



Central Pine Barrens Commission Meeting Summary
Wednesday, January 21, 2026 (APPROVED)
Riverhead Town Hall
4 West Second Street, Riverhead, NY 11091
2:00 pm

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

Others present: Commission and other agency staff members included Ms. Hargrave, Mr. Milazzo, Mr. Motz, Mr. Jaquez, Mr. Callagy and Ms. Brown-Walton

The meeting started with the pledge to the flag led by Mr. Halpin and Mr. McGarry noted that with five Commission members present, there is a quorum.

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

1. Administrative and Public Comment

a. Public Comment

Summary: Mr. Timothy Shea, attorney, Certilman Balin, discussed he received the staff's letter regarding the Brookhaven Town Referral on RA Willow Wood, LLC and it is understood that additional information is being requested to demonstrate conformance with the plan and revisions will be made to the plan and application.

b. Minutes for Commission Meeting of 12/17/25 review

*Summary: **The motion was made by Ms. Juengst and seconded by Ms. Moore to adopt December 17, 2025 meeting minutes. The motion was approved by 5:0 vote.***

c. Authorization to pay Atlantis in Riverhead for the Annual Cooperator's Meeting, \$5,490

*Summary: **The motion was made by Mr. Halpin and seconded by Mr. McGarry authorization to pay Atlantis in Riverhead for the Annual Cooperator's Meeting. The motion was approved by 5:0 vote.***

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

*Summary: **The motion was made by Mr. McGarry and seconded by Ms. Juengst to approve the amended budget as discussed. The motion was approved by 5:0 vote.***

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

*Summary: **The motion was made by Ms. Moore and seconded by Ms. Juengst to approve the resolution to pay the USGS invoice. The motion was approved by 5:0 vote.***

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

*Summary: **The motion was made by Mr. McGarry and seconded by Mr. Panico to approve payment for the Academy Coordinator invoice. The motion was approved by 5:0 vote.***

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

*Summary: **The motion was made by Mr. Halpin and seconded by Ms. Juengst to approve payment of the Central Pine Barrens Consultant invoice. The motion was approved by 5:0 vote.***

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Westhampton Beach, NY
11978

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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
Summary: The motion was made by Mr. McGarry and seconded by Ms. Juengst to defer the draft decision regarding the Gazza Wildfire Buffer Core Preservation Area Hardship Waiver Application to the February 18, 2026 Commission Meeting. The motion was approved by 5:0 vote.
- 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
Summary: Ms. Hargrave discussed the details of the existing building conditions and the draft response indicates that the submission of a Core Preservation Area Hardship Application is required. Mr. Andrew Wise discussed detailed information about the buildings' conditions and the plan to repair them.

The motion was made by Mr. McGarry and seconded by Ms. Moore to approve sending the draft response. The motion was approved by 5:0 vote.

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
Summary: The motion was made by Ms. Juengst and seconded by Mr. Halpin to approve sending the draft response regarding Brookhaven Town Referral: RA Willow LLC Change of Zone. The motion was approved by 5:0 vote.
- 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
Summary: The motion was made by Ms. Juengst and seconded by Mr. Halpin to approve sending the draft response regarding Southampton Town Referral: Toplands Realty Holdings, LLC Subdivision. The motion was approved by 5:0 vote.

4. Public Comment

Summary: No public comments were received.

5. Closed Advisory Session

The motion was made by Mr. McGarry and seconded by Ms. Juengst 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 3:00pm.

Attachments (in order of discussion)

1. Draft Commission meeting summary for December 17, 2025
2. Final Commission meeting summary for December 17, 2025
3. Authorization to pay Atlantis in Riverhead for the Annual Cooperators Meeting dated January 2026
4. Draft resolution to approve the Central Pine Barrens Budget Plan for Contract Period 2025-2026 and authorization of Contract with NYS Department of Environmental Conservation dated January 21, 2026
5. Final resolution to approve the Central Pine Barrens Budget Plan for Contract Period 2025-2026 and authorization of Contract with NYS Department of Environmental Conservation dated January 21, 2026
6. Draft resolution to authorize payment of USGS invoice for surface water and groundwater monitoring services dated January 21, 2026
7. Final resolution to authorize payment of USGS invoice for surface water and groundwater monitoring services dated January 21, 2026
8. Authorization to pay invoice for Chuck Hamilton, Academy Coordinator for NYWIMA dated December 18, 2025
9. Authorization to pay invoice for Judith Jakobsen, Consulting Services dated January 5 – 9, 2026
10. Draft decision regarding Gazza Properties Wildfire Risk Core Preservation Area Hardship Waiver Application dated January 21, 2026
11. Draft response regarding request for determination of jurisdiction: 645 Grumman Blvd dated January 21, 2026; Letter and attachments from Signature Partners, LLC dated January 7, 2026
12. Final response regarding request for determination of jurisdiction: 645 Grumman Blvd dated January 21, 2026
13. Draft response regarding Brookhaven Town referral: RA Willow Wood, LLC Change of Zone dated January 21, 2026; Email and attachments from the Town of Brookhaven dated December 12, 2025
14. Final response regarding Brookhaven Town referral: RA Willow Wood, LLC Change of Zone dated January 21, 2026
15. Draft response regarding Southampton Town referral: Toplands Realty Holdings, LLC pre-application subdivision dated January 21, 2026; Letter and attachments from the Town of Southampton dated November 26, 2025
16. Final response regarding Southampton Town referral: Toplands Realty Holdings, LLC pre-application subdivision dated January 21, 2026