



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

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

- 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: 24LJKJFA24570031
 - 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
- 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