



Central Pine Barrens Commission Meeting Agenda - Revised
Wednesday, October 21, 2026 at 2:00 pm
Southampton Town Hall, 116 Hampton Road, Southampton, NY

1. Administrative and Public Comment

- a. Public Comment
- b. Minutes for Commission Meeting of 9/16/26 review (*approve*)

2. Invoices

- a. Invoices for SWCA Consultant for the Southampton Community Wildfire Protection Plan:
Three invoices for the period from 6/30/26 to 9/19/26: #248722 for \$7,577.95, #253306 for \$10,393.26; and #255719 for \$6,352.92

3. Planning and Land Use

Pine Barrens Credit Program

- a. Authorize reverse auction to spend Clearinghouse funds up to \$1.5 million to purchase 10 Pine Barrens Credits and then sell the PBCs to be used for development projects and to protect land in the Core
- b. Authorize solicitation to Core landowners in Brookhaven to encourage participation in the Credit Program to protect Core property
- c. Authorize solicitation to Core landowners with overlap conditions to apply to participate in the Credit Program by resolving their overlap conditions to protect Core property

Core Preservation Area

- d. **Stewart Avenue U.S. Coast Guard housing** / 739A Stewart Avenue, Westhampton / 900-308-4-1.1 / proposal to sell and/or redevelop 14 acres with existing residential development in the CR 200 zoning district / *draft response (Ms. Hargrave)*
- e. Brookhaven Town Referral: **Klein Core Hardship Updated Site Plan** / 608 Middle Country Road, Middle Island / 200-402-1-18.12 / updated site plan for development of a second story addition to an existing 1,796 square foot one-story commercial building and 12 additional parking spaces on a 0.44 acre project site in the J Business zoning district where a Core Hardship Waiver was granted on 10/15/25 / *draft response (Ms. Murphy)*

Compatible Growth Area

- f. **Artist Lake Development of Regional Significance Application** / Middle Country Road, Middle Island / 200-379-1-3.1, -5.1, -12 / change of zone to from A1 and J2 zoning districts to PDD for mixed use development including 295 residential units, an STP and commercial use on 74.25 acres / *schedule public hearing* / decision deadline 01/22/27 (*Ms. Murphy*)
- g. **599 Middle Country Road CGA Hardship Updated Site Plan** / 200-402-2-2 / recalculation of GFA, request to reconfigure an existing building's interior space from one to two tenants on a 1.44 acre project site in the J Business 5 zoning district where a CGA Hardship Waiver was granted on 7/16/25 / *draft response (Ms. Murphy)*
- h. **PSEGLI / Peacock Path, East Quogue** / notification of work to install two splice boxes and replace 200 feet of underground cable in the roadside with no disturbance to natural vegetation / *draft response (Ms. Hargrave)*
- i. **Country Pointe at The Meadows at Yaphank** / Yaphank / request to remove two diseased or dead hazardous pitch pine trees / *draft response (Ms. Hargrave)*

4. Public Comment

5. Closed Advisory Session (if necessary)

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

624 Old Riverhead Road
Westhampton Beach, NY
11978

Phone (631) 288-1079
www.pb.state.ny.us

Next Commission Meeting, Wednesday, November 18, 2026 at 2:00 pm
Riverhead Town Hall, 4 West Second Street, Riverhead, NY
For meeting information visit <https://pb.state.ny.us/>