



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

1. Administrative and Public Comment

- a. Public Comment
- b. Minutes for Commission Meeting of 12/17/25 review (*approve*)

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

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

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)

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11978

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www.pb.state.ny.us

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/>