



Adopted Resolution
Central Pine Barrens Commission Meeting of October 21, 2026
SEQRA Lead Agency Coordination and
Schedule a Public Hearing for
The Meadows at Artist Lake
Development of Regional Significance Application
Middle Island, Town of Brookhaven
SCTM Numbers 200-379-1-3.1, -5.1 & -12

Present:

Ryan P. McGarry, for the New York State Governor
Daniel J. Panico, Brookhaven Town Supervisor
Matthew Charters, for the Riverhead Town Supervisor
Maria Z. Moore, Southampton Town Supervisor
Jennifer Juengst, for the Suffolk County Executive

Whereas, on September 24, 2026, Nelson Pope & Voorhis, LLC (the Applicant) submitted a Development of Regional Significance (DRS) Application to the Central Pine Barrens Commission (the Commission) for The Meadows at Artist Lake (the Project), and

Ryan P. McGarry
Chairman

Whereas, the Project is a change of zone to Planned Development District to facilitate a mixed-use development project with residential and commercial uses including 295 residential units, swimming pool and clubhouse, sewage treatment plant, four restaurants, 104,000 square foot retail use, civic space, parking lots, an active recreation park and natural open space, and

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

Whereas, the 74.25 acre Project Site is in the Compatible Growth Area on the north side of Middle Country Road across from Artist Lake, west of Wading River Hollow Road, east of Yaphank Middle Island Road, in the hamlet of Middle Island, Town of Brookhaven (the Project Site). The property contains three parcels, two of which were previously developed with a big box store which was demolished in 2016 and asphalt parking lot. The third lot is wooded with natural pine barrens vegetation, and

Whereas, the Project Site is identified as SCTM Numbers 200-379-1-3.1, -5.1 & -12 and it is within the A Residence 1 and J Business 2 zoning districts, and

Whereas, on October 13, 2026, the Town of Brookhaven Planning Board coordinated SEQRA Lead Agency with the Commission and classified the Project as a Type I Action, and

Whereas, the Commission is an Involved Agency pursuant to the SEQRA regulations and defers Lead Agency to the Town of Brookhaven Town Planning Board, and

Whereas, the Applicant submitted proof that an Application for a Change of Zoning was received by the Town of Brookhaven on July 18, 2024, and

Whereas, the Municipal Code Ratification for Conformance with the Central Pine Barrens Comprehensive Land Use Plan Amendments Final Resolution that was adopted on August 21, 2024 states "Resolved, that any application to any municipality, the state, or the Commission received on or before July 18, 2024 is to be reviewed under

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the Plan or municipality or state code as of that date and any application received on or after July 19, 2024 is to be reviewed under the Plan as amended or municipality or state code as modified to incorporate the Plan amendments”, and

Whereas, the Commission will review and process the DRS Application pursuant to ECL Article 57 under the 2012 Comprehensive Land Use Plan Standards and Guidelines, and

Now therefore be it

Resolved, the Commission hereby sets a public hearing for the Project to be held at 2:30 PM on Wednesday, November 18, 2026.

Record of Motion

Motion by: Mr. Panico

Seconded by: Mr. Charters

Yea Votes: 5

Nay Votes: 0

Absent: 0

Abstain: 0