



Central Pine Barrens Commission Meeting Agenda
Wednesday, June 17, 2026 at 2:00 pm
Riverhead Town Hall, 4 West Second Street, Riverhead, NY 11901

1. Administrative and Public Comment

- a. Public Comment
- b. Minutes for Commission Meeting of 05/20/26 review (*approve*)
- c. Draft enforcement review process and procedure / *schedule public hearing*

2. Reports

- a. Central Pine Barrens Nature Center: Report from Ms. Jakobsen, Analysis of existing nature centers, construction, funding and operation report on facilities
- b. Division reports:
 - i. Compliance and Enforcement Division: update (*Mr. Callagy*)
 - ii. Education, Outreach and Communications Division: update (*Mr. Motz*)
 - iii. Land Use Division: update (*Ms. Hargrave*)
 - iv. Pine Barrens Credit Program: update (*Mr. Tverdy*)
 - v. Science and Stewardship Division: update (*Mr. Smith*)

3. Invoices for Payment

- a. Invoices for Judy Jakobsen, Consultant: Invoice #s 2026-17 to 21 for the period of May 4 to June 5, 2026 the amount of \$2,100.00
- b. Invoice for SWCA Consultant #246610 for the US Forest Service Grant to prepare the Southampton Community Wildfire Protection Plan in the total amount of \$19,053.84 for the period of April 19, 2026 to May 23, 2026
- c. Invoice for USGS #90180381 dated May 13, 2026 in the amount of \$24,343.00 for the period of January 1 to March 31, 2026

4. Planning and Land Use

Core Preservation Area and Compatible Growth Area

- a. Southampton Town Referral: CVE US NY Westhampton 243, LLC, Site Plan / 80 Sunrise Highway, Remsenberg/Speonk / 900-276-3-1 and 2 / construction of solar facility on a 115 acre property with a sand mine in the CR 200 zoning district that was the subject of a Commission waiver granted on June 26, 2024 / *draft response*
- b. Request for Determination of Jurisdiction: Elite Towers at Peconic River Sportsman's Club / 200-298-1-1 / River Road, Manorville / request to construct a 150-foot tall cell tower and 1,525 sf equipment basin for four private carriers and the Manorville Fire District on a 60 acre property with a conservation easement in the Credit Program where 7.99 Pine Barrens Credits were issued / *draft response*

Compatible Growth Area

- c. Oakcrest CGA Hardship Waiver Application / 49 and 63 Oakcrest Avenue, Middle Island / 200-343-6-20.1 / construction of a 3,350 sf building and 43 parking spaces for an existing 32,000 square foot nursing facility in two buildings, parking spaces and a sewage treatment plant on 4.14 acres in the NH-H zoning district / *schedule public hearing*
- d. Suffolk County Gabreski Airport / request to amend the Airport Master Plan to accommodate a land swap of equal area to develop a secure Air National Guard Mission Support Facility on the east side of the Airport property in an area of unprotected open space and protect an area slated for development on the south side of the Airport property

5. Public Hearing at 2:30 pm

- a. Suffolk County Correction Officers Association, Inc. Core Hardship Waiver Application / 1001 Middle Country Road, Ridge / 200-295-1-5.1, 5.2, 5.3 / construction of 2,200 square foot second story on a 2,100 sf existing building and 1,225 sf garage on a 2.77 acre site in the J4 zoning district / *decision deadline 9/10/26*

6. Public Comment

7. Closed Advisory Session (if necessary)

Next Commission Meeting, Wednesday, July 15, 2026 at 2:00 pm
Riverhead Town Hall, 4 West Second Street, Riverhead, NY 11901
For meeting information visit <https://pb.state.ny.us/>

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

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