



Central Pine Barrens Commission Meeting Agenda - Revised
Wednesday, May 20, 2026 at 2:00 pm
Wertheim National Wildlife Refuge, 340 Smith Road, Shirley, NY

1. **Administrative and Public Comment**
 - a. Public Comment
 - b. Minutes for Commission Meeting of April 15, 2026 review (*approve*)
2. **Invoices for Payment**
 - a. Invoices for Judy Jakobsen, Consultant: Invoice numbers 2026-08 to 16 for the period of 3/2/26 through 5/1/26 in the amount of \$5,352.00
 - b. Invoice for Marvel Architects for the Central Pine Barrens Nature Center project for Invoice 2467-7 for the period of 12/1/25 to 12/31/25 in the amount of \$20,037.86
 - c. Invoices for SWCA Consultant for the Southampton Community Wildfire Protection Plan for the period of 2/7/26 to 4/18/26 in the amount of \$12,472.24
3. **Planning, Land Use and the Pine Barrens Credit Program**

Core Preservation Area

 - 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 (sf) and a parking lot for 337 vehicles for the use of indoor agriculture on a 20 acre site in the Natural Resources Protection zoning district / decision deadline 06/01/26 / *draft decision*
 - b. **Request for Determination of Jurisdiction:** Elite Towers at Peconic River Sportsman's Club / 200-298-1-1 / River Road, Manorville / request to construct a 150-foot tall cell tower and 1,525 sf equipment basin for four private carriers and the Manorville Fire District on a 60 acre property with a conservation easement in the Credit Program where 7.99 Pine Barrens Credits were issued / *draft response*
 - c. **Ralph Schenk Order on Consent** / 247 Old Riverhead Road, Westhampton / 900-311-1-9.3 / request for change to restoration area
 - d. **Suffolk County Corrections Officers Association, Inc.** Core Hardship Waiver Application / 1001 Middle Country Road, Ridge / 200-295-1-5.1, 5.2, 5.3 / construction of 2,200 square foot second story on a 2,100 sf existing building and 1,225 sf garage in on a 2.77 acre site in the J4 zoning district / *schedule public hearing*

Compatible Growth Area

 - e. **Brookhaven Referral:** Moutafis Warehouse / Moriches Middle Island Road, Shirley / 200-644-2-15,16,17,18,19 / construction of a 10,000 sf warehouse with five units on a 42,000 sf site in the L1 Industrial zoning district / *draft response*
 - f. **PSEG Long Island** / Currans Road, Middle Island / replace and relocate one utility pole / *draft response*
 - g. **Request for Determination of Jurisdiction:** George Foundas / 24 Michaels Lane, Wading River / 600-96-1-9.2 / request to construct a detached garage / *draft response*
 - h. **Suffolk County Gabreski Airport** / CR 31, Westhampton / request to cut and leave Southern Pine Beetle dead trees along southerly fenceline / *draft response*
 - i. **Verizon Wireless at Suffolk County STP** / w/s William Floyd Parkway, Ridge / 200-242-1-1.2 / request to construct a 120-foot tall cell tower and 1,650 sf equipment basin for five private carriers on a 10.9 acre site owned by Suffolk County and developed with a sewage treatment plant / *draft response*
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, June 17, 2026 at 2:00 pm
Riverhead Town Hall, 4 West Second Street, Riverhead, NY
For meeting information visit [https://pb.state.ny.us/](https://pb.state.ny.us)