



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

REVISED

1. Administrative and Public Comment

- a. Public Comment
- b. Minutes for Commission Meeting of 12/17/25 review (*approve*)
- c. Authorization to pay Atlantis in Riverhead for the Annual Cooperator's Meeting, \$5,490
- d. Draft Resolution to approve the Commission's General Contract Budget #DEC01-C01013GG-3350000 for the period from October 1, 2025 to September 30, 2026

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
- c. Invoice for payment to Judith Jakobsen, Consultant, from January 5 to January 9, for \$1,200

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

June 12, 2026 cooperators meeting
 Quotes from Jan 2026

	East Wind	100 people	Bellport Club	100 people	Atlantis Riverhead	100 people
pp	\$47.95	\$4,795.00	\$54.00	\$5,400.00	\$45.00	\$4,500.00
fee	22%	\$1,054.90	22%	\$1,188.00	22%	\$990.00
total		\$5,849.90		\$6,588.00		\$5,490.00



Central Pine Barrens Joint Planning and Policy Commission Meeting
Wednesday, January 21, 2026
Riverhead Town Hall
4 West Second Street, Riverhead, NY

Draft Resolution

**To approve the Draft Budget Plan for Contract Period 2025-2026 and Authorize
Execution of Contract with NYS Department of Environmental Conservation**

Commission members present:

- ☐ for the NYS Governor
- ☐ for the Suffolk County Executive
- ☐ Brookhaven Town Supervisor
- ☐ Riverhead Town Supervisor
- ☐ Southampton Town Supervisor

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

Whereas, the Central Pine Barrens Joint Planning and Policy Commission (the Commission) and the New York State Department of Environmental Conservation (NYSDEC) will be executing a new contract for contract period October 1, 2025 to September 30, 2026 that will provide operational funding to the Commission from the New York State Environmental Protection Fund, as allocated by the State of New York, and

Whereas, the Commission is required to prepare and submit an annual budget plan to NYSDEC at the beginning of each contract period, and

Whereas, New York State has allocated \$2,500,000 for State Fiscal year 2025-2026 and reallocated the remaining unspent allocation from State fiscal year 2024-2025 of \$2,273,629.90 for a total budget of \$4,773,629.90 for contract period October 1, 2025 to September 30, 2026, and

Whereas, an estimated budget of \$4,773,629.90 has been prepared and is attached for the contract period of October 1, 2025 through September 30, 2026 that is presented herein and attached for the Commission Board's consideration and approval.

Now, therefore, be it

Resolved, that the Commission adopts the annual budget plan for contract period October 1, 2025 through September 30, 2026 and authorizes the expenditures contained therein, and be it further

Resolved, the Commission authorizes the executive director to execute the contract agreement with NYSDEC from October 1, 2025 through September 30, 2026 on behalf of the Commission.

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Phone (631) 288-1079
www.pb.state.ny.us

Motion by:

Second by:

Ayes:

Nays:

Abstentions:

Absent:

Central Pine Barren Joint Planning & Policy Commission
Budget for 2025-2026

The Commission is in the 2023 to 2028 five year contract period with NYSDEC. Currently, the Commission is entering Period 3 of this contract, which is from October 1, 2025 to September 30, 2026. In 2023, the State added six months to the contract that changed the contract periods, therefore, the contract period does not align with the State fiscal year of April 1 to March 31.

The summary table provides the current proposed budget for October 1, 2025 to September 30, 2026 and provides the comparison of the last two budget periods.

The new total proposed budget is \$4,773,629.90, which includes a reallocation of unspent funds of \$2,273,629.90. The annual State allocation is \$2,500,000. Personal services is the largest expenditure followed by operating expenses. Suffolk County Water Authority receives a 10% administrative fee which includes management of finances, IT, utilities, office space, and other similar administrative support costs.

Proposed Budget

Category of Expense	Proposed Budget Current Contract Period 10/1/2025 to 9/30/2026	Prior Contract Period 10/1/2024 to 9/30/2025	Prior Contract Period 2023 to 2024
1. Personal Services			
a. Salary	\$1,408,719	\$1,213,180	\$1,315,619
b. Fringe	\$845,231	\$568,030	\$646,276
Subtotal	\$2,253,950	\$1,781,210	\$1,961,895
2. Non Personal Services			
a. Contractual Services	\$1,465,713	\$1,328,929	\$777,311
b. Travel	\$20,000	\$20,000	\$10,000
c. Equipment	\$250,000	\$250,000	\$122,000
d. Space/ Property & Utilities	0	\$0	\$0
e. Operating Expenses	\$320,000	\$273,452	\$194,276
f. Other	\$463,966	\$398,359	\$311,656
Subtotal	\$2,519,679	\$2,270,741	\$1,415,243
Total	\$4,773,629	\$4,051,950	
State Fiscal Year EPF Appropriation	\$2,500,000	\$2,500,000	\$2,500,000
Unexpended from prior contract period (reallocated)	\$2,273,629	\$1,551,950	\$877,138
Total Budget available	\$4,773,629	\$4,051,950	\$3,377,137

Overview of budget categories
January 2026

Personal Services (\$2,253,950):

Based on existing staff of 12 (7 full time, 5 part time)

Contractual Services (\$1,465,713):

USGS 2 year agreement (October 2024 to September 2026) to continue water quality monitoring on the Carmans and Peconic Rivers: \$163,100

Litigation: \$40,000

Central Pine Barrens Nature Center feasibility planning work: \$832,000

SUNY ESF research projects: \$50,000

Community Wildfire Protection Plan: \$100,613.22

Other potential new projects or contractual needs: \$280,000

Equipment (\$250,000): Computers, field equipment and materials, office equipment, weather station maintenance, etc.

Operating (\$320,000): Copier machine leases, computer software and licenses, GIS licenses, mapping license (NearMap), stenographer, mail, memberships and associations, printing, telephones, outside vehicle repairs, CWPP implementation (workshops, mailings, etc.) insurance, miscellaneous

Other (\$463,966): SCWA administrative fee, storage space rental fees, registration fees for workshops/seminars

Proposed Budget Summary for Contract Period 2026-2026 Compared to Prior Years

Category of Expense	Current Fiscal Year 10/1/2025 to 9/30/2026	Current Fiscal Year 10/1/2024 to 9/30/2025	4/1/23/ to 3/31/2024	4/1/22 to 3/31/23	4/1/21 to 3/31/22	4/1/20 to 3/31/21	4/1/19 to 3/31/20	4/1/18 to 3/31/19	4/1/17 to 3/31/18	4/1/16 to 3/31/17	4/1/15 to 3/31/16	4/1/14 to 3/31/15
1. Personal Services												
a. Salary	\$1,408,719	\$1,213,180	\$1,306,379	\$1,169,026	\$1,062,761	\$1,063,778	\$1,039,823	\$994,899	\$1,015,030	\$850,105	\$739,738	\$691,227
b. Fringe	\$845,231	\$568,030	\$646,276	\$686,565	\$629,089	\$629,413	\$623,894	\$489,684	\$560,906	\$496,959	\$443,843	\$566,806
Subtotal	\$2,253,950	\$1,781,210	\$1,952,655	\$1,855,591	\$1,691,850	\$1,693,191	\$1,663,717	\$1,484,583	\$1,575,936	\$1,347,064	\$1,183,581	\$1,258,033
2. Non Personal Services												
a. Contractual Services	\$1,465,713	\$1,328,929	\$1,367,731	\$826,896	\$603,346	\$718,940	\$865,175	\$1,169,250	\$888,482	\$522,000	\$385,300	\$244,600
b. Travel	\$20,000	\$20,000	\$10,000	\$8,000	\$4,000	\$5,436	\$10,000	\$7,000	\$7,200	\$4,000	\$2,500	\$4,000
c. Equipment	\$250,000	\$250,000	\$214,000	\$142,000	\$15,300	\$43,400	\$124,037	\$115,259	\$302,800	\$118,000	\$78,200	\$8,650
d. Space/ Property & Utilities	\$0	\$0	\$0	0	0	0	0	\$6,000	\$3,000	0	0	0
e. Operating Expenses	\$320,000	\$273,452	\$190,350	\$195,003	\$169,066	\$175,700	\$155,740	\$161,146	\$137,600	\$111,215	\$96,800	\$86,800
f. Other	\$463,966	\$398,359	\$378,974	\$318,149	\$256,936	\$271,390	\$289,827	\$296,524	\$296,602	\$212,428	\$176,288	\$164,388
Subtotal	\$2,519,680	\$2,270,741	\$2,161,055	\$1,490,048	\$1,048,648	\$1,214,866	\$1,445,779	\$1,755,179	\$1,630,684	\$967,643	\$739,088	\$508,438
Total	\$4,773,630	\$4,051,950	\$4,113,709	\$3,345,639	\$2,740,498	\$2,908,057	\$3,108,495	\$3,239,762	\$3,206,620	\$2,314,707	\$1,922,669	\$1,766,471
State Fiscal Year EPF Appropriation	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$1,800,000	\$1,600,000	\$1,250,000

INVOICE # 2026-01

Judith Jakobsen
42 Mooney Pond Road, Selden, NY 11784

DATE

BILL TO

Suffolk County Water Authority
PO BOX 38, Oakdale NY 11769

FOR

Consulting Services - Central Pine
Barrens Commission work

Details

AMOUNT

Work performed January 5 - January 9, 2026

15 hours at \$80/hour

\$1,200.00

See attached detailed explanation of work performed

TOTAL \$1,200.00

Make all checks payable to Judith Jakobsen
If you have any questions concerning this invoice, call 631-559-5996
or email mooneypdfarm@optonline.net

Judith Jakobsen

Date	Work Task	hours
1/5/2026 in office	Meeting with Julie Hargrave - update on staffing, litigation matters and worked with Julie on budget preparation for Commission Attended zoom kickoff meeting for Community Wildfire Protection Plan held with stakeholders. Discussion with staff after meeting	6
1/6/2026	Reviewed purchasing information for NYS Green Survey to obtain data for survey	1.5
1/7/2026	NYS Commission on Ethics and Lobbying - updated training statistics for Commission members for 2025-November and December, updated Financial Disclosure database with Commission member changes. Call with Frank Tassone Budget review Respond to emails NYS Green Survey required under NYS Executive Order 22 -90% completed	5
1/8/2026	Budget	1.5
1/9/2026	Reviewed Insurance Accords that need updating Respond to emails	1

Total hours 15



January 21, 2026

Andrew M. Weiss, Jr.
Chief Executive Officer
Signature Partners LLC
200 Madison Avenue, Suite 1910
New York, NY 10016
weiss@signaturepartners.com

RE: 645 Grumman Boulevard, Calverton, Town of Riverhead
SCTM Number 600-141-2-2.1
Central Pine Barrens Core Preservation Area

Dear Mr. Weiss:

Ryan P. McGarry
Chairman

On January 7, 2026, the Central Pine Barrens Commission office received your proposal on the subject property. The property is in the Central Pine Barrens Core Preservation Area.

Jerome Halpin
Member

Existing Conditions

Maria Z. Moore
Member

The project site is 20 acres. It is located on the south side of Grumman Boulevard. The northern half, approximately 10 acres, is developed with three vacant industrial buildings that contain 126,500 square feet with 337 parking spaces. The southern 10 acres is densely vegetated with pine barrens trees and shrubs. The property has been abandoned and the buildings have been in disrepair since 1996. The building areas and original construction dates include:

Daniel J. Panico
Member

- Structure 1, Building 78, is 66,000 square feet; two-stories, built in 1988
- Structure 2, Building 8, is 51,000 square feet, three-stories, built in 1960
- Structure 3, Modular Building, is 9,500 square feet, built in 1984

Edward P. Romaine
Member

Project Description

The proposal seeks to use the site and re-use and rebuild the structures for the use of an indoor cannabis cultivation operation. Interior building renovations, parking lot resurfacing, landscaping and utility infrastructure upgrades will occur. No trees or other natural vegetation will be removed. The roughly 10 acres of intact woods in the rear of the property will remain in its present condition.

Two phases are proposed including:

- Phase 1 includes rebuilding Structure 1 including replacing broken windows, power washing the façade and repainting, interior building renovations, replacing and upgrading the septic system, fire control and sprinklers, utility connections and upgrades, repairs to elevators, ceilings, doors and lights, repaving and restriping parking lots, trimming trees and landscaping, replacing entry gates and the guard house.
- Phase 2 includes rebuilding Structures 2 and 3 that are in disrepair and may need to be fully replaced. Mold, lead paint, asbestos and debris are present.

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Central Pine Barrens status

The proposal appears to constitute development activity, pursuant to the definitions in New York State Environmental Conservation Law Article 57 §57-0107.13. Therefore, the proposal requires the submission of a Core Preservation Area Hardship Application, subject to Commission decision. The application packet is on the Commission website and a copy is enclosed for your use.

Thank you for your attention. If you have any questions, please do not hesitate to contact me at (631) 218-1192.

Sincerely,

Julie Hargrave
Pine Barrens Manager

Encl.

cc: John C. Milazzo, Counsel to the Commission
Riverhead Town Planning Department