



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

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

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.

Existing Conditions

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:

- 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

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.

624 Old Riverhead Road
Westhampton Beach, NY
11978

Phone (631) 288-1079
Fax (631) 288-1367
www.pb.state.ny.us

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