



**CENTRAL  
PINE  
BARRENS**  
JOINT  
PLANNING  
&  
POLICY  
COMMISSION

**Central Pine Barrens Commission Meeting Agenda  
Wednesday, January 21, 2026 at 2:00 pm  
Riverhead Town Hall  
4 West Second Street, Riverhead, NY 11091**

REVISED

**1. Administrative and Public Comment**

- a. Public Comment
- b. Minutes for Commission Meeting of 12/17/25 review (*approve*)
- c. Authorization to pay Atlantis in Riverhead for the Annual Cooperator's Meeting, \$5,490
- d. Draft Resolution to approve the Commission's General Contract Budget #DEC01-C01013GG-3350000 for the period from October 1, 2025 to September 30, 2026

**2. Invoices for Payment**

- a. Draft resolution for payment to USGS invoice for \$31,648.00 for monitoring performed July 1 to September 30, 2025, funding agreement: 24LKJFA24570031
- b. Invoice for payment to Chuck Hamilton, Academy Coordinator, New York Wildfire and Incident Management Academy, from April to December 2025, for \$8,010.00
- c. Invoice for payment to Judith Jakobsen, Consultant, from January 5 to January 9, for \$1,200

**3. Planning, Land Use and the Pine Barrens Credit Program**

**Core Preservation Area**

- a. **Gazza Wildfire Buffer Core Preservation Area Hardship Waiver Application** / w/s of Old Riverhead Road, Westhampton / remove 1.93 acres of vegetation to minimize wildfire risk on six separate parcels containing a total of 8.4 acres that are developed with industrial uses in the LI 40 and CR 200 zoning districts / decision deadline 2/18/26 / *draft decision* (Ms. Hargrave)
- b. **Request for Determination of Jurisdiction:** 645 Grumman Boulevard, Calverton / 600-141-2-2.1 / two-phased redevelopment of a 20 acre site with three existing industrial buildings that contain 126,500 square feet and a parking lot for 337 vehicles for the use of indoor cannabis cultivation in the Natural Resources Protection zoning district / *draft response* (Ms. Hargrave)

**Compatible Growth Area**

- c. **Brookhaven Town Referral:** RA Willow Wood LLC Change of Zone / w/s NY State Route 112, Coram / 200-523-1-1.3 / change of zone and development of 80 multi-family units complex with recreational amenities on 9 acres in the NH-H zoning district / *draft response* (Ms. Hargrave)
- d. **Southampton Town Referral:** Toplands Realty Holdings, LLC Subdivision / Old Country Road, East Quogue / 900-314-2-9 and 10 / two-lot subdivision where one single-family residence exists on 3.46 acres (150,849 square feet) in the CR 80 zoning district / *draft response* (Ms. Hargrave)

**4. Public Comment**

**5. Closed Advisory Session (if necessary)**

624 Old Riverhead Road  
Westhampton Beach, NY  
11978

Next Commission Meeting, Wednesday, February 18, 2026 at 2:00 pm  
Brookhaven Town Hall, One Independence Hill, Farmingville  
For meeting information visit <https://pb.state.ny.us/>

Phone (631) 288-1079  
[www.pb.state.ny.us](http://www.pb.state.ny.us)