setauket Trail, Lake Panamoka.
42	200-676-2-12, 13	3/16/05 *(resolution)*	Hardship	Julia Estates (a/k/a Pinehaven Custom Homes) Residential Subdivision	Seven lot residential subdivision.	Southeast corner of Wading River Road and Jerusalem Hollow Road, Manorville.
43	200-402-1-24.9 and 200-403-1-3, 4	5/18/05 *(resolution)*	Hardship	Longwood Public Library	Parking lot expansion and drainage improvements.	Southeast corner NYS Route 25 and CR 21, Middle Island.
44	900-251-1-92	7/20/05 *(resolution with 7/16/08 modification)*	Critical Resource Area (CRA) (CRA #S8 in Plan)	Rosko Farms Residential Subdivision	Eight lot residential subdivision.	South side of NYS Route 27 (Sunrise Highway) south to the north side of the Long Island Rail Road right of way, in East Quogue.
45	900-137-1-27	9/21/05 *(resolution)*	Development of Regional Significance	Suffolk County	Additions to the County Center and the Criminal Courts Building, parking lots and garage, and miscellaneous projects.	100 Center Drive, south and west of the Riverhead downtown business district.
46	200-558-4-6	10/19/05 *(resolution)*	Hardship	Metz Farms a/k/a W&K Farms c/o John Kennedy	Clearing for agriculture.	South Street, Manorville

47	200-563-4-2, 5.1 and 200-594-1-5	1/18/06 *(resolution)*	Hardship	Hamptons Club at Eastport	Residential subdivision of 64 lots on 76.44 acres.	South side of CR 111, Manorville
48	600-73-1-1.13, 1.14, 1.21	5/17/06 *(resolution)*	Hardship	Walgreens at Wading River	Site plan for pharmacy store.	South of NYS 25A, west side of Manorville Road, Wading River.
49	200-98-8-6 through 10, 29 through 34 200-120-3-1 through 21	10/18/06 *(resolution with 2/27/08 modification)*	Hardship	William Dries a/k/a Newport Estates	Construction of 15 single family homes.	South of NYS Route 25A, east of Miller Place Road, Miller Place.
50	200-126-1-42.4	11/15/06 *(resolution with 3/19/08 modification)* *10/15/14 (Sense resolution)*	Hardship	Shoreham Wading River School District	Prodell Middle School expansion.	100 Randall Road, Shoreham.
51	200-124-1-1, 2	5/16/07 *(resolution)*	Hardship	Rocky Point School District	Maintenance building.	Rocky Point – Yaphank Road (CR 21), Rocky Point.
52	200-553-1-1.3; 200-584-2-1.2	6/20/07 *(resolution)*	Development of Regional Significance	Brookhaven Walk	Regional shopping center.	Northwest corner of William Floyd Parkway (CR 46) and the LI Expressway (Route 495) in Yaphank.
53	900-173-2-8.1	6/20/07 *(resolution)*	Critical Resource Area (CRA) (CRA #S4 in Plan)	Red Creek Vistas	Residential subdivision of 13 lots on a 40.5 acre project site.	5 Red Creek Road, Hampton Bays.
54	200-523-1-1.2	11/17/10 (*resolution*) 12/15/10 (*amended resolution*)	Hardship	Willow Wood at Coram	Development of a 140 residential condominium complex with a recreational building and uses on a 25.44 acre project site.	West side of SR 112, south of Paul's Path, Coram.
55	200-379-1-3.1, 5.1, 12	7/20/11 *(resolution and Findings Statement*)	Development of Regional Significance	Artist Lake Plaza	Development of commercial uses comprising 379,411 square feet, recreational ball fields and	North side of NYS Route 25, opposite Artist Lake, east of Currans Road, Middle Island.

		9/18/13 (*extension*)			facilities, open space and associated infrastructure on a 74.24 acre project site.	
56	200-552-1-1.3, 3, and 200-584-2-1.3	10/19/11 (*resolution and Findings Statement*) Amendment 12/21/11 (*resolution* and *Findings Statement*)	Development of Regional Significance	The Meadows at Yaphank	Rezoning for a Planned Development District (PDD) to develop commercial uses comprising 1,032,500 square feet including retail, restaurant, office/flex space, and 850 residential units on a 333.46 acre project site.	West side of William Floyd Parkway (CR 46) and north of the LIE (NYS Route 495), Yaphank.
57	600-135-1-7.39	12/21/11 (*resolution*), 9/18/13 (*amendment*)	Hardship	Island Water Park	Site plan to develop a 41.9 acre project site, zoned Planned Recreational Park (PRP), for an 11 acre lake to tow skiers and wakeboarders. Other water activities include non-motorized uses such as car-top boating, canoeing, kayaking, sailing, swimming, and SCUBA diving; development of a 52,000 square foot building for offices, restaurant/snack bar, fitness center/spa, warehousing/ maintenance facility and other uses in the PRP Zoning District.	South side of NYS Route 25, 2,376 feet east of Wading River-Manorville Road, Calverton.
58	200-509-7-13.10 and 13.11	3/21/12 (*resolution*)	Hardship	Kealos Subdivision	Development of a two-lot subdivision of two undersized parcels totaling 81,340 square feet (1.87 acres), zoned A-2 Residential, that have been merged under common ownership. The owner proposes to re-subdivide the lots.	Bruce Drive, Manorville.
59	900-276-3-1 and 2	10/17/12 (*resolution*)	Critical Resource Area (CRA) (CRA #S10 in Plan)	Westhampton Property Associates	Expansion of sand and gravel mine.	East of Speonk-Riverhead Road, 500 feet east of 5th Ave., north side of CR 71, Remsenberg/ Speonk.
60	200-402-1-23.1, 24.9; 200-403-1-3, 4, 17, 18	1/16/13 (*resolution*)	Hardship	Longwood Public Library	Development of a 13,756 square foot expansion to an existing 31,550 square foot Library building, modifications to the stormwater drainage system, and other site improvements on a 7.89 acre project site.	800 Middle Country Road, Middle Island.

61	600-117-1-8.3	12/17/14 (*resolution*)	Hardship	Riverhead Central School District	Development of a 2,600 square foot expansion of an existing 7,200 square foot building, parking for 254 vehicles, and 14,000 gallons of fuel for a bus maintenance, fueling, and storage facility on a 6.79 acre project site.	337 Edwards Avenue, Calverton.
62	200-527-5-3	9/21/16 (*resolution*)	Hardship	PSEG Long Island (PSEGLI) West Bartlett Substation	The proposal is for the development of an electric transmission substation on a 3.9 acre project site.	East side of West Bartlett Road, Middle Island.
63	600-115-1-9	6/22/17 (resolution)	Hardship	Shwonik/Guyder Farm (Fink's Country Farm, Inc.)	Clear for agriculture on a 21.5 acre project site.	East side of Wading River Manorville Road, Wading River.
64	200-378-2-37.2 and 200-403-1-2.1 and 2.3	8/16/17 (resolution)	Hardship	R.N. Middle Island (7-Eleven Middle Island)	Change of zone to develop a gas station and convenience store on a 1.54 acre project site.	Northeast corner of Rocky Point Road and Middle County Road, Middle Island.
65	600-117-1-8.2	11/15/17 (resolution)	Hardship	Bluewater Development, LLC	Development of a 7,500 square foot building for use as warehouse and office on a 0.9183 acre project site.	313 Edwards Avenue, Calverton.
66	900-151-1-6.2	9/19/18 (resolution)	Critical Resource Area (CRA) (CRA #S3 in Plan)	Peconic Baykeeper	Development/ conversion of an existing dwelling (residence) to office headquarters for the Peconic Baykeeper on a 2.8 acre project site.	167 Upper Red Creek Road, Hampton Bays.
67	200-662-2-5.16	6/17/20 (resolution)	Hardship and Development of Regional Significance	Silver Corporate Park (Angelo Silveri)	Development of 550,000 square feet of commercial industrial uses on a 71.41 acre project site.	North Service Road of the Long Island Expressway, west of Sills Road, Yaphank.
68	Approximately 178 lots in District 900- Sections 203, 219, 220, 250, 251, 288, 289 (project site includes portions in Henry's Hollow Critical Resource Area #S8 but project	1/20/21 and 12/7/22 (resolution)	Petition (Assertion of Jurisdiction)	Lewis Road Planned Residential Development	Development of 118 seasonal residences, 12 year-round workforce housing residences, and an 18-hole private golf course for residents, a Sewage Treatment Plant, a clubhouse, swimming pools, ponds, ballfields and other accessory uses and infrastructure on a 608.45 acre project site.	West of Lewis Road, north of the LIRR tracks, East Quogue.

	not reviewed as a CRA application)					
69	200-554-3-4.41, 4.45 and 4.46	2/3/22	Development of Regional Significance	RD Industrial	Development of 505,300 square feet of industrial uses on a 47.26 acre project site.	Ramsey Road/Precision Drive, in the Brookhaven R&D Industrial Park, Yaphank.
70	200-662-2-5.16	11/16/22	Hardship and Development of Regional Significance	Expressway Drive North (Wildflower)	Development of 549,942 square feet of commercial industrial uses and 29.83 acres of natural open space conservation easement area on a 71.41 acre project site.	North Service Road of the Long Island Expressway, west of Sills Road, Yaphank.
71	200-574-2-3.1, 16 and 17.1	12/20/23	Hardship and Development of Regional Significance	LIPA Medford Operations Center	Development of a 24.26 acre project site for a facility to consolidate utility operations in a centralized and accessible location in Suffolk County by constructing a 21,000 square foot warehouse for utility vehicles and materials, a 16,000 square foot warehouse for use as a fleet garage and the reuse of an existing 10,690 square foot building for administration. The total building area is 47,690 square feet. A total area of 10.16 acres of the Project Site will contain natural pine barrens vegetation.	NYS Route 112 on its west side and Cedarhurst Avenue on the east side and is located approximately 625 feet south of Granny Road in Medford.
72	900-141-1-9.14, 9.17, 9.25, 9.29, 9.30, 9.31 and 9.32	5/15/24	Hardship	Riverside Sewage Treatment Plant	Development of an 800,000 gallon per day wastewater treatment plant to serve the hamlet of Riverside on an 11.11 acre project site.	Enterprise Zone Drive, west of NYS Route 24 (Flanders Road), Riverside.
73	200-554-1-2.1	10/16/24	Application for Conformance	New MTA Long Island Railroad Yaphank Train Station	Development of a new Yaphank train station with pedestrian platform and 50 parking spaces on a 5.36 acre project site.	East end of Precision Drive in the Brookhaven Industrial Park, south of the LIE and north of the LIRR train tracks, Yaphank.
74	200-554-3-4.40 and 4.53	4/16/25	Hardship	Brookhaven Sewer District # 2 Plant Expansion	Development involving expansion of an existing wastewater treatment plant to 400,000 gallon per day to meet county requirements and serve the industrial subdivision on a 4.28 acre project site.	60 Ramsay Road in the Brookhaven Industrial Park, south of the LIE and north of the LIRR train tracks, Yaphank.

75	200-402-2-2	7/16/25	Hardship	599 Middle Country Road	Change of zone from J Business 4 to J Business 5 for the reuse of an existing commercial building on 1.44 acres that was overcleared from development predating the Act.	599 Middle Country Road, Middle Island.
76	200-343-6-20.1	9/16/26	Hardship	49 and 63 Oakcrest Avenue	Construction of a 3,350-square-foot building addition and construction of 37 additional parking spaces, regrading, drainage and other infrastructure improvements on a 4.4 acre project site developed with two nursing facilities.	49 and 63 Oakcrest Avenue, Middle Island.

Summary Counts

Type	Brookhaven Town	Riverhead Town	Southampton Town unincorporated	Southampton Town Village of Quogue	Southampton Town Village of Westhampton Beach	Total
CGA Hardships	32	5	1	-	-	38
Reviewed by Commission Petition	1 *(1 annulled)*	-	1	-	-	2 *(1 annulled)*
Projects in a Critical Resource Area (CRA)	-	-	6	(No CRAs)	(No CRAs)	6
Developments of Regional Significance	7	-	1	-	-	8
Projects under the Interim Goals and Standards (IGS) *(No longer applicable.)*	20	1	1	3	-	25
CGA Applications	1	0	0	0	0	1

Total	60 *(1 annulled)*	6	10	3	0	80 *(1 annulled)*