



Central Pine Barrens Commission Meeting Agenda
Wednesday, March 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 February 18, 2026 review (*approve*)
- c. Authorize execution of Memorandum of Understanding Brookhaven National Laboratory
- d. Authorize execution of Memorandum of Understanding with State University of New York College of Environmental Science and Forestry
- e. Review of a draft resolution to approve the Commission's Prescribed Fire Contract Budget #DEC01-C01014GG, from April 1, 2025 to September 30, 2026

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

2. Invoices for Payment

- a. Invoices for Judy Jakobsen, Consultant: Invoice numbers 2026-03 to 07 for the total amount of \$4,432.00 from January 26, 2026 to February 27, 2026
- b. Invoices for SWCA Consultant for the US Forest Service Grant to prepare the Southampton Community Wildfire Protection Plan in the total amount of \$19,504.65 from October 2025 to February 2026
- c. Invoice for USGS #90160813 dated 2/9/26 in the amount of \$33,676.00 for the expenses from October 1, 2025 to December 31, 2025
- d. Authorize purchase of video equipment and software for the Education Outreach and Communications Division

3. Planning, Land Use and the Pine Barrens Credit Program Compatible Growth Area

- a. **Brookhaven Town Lead Agency Coordination:** The Meadows at Artist Lake / 200-379-1-3.1, 5.1 and 12 / Middle Country Road, Middle Island / development of mixed use project including 295 residential units, restaurants and retail uses totaling 418,308 square feet, a community park and 29 acres of open space on a 74 acre site in the A1 Residence and J2 Business zoning districts / *draft response*

4. Public Hearings at 2:30 pm

- a. **645 Grumman Boulevard** Core Preservation Area Hardship Waiver Application / 600-141-2-2.1 / Calverton / two-phased development project to reuse site with three existing industrial buildings totaling 126,500 square feet and a parking lot for 337 vehicles for the use of indoor cannabis cultivation on a 20 acre site in the Natural Resources Protection zoning district / decision deadline 06/01/26
- b. **Hampton Hills Golf and Country Club** Core Preservation Area Hardship Waiver Application / Northampton / 900-194-1-3 / construction of a restroom building and sanitary system on a 200 acre site with an existing golf and country club in the CR 200 zoning district / decision deadline 06/03/26
- c. **Hampton West Park** Core Preservation Area Hardship Waiver Application / 700 Stewart Avenue, Westhampton / 900-308-4-1.3 / construction of a restroom building and sanitary system and expansion of a parking lot, redevelopment of sports courts and habitat restoration on a 17.7 acre town park in the CR 200 zoning district / decision deadline 06/02/26

5. Public Comment

6. Closed Advisory Session (if necessary)

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Westhampton Beach, NY
11978

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Next Commission Meeting, Wednesday, April 15, 2026 at 2:00 pm
Southampton Town Hall, 116 Hampton Road, Southampton, NY
For meeting information visit <https://pb.state.ny.us/>