



**Central Pine Barrens Commission Meeting Agenda**  
**Wednesday, February 18, 2026 at 2:00 pm**  
**Brookhaven Town Hall, One Independence Hill, Farmingville, NY**

**1. Administrative and Public Comment**

- a. Public Comment
- b. Minutes for Commission Meeting of 01/21/26 review (*approve*)
- c. Authorization to pay for three months of seasonal housing for the spring 2026 Prescribed Fire Crew using the NYSDEC Prescribed Fire Contract #C02014G
- d. Invoice #2026-02 to pay Judith Jakobsen, Consultant from 01/15/26 to 01/23/26
- e. Invoice #2994-1 to pay Wynk Design, Inc. for the 2025 Pine Barrens Annual Report

**2. Division Reports**

- a. Education, Outreach and Communications: update (*Mr. Motz*)
- b. Science and Stewardship: update (*Mr. Smith*)
- c. Compliance and Enforcement Division: update (*Mr. Callagy*)
- d. Credit Program: update (*Mr. Tverdy*)
- e. Land Use Division: update (*Ms. Hargrave*)

**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 that total 8.4 acres, developed with industrial uses in the LI 40 and CR 200 zoning districts / decision deadline 02/18/26 / *extension (Ms. Hargrave)*
- b. **645 Grumman Boulevard Core Preservation Area Hardship Waiver Application** / 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 / decision deadline 06/01/26 / *schedule public hearing (Ms. Hargrave)*
- c. **Hampton Hills Golf Course Core Preservation Area Hardship Waiver Application** / Northampton / 900-194-1-3 / development of a 208 square foot restroom building and I/A system / decision deadline 06/03/26 / *schedule public hearing (Ms. Hargrave)*
- d. **Hampton West Park Core Preservation Area Hardship Waiver Application** / Stewart Avenue, Westhampton / 900-308-4-1.3 / development of a restroom building and redevelopment of the parking lot and sports courts on 17.7 acre town park in the CR 200 zoning district / decision deadline 06/02/26 / *schedule public hearing (Ms. Hargrave)*

**Compatible Growth Area**

- e. **Brookhaven Town referral:** Elite Towers @ Country Farms / 200 Bellport Avenue, Medford / 200-609-2-2.3 / development of a 150 foot tall monopole and a 2,500 square foot equipment area on 12.6 acres in the Horse Farm zoning district / *draft response (Ms. Hargrave)*
- f. **Riverhead Town referral:** Draft Scope for the DEIS for Duffy MX Motocross Track / 2822 River Road, Calverton / 600-136-1-4 / draft scope for the project to develop a motocross facility including the removal of 120,000 cubic yards of soil on 15 acres in the Calverton Industrial zoning district / *draft response (Ms. Hargrave)*
- g. **Southampton Town referral:** Northwell Health Subdivision / n/s Old Country Road, Eastport / 900-325-1-2, 2.2 / development of 46 lot subdivision on 44 acres in the CR 60 and CR 200 zoning districts / *draft response (Ms. Hargrave)*
- h. **Letter received: Hampton Bays Sewage Treatment Plant** / NYS Route 24, Flanders / 900-205-1-1.3 / development of 550,000 gallon community scale sewage treatment plant in a Critical Resource Area on 32 acres in the CR 80 zoning district (*Ms. Hargrave*)
- i. **NYSDEC referral:** East Quogue Farms irrigation well / Lewis Road / 900-288-1-64.1 and 65.1 / construct new 300 gallon per minute irrigation well / *draft response (Ms. Hargrave)*

**4. Public Comment**

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

Next Commission Meeting, Wednesday, March 18, 2026 at 2:00 pm  
Brookhaven Town Hall, One Independence Hill, Farmingville  
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*

624 Old Riverhead Road  
Westhampton Beach, NY  
11978

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