



**Central Pine Barrens Commission Meeting Summary  
Wednesday, December 17, 2025 (APPROVED)  
Brookhaven Town Hall  
One Independence Hill, Farmingville**

**2:00 pm**

*Commission members present: Mr. McGarry (New York State Governor's Representative), Mr. Panico and Ms. DiBrita (for Brookhaven), Ms. Juengst (for Suffolk County), Ms. Moore, Mr. Wilcox (for Southampton) and Mr. Charters (for Riverhead)*

*Others present: Commission and other agency staff members included Ms. Jakobsen, Ms. Hargrave, Mr. Milazzo, Mr. Tverdyy, Mr. Motz, Mr. Jaquez, Mr. Smith, Ms. Lawston, Mr. Ward, Mr. Callagy, Ms. Drew and Ms. Brown-Walton*

Ryan P. McGarry  
*Chairman*

*The meeting started with the pledge to the flag led by Ms. Jakobsen and Ms. Jakobsen noted that with five Commission members present, there is a quorum.*

Jerome Halpin  
*Member*

Maria Z. Moore  
*Member*

Daniel J. Panico  
*Member*

Edward P. Romaine  
*Member*

**1. Administrative and Public Comment**

**a. Public Comment**

*Summary: No public comments were received*

**b. Minutes for 11/19/25 review**

*Summary: **The motion was made by Ms. Moore and seconded by Ms. DiBrita to adopt November 19, 2025 meeting minutes. The motion was approved by 5:0 vote.***

**c. Central Pine Barrens Nature Center Feasibility Study: Accept Final Report by Marvel/DBI**  
*Summary: Marvel presented the Final Central Pine Barrens Nature Center Feasibility Study Report to the Commission. **The motion was made by Mr. Charters and seconded by Mr. Panico to accept the Central Pine Barrens Nature Center Final Feasibility Study. The motion was approved by 5:0 vote.***

**d. Draft resolution to authorize signature of Credit Certificates, insurances and other items.**  
*Summary: **The motion was made by Ms. Moore and seconded by Ms. Juengst to approve the Draft Resolution Delegating Specified Authorities to Ms. Hargrave to advance the Commission's mission. The motion was approved by 5:0 vote.***

**e. Draft resolution to approve payment of Marvel invoice 2467-6 for \$7,342.60 for expenses incurred related to Central Pine Barrens Nature Center Feasibility Study**  
*Summary: **The motion was made by Ms. DiBrita and seconded by Mr. Charters to authorize payment of the Marvel invoice. The motion was approved by 5:0 vote.***

**f. Commission Members:**

**a. Welcome New York State Governor's Representative, Ryan McGarry**

**b. Draft resolution to Appoint Commission Chairperson**

*Summary: **The motion was made by Ms. Moore and seconded by Ms. Juengst to approve the Draft Resolution to appoint Mr. McGarry as Commission Chairperson. The motion was approved by 5:0 vote.***

**2. Division Reports**

**a. Education, Outreach and Communications: update**

*Summary: Mr. Motz discussed highlights and updates on the Education and Outreach division's activities covered in the previously distributed Education and Outreach division report.*

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- b. *Science and Stewardship*
    - a. *Division: update*  
Summary: Mr. Smith discussed highlights and updates on the Science and Stewardship division's activities covered in the previously distributed Science and Stewardship division report.
    - b. *Draft resolution to purchase equipment for the prescribed fire monitoring program*  
Summary: **The motion was made by Ms. Moore and seconded by Ms. Juengst to authorize establishing a purchase budget not to exceed \$125,000 for monitoring equipment that would be allocated from the State Grant Capital Budget in the Prescribed Fire Program Grant. The motion was approved by 5:0 vote.**
  - c. *New York Wildfire and Incident Management Academy: update*  
Summary: Ms. Drew discussed the updates on the New York Wildfire Incident and Management Academy's activities.
  - d. *Compliance and Enforcement Division: update*  
Summary: Mr. Ward discussed highlights and updates on the Compliance and Enforcement division's activities covered in the previously distributed Compliance and Enforcement division report.
  - e. *Land Use Division: update*  
Summary: Ms. Hargrave discussed highlights and updates on the Land Use division's activities covered in the previously distributed Land Use division report.
  - f. *Credit Program: update*  
Summary: Mr. Tverdyy discussed highlights and updates on the Credit Program's activities covered in the previously distributed Credit Program division report.
3. **Planning, Land Use and the Pine Barrens Credit Program**
- Core Preservation Area**
- a. *Request: Eastern Suffolk BOCES / 215 Old Riverhead Road, Westhampton / 900-310-3-20.2 and 900-310-3-21 / proposal to manage vegetation to reduce wildfire risk.*  
Summary: **The motion was made by Mr. Charters and seconded by Ms. Juengst to approve sending the draft response to Eastern Suffolk BOCES. The motion was approved by 5:0 vote.**
- Compatible Growth Area**
- b. *Sartory Compatible Growth Area Hardship Application / 102 Gull Dip Road, Ridge / 200-327-4-7 / development of a 1,200 square foot single family residence on a 0.56 acre project site in the A Residence 1 zoning district. Requesting covenant and CGA relief to clear from 25% to 39.5%.*  
Summary: **The motion was made by Ms. Juengst and seconded by Mr. Panico to suspend the review of the Sartory Compatible Growth Area Hardship Application based on the town's enforcement proceedings. The motion was approved by 5:0 vote.**
  - c. *Request for determination: Jessica Hernandez / 77 Canterbury Drive, Wading River / 600-115-1-10.78 / legalize deck and shed for single-family residence on 0.72 acres in the \_RB 80 zoning district.*  
Summary: **The motion was made by Mr. McGarry and seconded by Mr. Charters to approve sending the draft response to Jessica Hernandez. The motion was approved by 5:0 vote.**

**4. Public Comment**

*Summary: No public comments were received.*

*The Commission Staff and Commissioners formally recognized and extended their deepest appreciation to Ms. Jakobsen, Executive Director, as she enters retirement. We honor her many years of exemplary service, steadfast leadership and enduring dedication to the preservation and protection of the Pine Barrens. The Commissioners also presented Ms. Jakobsen with proclamations in recognition of her distinguished service and significant contributions over the years. Ms. Jakobsen thanked everyone and acknowledged that this was the best job ever.*

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

*The motion was made by Mr. Panico and seconded by Ms. Moore to close the public portion of the meeting and to move into an advisory session for the purpose of discussing enforcement matters and obtaining legal advice from Commission counsel. The Commission will not return to public session. The motion was approved by a 5:0 vote.*

*The meeting was adjourned at approximately 3:27 pm.*

**Attachments (in order of discussion)**

1. Draft Commission meeting summary for November 18, 2025
2. Final Commission meeting summary for November 18, 2025
3. Central Pine Barrens Nature Center Feasibility Study Final Report by Marvel/DBI dated December 17, 2025
4. Draft resolution to authorize signature of Credit Certificates, Insurances and other items dated December 17, 2025
5. Final resolution to authorize signature of Credit Certificates, Insurances and other items dated December 17, 2025
6. Marvel invoice dated November 30, 2025; Marvel statement dated December 5, 2025
7. Letter from Governor Kathy Hochul to appoint Ryan McGarry as a member of the Central Pine Barrens Joint Planning & Policy Commission dated November 21, 2025
8. Education Outreach and Communication Division update dated December 2025
9. Science Stewardship Division update dated December 17, 2025; Science Stewardship Division memo for remote sensing equipment justification dated December 17, 2025
10. New York Wildfire and Incident Management Academy update dated December 2025
11. Compliance and Enforcement Division update dated December 2025
12. Land Use Division update dated December 17, 2025
13. Credit Program update dated December 17, 2025
14. Draft response and maps regarding Eastern Suffolk BOCES dated December 17, 2025; Letter and attachments from Eastern Suffolk BOCES dated November 10, 2025
15. Final response regarding Eastern Suffolk BOCES dated December 17, 2025.
16. Draft response and map regarding referral request for determination: Jessica Hernandez dated December 17, 2025; Letter from Jessica Hernandez request for approval dated November 5, 2025
17. Final response regarding referral request for determination: Jessica Hernandez dated December 17, 2025