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C E N T R A L P I N E B A R R E N S
C O M M I S S I O N M E E T I N G

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645 Grumman Boulevard Calverton
Core Preservation Area Hardship

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March 18, 2025
3:00 p.m.

One Independence Hill
Farmingville, New York

TRANSCRIPT OF PROCEEDINGS

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A P P E A R A N C E S :

- RYAN P. McGARRY, Chairman, Governor's Representative
- MATTHEW CHARTERS, Riverhead Representative
- JANICE SCHERER, Southampton Representative
- DANIEL J. PANICO, Brookhaven Member
- JENNIFER JUENGST, Suffolk County Representative
- MICHELLE DI BRITA, Brookhaven Representative
- JULIE HARGRAVE, Joint Planning and Policy Manager
- JOHN C. MILAZZO, Commission Counsel
- ANGELA BROWN-WALTON, Administrative Assistant

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2 CHAIRMAN MCGARRY: Moving on to our
3 public hearings. The first public hearing is
4 645 Grumman Boulevard.

5 MR. MILAZZO: So, why don't you put
6 the appearances on for the record. So, we'll
7 go through who is here from the Commission.

8 MS. DI BRITA: Michelle DiBrita,
9 designated representative for the Town of
10 Brookhaven.

11 MS. JUENGST: Jennifer Juengst,
12 Deputy County representative for Ed Romaine.

13 MR. PANICO: Daniel Panico,
14 Brookhaven Town Supervisor.

15 CHAIRMAN MCGARRY: Ryan McGarry,
16 Governor's representative.

17 MS. SCHERER: Janice Scherer, Town of
18 Southampton Administrator.

19 MR. CHARTERS: Matthew Charters,
20 designated representative for the Town of
21 Riverhead.

22 MR. MILAZZO: To begin, we'll have
23 staff present the overview of the project,
24 and then you can invite up the applicant, and
25 then we can receive comments from the public,

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2 after the applicant's presentation. With
3 that, Ms. Hargrave.

4 MS. HARGRAVE: Good afternoon,
5 everyone. I'll briefly go through a summary
6 of the staff report that has been posted on
7 the Commission's website and distributed to
8 the Commission. There is the staff report
9 and Exhibits A through E, and there are some
10 additional exhibits to add at the end. I'll
11 try to explain those.

12 Again, to summarize this project and
13 the property. The property is in the Town of
14 Riverhead. There is a typo in the staff
15 report; it indicates Brookhaven. That's
16 incorrect. It's in Calverton, in the Town of
17 Riverhead. The site is on Grumman Boulevard.
18 The site was developed from roughly 1968 to
19 1992. It's been abandoned for more than 30
20 years. There are three buildings present.
21 Building 1 is 6,148 square feet; Building 2
22 is 51,531 square feet; and the third building
23 is 9,490 square feet for a total of 127,169
24 square feet. The parking lot has 305 spaces.
25 Again, this is in the Core Preservation Area

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2 in the Town of Riverhead, and the applicant
3 has applied for a hardship for the project.

4 Approximately ten acres of the site
5 is developed on the northern half of the
6 site, and ten acres on the south side is the
7 natural pine barrens with a large area of
8 open space. The proposal is to reuse the
9 site and renovate the buildings for the use
10 of indoor commercial agriculture for a
11 cannabis growing operation. Each building is
12 described in the application in various
13 states of disrepair. The proposal has two
14 phases, and there are no expansions of the
15 building proposed. The parking lot would be
16 expanded with 32 spaces for a total of 337
17 spaces.

18 So, Phase 1 renovation occurred to
19 Building 1, which is the western most
20 building, the two-story building. There
21 would be facility connections and, according
22 to the application, this would be the
23 building that, in the short-term, it would be
24 reused in the best condition. It would
25 require interior renovations, including

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2 painting, window replacement, and oil tank
3 replacement, and, again, utility connection
4 of water, electric and sanitary system.

5 This site has had a significant
6 amount of vandalism and theft and a prior
7 fire on the site. Electric will need to be
8 reconnected and a number of utility
9 operators.

10 There's no significant external
11 building modifications, but the applicant can
12 speak a little more specifically to that.
13 And the work in Phase 1, the work on this
14 building, the applicant is looking to do more
15 quickly, sooner than later. That is Phase 1,
16 initially.

17 Phase 2 is a bit of a longer term.
18 The renovations to Building 2, which is the
19 three-story building in the middle of the
20 site, is in significant disrepair; it has
21 asbestos, mold, significant water damage, and
22 may need to be completely reconstructed. The
23 applicant has expressed he will be able to
24 keep the structure, he also feels he has to
25 rebuild the building. Also in Phase 2 is the

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2 third building. In the back southeast corner
3 of the parking lot, there is a modular
4 building, and that needs to also be
5 renovated.

6 So, the staff report has a study area
7 map that shows the Core on the north side of
8 Grumman Boulevard and Swan Lake Golf Course
9 on the east side, and open space, including
10 the wetlands far behind the rear of the
11 property line.

12 The proposal is a Type I Action
13 pursuant to the SEQRA regulations, and the
14 Commission coordinated for lead agency. No
15 other agency requested lead agency status.
16 As the Commission receives more information,
17 specifically on Phase 2 of the project, the
18 Commission could prepare the EAF Part 2, the
19 Environmental Assessment Form Part 2 and 3 to
20 complete the determination of significance.

21 There are a few items at the end.
22 The Commission is waiting for a response from
23 the State Core Preservation Office. And
24 there were comments provided in coordination
25 with the health department and the Region 1

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2 in the heritage program and also a letter in
3 support of the project from former
4 Congressman George Hochbrueckner. He is here
5 today to speak to the commission.

6 Again, more information is needed on
7 Phase 2 of the project redevelopment and the
8 reconstruction of the parking lot. This
9 decision would need to be extended
10 potentially to June 17th, as the deadline
11 falls between meetings.

12 I'll just go again through the five
13 exhibits.

14 Exhibit A is the aerial, which is on
15 your screen and showing the immediate site
16 and the surrounding.

17 Exhibit B is some photographs of the
18 site taken from the fence to the parking lot
19 and the building.

20 Exhibit C is the site plan and survey
21 of the existing site and the proposed site
22 plan.

23 Exhibit D is a study area map of the
24 surrounding site.

25 Exhibit E is the applicant's petition

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that describes their hardship.

So, that's all I have, if you have any questions.

CHAIRMAN MCGARRY: Any questions, or should we hear from the applicant? Seeing none, we'll welcome the applicant to come up to the podium. State your name and address for the board.

MR. WEISS: Good afternoon. My name is Andrew Weiss. I am the CEO of Signature Partners and the co-managing member of the applicant, 645 Grumman Boulevard.

Julie did a very nice job describing the site. I might repeat a few things, because I have a speech here. In addition, our office is located 200 Madison Avenue in New York.

Mr. Chairman and members of the Central Pine Barrens Joint Planning and Policy Commission, it's my pleasure to appear before you today to discuss the hardship waiver application that we submitted related to 645 Grumman Boulevard, Calverton.

For the reasons outlined in the

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2 application, some of which I will mention
3 during my time today, we believe that 645
4 Grumman meets all of the criteria for a
5 hardship waiver, as outlined in Article 57 of
6 the New York State Environmental and
7 Conservation Law.

8 As a starting point, it's worth
9 reviewing some of the history and the details
10 of the property. It is a 20 acre property on
11 the south side of Grumman Boulevard in
12 Calverton. As Julie has described it, the
13 south ten acres of the property is densely
14 forested. The north ten acres of the
15 property retains a pretty vacant industrial
16 building that was built for manufacturing
17 use, and there is a parking lot that holds
18 approximately 307 vehicles. Actually, there
19 are three parking lots. We have been having
20 some preliminary discussions with Riverhead
21 Planning, and we believe we can reduce the
22 amount of the parking area and remove some of
23 the tarmac, so we can plant more plants and
24 beautify the site.

25 The site was originally developed in

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2 the 60's when Building 08 was constructed and
3 expanded in the 80's with the construction of
4 Building 78 and a smaller modular building in
5 the back of the site. There are also several
6 small outbuildings built on the site, all of
7 which are going to be preserved.

8 Subsequent to ceasing industrial
9 operations in the 90's, the property was
10 rezoned from it's original use to a natural
11 resource protection use district, which
12 permits agriculture use and, under limited
13 circumstances, residential use. The
14 property, vacated in 1996 by Grumman and the
15 Navy, has remained without a tenant since
16 that time.

17 We acquired the site in November of
18 2025 and immediately began dialog with the
19 staff of the Central Pine Barrens Commission.
20 As you know, the Commission established
21 jurisdiction at its January 26th meeting, and
22 we submitted our application at the February
23 2026 meeting, during which today's public
24 hearing was scheduled.

25 Our plan for the site is to renovate

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2 the existing structures in two phases, such
3 that they can accommodate the uses permitted
4 in the Town of Riverhead's natural resource
5 protection use district. In doing so, the
6 ten acres of the existing wooded area would
7 be preserved, and no additional structures,
8 masking, or ground cover will be created.
9 The plan for that is the least invasive
10 renovation as possible that will not impact
11 the Central Pine Barrens Core Area ecosystem,
12 its vegetation, or any other properties in
13 the area.

14 The end product will be a
15 sustainable, environmentally compatible
16 building campus in a parklike setting in
17 harmony with its natural surroundings. This
18 central idea lies in the core of our
19 preservation philosophy and is entirely
20 consistent with the spirit of the letter of
21 ECL consent. Specifically, the subject
22 property does not have any beneficial use,
23 other than the uses permitted under the NRP
24 zoning. Regarding the NRP zoning, we have
25 previously discussed the possibility of

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2 cannabis production at the site. I would
3 like to emphasize that there would be no
4 retail sales here whatsoever, and that we are
5 also pursuing other possible agricultural
6 uses, such as microgreens and other plantings
7 that we can grow inside.

8 Secondly, reactivating the property
9 from its current vacant and deteriorating
10 state will not have a negative impact on
11 neighbors because, perhaps uniquely, the site
12 does not really have neighbors. There are
13 commercial neighbors, let's just say. The
14 closest residential properties are 1.7 miles
15 to the north, about a little less than three
16 quarters of a mile to the south, 2.3 miles to
17 the east, and 1.4 miles to the west.

18 Moreover, the granting of the
19 exemption will not be materially detrimental
20 or injurious to other property or
21 improvements to the immediate area. In fact,
22 the renovation of this property should reduce
23 the danger of fire with enhanced monitoring
24 systems, improve public safety through the
25 presence of tenants, and have no additional

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2 negative impact on the resources of the Core
3 Preservation Area.

4 I should add, this property has
5 suffered from numerous break-ins since we
6 have purchased it, and we are working closely
7 with the Riverhead Police Department,
8 including their excellent detective division,
9 to remedy the situation. Once these
10 buildings are occupied, we are all confident
11 that this type of activity will cease.

12 Third, as provided by ECL 57, the
13 request for exemptions only apply to the
14 characteristics of the subject property and
15 not to the personal situation of the
16 applicant.

17 Fourth, the waiver is not
18 inconsistent with the purposes of or the
19 general spirit of ECL 57.

20 Finally, the labor is of minimal
21 relief necessary to relieve the extraordinary
22 hardship.

23 I also wish to add that we fully
24 recognize that the receipt of the exemption
25 waiver is the start of the process. Should

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2 we receive the hardship exemption, we will
3 then engage in the planning and permitting
4 processes with the Town of Riverhead, the
5 Department of Health, and other agencies that
6 may have jurisdiction.

7 Our end goal is the successful
8 refurbishment of the property, to be
9 economically successful for us, and
10 consistent with the planning goals of
11 Riverhead, Suffolk County, New York State,
12 and, of course, this Commission. For these
13 reasons, as detailed more clearly in our
14 submitted materials, we believe that the
15 granting of the hardship waiver is
16 appropriate, and we respectfully would
17 suggest that it is entirely consistent with
18 the intent of the law and the character of
19 this Commission.

20 Thank you for this time. I would be
21 pleased to answer any questions that anyone
22 has.

23 MS. SCHERER: I have a quick
24 question. I was just reading that you plan
25 to lease this space out. Do you have current

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2 people lined up, businesses that are going to
3 lease it, or is it speculative?

4 MR. WEISS: It is speculative. We
5 have been speaking to some tenants that are
6 in the cannabis business to determine what
7 their needs are, but we really can't move to
8 do any leases, until this Commission has
9 decided what we're going to do with the
10 property.

11 MS. SCHERER: I would like to note
12 that in Calverton, the law for cannabis
13 facility that is basically indoor growing,
14 that would be more appropriate here. You
15 might want to talk to Riverhead about that.

16 MR. WEISS: We would be happy to.

17 MR. PANICO: I have a question. Why
18 do you need so many parking spaces?

19 MR. WEISS: We don't believe we need
20 this many parking spaces. The parking lot
21 was designed for a different use by Grumman.
22 We believe Plant 78, as it was called, had
23 hundreds of workers on the second floor where
24 there were entire raised floors, and there
25 was a very big head count. We don't believe

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2 that we're going to need this many parking
3 spaces at all. We believe we can cut back
4 the parking lots and plant additional
5 vegetation, flowers and some things in those
6 areas.

7 MR. PANICO: Your application is to
8 increase the parking by 32 spaces?

9 MR. WEISS: Well, when we showed that
10 site plan, we were just maxing out the
11 parking. We do need to add several ADA
12 spaces in front of the building and the
13 modular building in the back that do not
14 exist. Beyond that, we would hope to cut the
15 parking in half of what it was.

16 MR. PANICO: But understanding this
17 is in the Pine Barrens Core. I'm certainly
18 not substituting the Town of Riverhead, but
19 understanding that the zoning is the NPR or
20 natural resources protection zoning, and
21 coming before this Board for a hardship.
22 Understanding the baseline zoning of the Town
23 of Riverhead, outside of profit and
24 probability, why did you apply for an
25 expansion of parking lots before this board,

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2 given your own testimony that you don't need
3 extra parking?

4 MR. WEISS: We have our architect
5 here to comment on that.

6 MR. RAST: My name is Arthur Rast
7 from Sendlewski Architects. Our firm is in
8 Riverhead.

9 So, we're the ones who generated the
10 proposed plan. The reason why it shows
11 additional parking is because per the actual
12 parking requirements for Riverhead, these
13 properties require 128 parking spaces. So,
14 we were looking to increase the parking to
15 get as much parking as we could. However,
16 after we made that plan, further
17 conversations with Planning showed they
18 wanted us to reduce the parking, since this
19 is kind of an outside case where they're
20 usually inspected. So, we're working with
21 them, and it is actually part of the proposed
22 plan to show a reduction in spaces.

23 MR. PANICO: It would seem that a
24 good portion of this, in furtherance of the
25 environment, should be land banked and kept

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2 natural, if this board was going to grant a
3 hardship in the Core. Basically, the core
4 vision of our job to is to protect the
5 environment and the core of the Pine Barrens.
6 It seems detrimental to apply for an
7 expansion of parking before this board, when
8 your own testimony proves that you don't need
9 it. So, for me, it's incongruous of the
10 mission of the board and the testimony given
11 today.

12 MR. RAST: I understand that. That's
13 why, again, really the plan was done -- we
14 had originally talked to Planning before
15 applying to this council. So, really, we
16 were looking at that aspect of things. Now
17 after getting a little more insight from them
18 and what we have to say, we have no problem
19 revising our plan to show that. For example,
20 the eastern most parking lot is really the
21 largest portion of parking space that we're
22 looking at. A good amount of that, a
23 majority of it, can be reduced. If anything,
24 it would be -- we want to show a reduction in
25 line with what the Pine Barrens Commission

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would require.

MR. PANICO: I have a question for our counsel, and that is whether or not this board can condition possible approvals with covenants, similar to what we do at our existing town boards whereby we covenant either no parking, land banked parking, or things that are very common with the land use/planning use that we deal with at a town board level?

MR. MILAZZO: Yes, the Commission has often put restrictions in its approvals, either a conservation easement to protect. Like, an example, if half the site was in native vegetation, you could put an easement on that. They have also done CNR's on other projects. So, that is a long-standing practice of the Commission.

MR. PANICO: With regard to the southern property, Phase 1 and Phase 2 is before us. Has there been any offering of dedication of open space to mitigate any hardship, any correspondence from the applicant with regard to the wooded open

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2 space that exists currently on the other ten
3 acres of the property?

4 MR. WEISS: We plan to keep the
5 existing woodland intact. We're not going to
6 touch the ten acres of pine trees that are in
7 the back half of the lot; we're going to
8 preserve those completely. We're not going
9 to touch that area.

10 Any pavement that we could remove
11 from the site to plant more grass and trees,
12 to have more open, nice space, because we
13 have some rolling hills in the back, we're
14 happy to do.

15 MR. PANICO: You, Mr. Weiss, would be
16 okay if the board found in favor and voted
17 consent regarding a hardship request,
18 agreeing to a conservation easement given to
19 this board on that property, that way it is
20 kept in its natural state: Wooded with the
21 rolling hills in perpetuity?

22 MR. WEISS: I don't think we would
23 have a problem with that.

24 MR. PANICO: One other question to
25 our counsel. The State of New York right now

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2 is setting the law that you cannot grow where
3 you sell, with regard to adult use cannabis.
4 However, the State of New York has three
5 towns -- Brookhaven, Riverhead and
6 Southampton -- who are keenly aware of the
7 rules regarding adult use cannabis has been
8 changing, and changing to the chagrin of the
9 leadership of all three of those towns who
10 are currently embroiled in litigation with
11 the State of New York.

12 Does this body have the authority to
13 institute a covenant on this property whereby
14 cultivation and agricultural type enterprises
15 would be allowed on adult use, but cannabis
16 sales would be prohibited in the future?

17 MR. MILAZZO: The Commission has the
18 authority to approve or always deny the
19 application as requested. So, they have made
20 an application to grow crops indoors. They
21 testified they don't have a lease for any
22 company to grow anything inside. So, this is
23 a speculative application.

24 The application, if it was approved,
25 would be only for the agricultural aspect.

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2 If they then opened it up to commercial and
3 sales or any other type of use, if that
4 constitutes development, which it could
5 because it would be a material increase in
6 the intensity of the use of the land any may
7 bump up against the parking restrictions,
8 they would have to come back to the
9 Commission.

10 MS. SCHERER: This application is for
11 no retail.

12 MR. PANICO: The issue is, as I see
13 it from where I sit, the Cannabis Control
14 Board is overriding and has done so twice in
15 the Town of Brookhaven. So, I'm trying to
16 stave off any potential problems for the Town
17 of Riverhead in my inquiry here. Perhaps it
18 will get to a point where there is a conflict
19 between the State creating the Pine Barrens
20 Commission and the State of New York and the
21 agencies they have created to manage the
22 buildings, and perhaps we will all end up
23 being included at one point. My hope is to
24 avoid that. That is why I asked that
25 question.

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MR. MILAZZO: I would look to whether that use would be an intensification, which would trigger the development definition in the law that you have jurisdiction to apply.

MR. PANICO: Certainly the Town of Brookhaven, I'm not an expert on your code.

MR. MILAZZO: Reading the Town Code, permitted use is agricultural, one-family dwellings, park, playgrounds, noncommercial, and special permit uses. I haven't delved into whether agricultural in Brookhaven -- in Riverhead, excuse me, includes commercial, or is that something teased out elsewhere in your code?

MR. CHARTERS: Elsewhere.

MR. MILAZZO: This would be inside that definition.

MR. CHARTERS: Right.

MR. PANICO: Mr. Weiss, you have a willingness to perhaps ask Mr. Sendlewski or his agent to submit an amended site plan to the board for land banking, parking, covenant against even building that parking, on the ten acres would accept a conservation

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easement for that natural property; is that correct?

MR. WEISS: Yes. I would also like to add that we, as owners, specifically have no interest in allowing these tenants to do any type of sales to the public. Our interest is a business-to-business sort of tenant. We intend to specifically restrict in our leases that they are not going to be allowed to sell to the public whatsoever.

MS. SCHERER: Wholesale?

MR. WEISS: Wholesale they will be either, I would imagine, delivering it to the purchaser, or the purchaser will come and pick it up in some sort of vehicle at the loading dock. But the idea is not to have retail sales. It's a whole different thing. You know, as you say, it's a much covered use. There will be a lot of traffic, people paying cash. We have no interest in having that on this property.

MR. PANICO: We have in Brookhaven, in some of our industrial parks, people coming now, and they pay people to grow it,

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2 extract it, and sell it too, and then they
3 use it for gummiest or whatever people do
4 with cannabis oils and the application of
5 them. So, it's not the actual cultivating
6 crop that is, per se, bulk sale or anything
7 else, it's the extraction of whatever is in
8 there that they put into edible products and
9 use.

10 MS. SCHERER: Wouldn't we be doing
11 that with SEQRA, the air quality and issues
12 like noise?

13 MR. MILAZZO: The processing.

14 MS. SCHERER: The processing. If you
15 don't have a tenant, how do you know the
16 level of processing that's going on?

17 MR. WEISS: We were going to be
18 seeking tenants that have what is called a
19 Tier 1 -- excuse me, a Tier 2 or a Tier 3
20 license to cultivate cannabis. Now, I don't
21 believe that includes processing. Processing
22 is a whole different thing, and I'm not sure
23 that the Office of Cannabis Management is
24 going to allow processing on the type of
25 process we are suggesting and into various

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2 other items. I don't believe we're going to
3 have that sort of tenant, and I don't think
4 we can.

5 MS. SHERER: You wouldn't evolve into
6 that over time, essentially?

7 MR. WEISS: I don't believe so. The
8 whole cannabis business is evolved. We can
9 hope. Right now we do not even mix in the
10 same building, the base processor and a
11 cultivator. Now, a cultivate may very well
12 be selling to a processor, and I'm sure they
13 will be, because there are a lot of them.
14 But the processing will be done someplace
15 else.

16 MR. CHARTERS: In the State law, it
17 limits. The cultivators is limited to clip,
18 dry and harvest. I don't think they can
19 distill it.

20 MS. SCHERER: I think that would be
21 another condition. You don't want to fall
22 into industrial. It's not an agriculture
23 industrial processing.

24 MR. PANICO: The issue on another
25 level or layer is what or how the State

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2 defines and how far it goes. We all fought
3 against it with New York State Agriculture
4 Market. This space I think we have to do
5 some -- we'll do some research, but, in
6 general, I would characterize your testimony
7 and willingness as very positive with regard
8 to the land and land banking. I think
9 whatever we do, and I'm not deposing for
10 anybody here, we have to make sure that
11 whatever is written down is not only lawful
12 within our authority but we respectfully look
13 into the future as to give the protection we
14 can for the Pine Barrens. This is a new core
15 set that we're charged with. I'm sure you
16 understand that. I think your point is very
17 well taken.

18 MS. SCHERER: I wanted to bring up
19 one other thing. The building, to the extent
20 to which they become constructed, I would
21 like to understand that more in relation to
22 the Core Preservation. You don't know who is
23 going in there, so how do you justify a
24 hardship without the square footage? Is
25 there any leeway on that? Although, I would

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2 recognize that in ten years -- it is a good
3 thing. I'm just saying, the industrial space
4 is 51,595. Is there a justification and
5 hardship happening in that space? I'm not
6 sure I saw that.

7 MR. WEISS: Our plan for Phase 1 is
8 to take Building 78, which is in very good
9 condition, and was also the most recent
10 construction, which was constructed in the
11 late 80's, early 90's, is approximately
12 68,000 feet. Outside of the building needs
13 to be cleaned with a power washer, we need to
14 repaint what was painted, and we have a lot
15 of windows to replace. So, it will look
16 exactly as it did when it was completed in
17 the late 80's.

18 The second building is a 51,000
19 square foot building. This building, the
20 last owner replaced the roof of Building 78.
21 Building 08, he did not replace the roof, and
22 it withstood a lot of water damage. Let's
23 say the inside of it looks like an onion
24 peeling, and we understand that is lead
25 paint. There are some asbestos type wraps in

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2 there, and part of it was under water. I can
3 tell you I have only been in it twice and I
4 don't want to go in it again. We're going to
5 have everything removed. We're going to keep
6 the steel superstructure. Potentially, the
7 concrete floors are in good shape. You know,
8 there's an elevator, an elevator shaft that
9 we will look to refurbish.

10 We'll see how badly this end of the
11 building is damaged, but we would like to
12 leave it and go over it. We don't plan on
13 changing the envelope of that building; it
14 will be exactly the same size. We'll follow
15 all the contours that it has now with the
16 existing features. There is a very nice
17 covered walkway entrance on the ground.
18 We're not going to change any of that.

19 And the part of the building in the
20 back is under 10,000 square feet, that needs
21 a new floor, a new roof. We'll replace all
22 the windows, and then well try to match
23 whatever we do with the facade of Building 08
24 so that those two somewhat match. Again,
25 it's not going to change, in terms of size.

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MR. MILAZZO: Will the footprint change on those second and third buildings?

MR. WEISS: No footprint change whatsoever; it will remain exactly as it is.

MR. MILAZZO: Will it need new upgraded septic systems?

MR. RAST: I can speak to that a little bit. All the septic systems are intact, for the most part. It's just a matter of what shape they are in. They would need new systems, but it may just be a matter of what it is. They aren't in any usable condition. Water hasn't been running through in three decades. I don't know the exact state of them. That is something we will look to address, when we go to the health department.

MR. WEISS: There are actually three different septic systems. Each building has their own septic system. In addition, there are three outbuildings that we are also going to preserve; we have uses for them. So, that that's not going to change either; it's just going to get cleaned up. There's a lot of

1
2 old equipment on the roof of Building 08 that
3 will be removed. When it's renovated, we're
4 going to be going from oil boilers to
5 electric heat in the form of a heating coil
6 that will be attached to an air cooling
7 control HVAC system, where each tenant would
8 have their own use and run it as they see
9 fit.

10 MR. MILAZZO: What are the intended
11 uses of the outbuildings?

12 MR. WEISS: One outbuilding that's
13 approximately 1,500 feet we are going to use
14 to store dumpsters, garbage, to have a nice,
15 neat place to put them. The building also
16 has a nice fence put in. It looks like it
17 was made for that. There was another
18 building that they used to test small jet
19 engines in; that is going to be used for the
20 gardeners to keep all of their equipment,
21 because we're going to have all kinds of
22 grounds and flowers and things to be
23 maintained. And then there's a third
24 building that's in close proximity to the
25 modular office building in the back that has

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a backup generator that actually has the electric service for the building in it, and we're going to keep that intact.

MR. MILAZZO: Your model doesn't have like an Amazon type delivery service working out of it?

MR. WEISS: I don't believe so. I think these are -- I don't know if they're going to be giant orders, but they're going to be commercial orders. I'm not sure of the volume. I don't think we're dealing with anything that's palletized. They'll be likely in boxes.

MR. MILAZZO: Bulk.

MR. WEISS: I don't know if they are going to box it up per order or there is going to be an inventory. I would imagine they pick and pack for the various dispensaries that they are selling it to. If they are dealing with the processor, I would imagine that would be bulk, that would be something different.

MR. PANICO: Are you the owner or contract vendee?

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MR. WEISS: We own it.

MR. PANICO: In contemplation of buying the property, the existing cesspools, did you check what was in there environmentally before you bought it?

MR. WEISS: We have been checking. We have done Phase 1 and Phase 2 work, and we haven't found anything. And we actually, most recently, checked the water, and the water report came back that the water was drinkable. It came out of the well of Building 78.

MR. PANICO: Did you have a little yourself?

MR. WEISS: I haven't had any yet. Looking forward to it.

MR. PANICO: Thank you very much.

CHAIRMAN McGARRY: Anymore questions?

(No response was heard.)

CHAIRMAN McGARRY: Since there are no more questions, we thank you and invite other members of the public to come up.

MR. WEISS: Thank you very much for your time.

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2 MR. HOCHBRUECKNER: Good afternoon.

3 I am former Congressman George Hochbrueckner.
4 I'd like to raise my voice in support to this
5 project for two reasons. One is that this 30
6 year facility has been abandoned for that
7 period of time. I have a personal
8 connection, because I actually worked in
9 Plant A for six years in my union days when I
10 worked on Grumman. So, I am very familiar
11 with the property.

12 The second connection is that as a
13 congressman representing the eastern end of
14 Long Island from '85 to '94 -- sorry, '87 to
15 '94, I voted for the legislation that gifted
16 the 2,900 acres of the site to the Town of
17 Riverhead. As you know, it's been a bumpy
18 road. Right now, of the 2,900 acres, 1,643
19 acres are still dangling in the sense that
20 they have not been sold off. That was the
21 purpose of writing the legislation in the
22 first place. When Grumman decided to move
23 their flight testing to Florida, it was clear
24 that Riverhead Town, not being a wealthy
25 town, took a hit, in terms of their income,

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2 even though they did have some voluntary tax
3 impacts.

4 So, when I looked at the law, got it
5 passed, the goal was that the people of
6 Riverhead should benefit from that property;
7 and that has been an unfulfilling goal for
8 all of these years. As you know, if you read
9 Newsday last week, basically another chance
10 for a huge save at the end. Now while these
11 20 acres is not part of that, it is part of
12 the overall 3,000 acres around the 2,900
13 acres, which is the buffer zone where the
14 planes would crash, if there was a buffer.
15 So, that's that almost 6,000 acres of where
16 the 3,000 outside the fence will be protected
17 environmentally, as it has been.

18 My goal has been to have 2,900 acres
19 sold to the benefit of the people of
20 Riverhead, and it still remains my goal. I
21 have been following what's been going on with
22 the Navy, in terms of FEMA, but that is a
23 whole separate issue.

24 What I see here is if you approve
25 this 20 acre site, taking those abandoned

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2 30-year-old buildings and convert them into a
3 profit making circumstance under this
4 approach, you will be creating several
5 hundred jobs, along with the economic benefit
6 that comes from the use of that property.
7 So, that's important.

8 But also what is very important is
9 the fact that, as you're probably aware, it
10 has been action in the poles. As you know,
11 what did happen was besides being involved in
12 the transfer of the property to Riverhead, we
13 also had a situation where there are other
14 opportunities that didn't pursue.

15 So, my hope here is that by your
16 approving this and taking it to the local
17 government and outfitting those buildings, we
18 will have helped the people of Riverhead, but
19 we also will stimulate the greater concern,
20 which is how to handle the remaining acres on
21 the town that are presently in hold. You
22 would be doing Riverhead a favor in resulting
23 in looking better for Riverhead to prevail.
24 Anything improving this property, getting
25 those buildings occupied, I believe will be

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2 simple and will finally resolve the issue of
3 the town and have all 2,900 acres be utilized
4 appropriately for the benefit of the people
5 of Riverhead.

6 So, please bear in mind, yes, this is
7 a 20 acre site. Yes, it's in your
8 jurisdiction. Most importantly, if you
9 approve it, you will stimulate the final
10 solution to finally sell those properties and
11 have the people benefit from the law that I
12 wrote 30 years ago. By the way, my good
13 friend, Senator Chuck Schumer, was a
14 congressman who voted for that bill back in
15 the day.

16 So, please give it full consideration
17 and recognize there is more at stake here
18 than just rebuilding. Building that zone is
19 a much better solution overall for the use of
20 the property. I'd love to see an editorial
21 from Newsday saying, "At last it's done. The
22 people of Riverhead have been granted what
23 they were offered 30 years ago, which remains
24 underdeveloped."

25 Thank you for you attention. I thank

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Julie for distributing my letter to all of you in support of this petition. So, thank you very much. If you have any questions, I'll be happy to answer.

CHAIRMAN MCGARRY: Thank you, congressman.

MR. PANICO: I don't have any questions. Thank you for appearing. Thank you for your service.

MR. HOCHBRUECKNER: Thank you.

CHAIRMAN MCGARRY: Any other members of the public wish to be heard on this application, please step forward.

MS. HARGRAVE: Can I just ask? The applicant provided these photos. It might be helpful to you if I distributed them and added them as exhibits.

MS. SCHERER: We'll keep this open for SEQRA?

MR. MILAZZO: Do you want to close the public hearing and keep the record open?

MS. SCHERER: Yes.

MR. MILAZZO: How much time do you think you need? Two weeks? Do you want to

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go through it next meeting?

MR. PANICO: Yes.

MR. MILAZZO? Next meeting?

The recommendation is to close the public hearing and then keep the record open until April 18th. If any members of the public wish to submit comments or if the applicant wishes to supplement. Preferably not supplement, because then we have to revisit that in a public hearing. We will do that.

MS. SCHERER: We'll revise the plan, right?

MR. MILAZZO: Yeah. Based on those provisions, if it merits another public hearing or airing through a hearing if the changes are significant, we would do that.

CHAIRMAN McGARRY: We need a motion to close the public hearing while keeping the record open.

MS. SCHERER: So moved.

MS. CHARTERS: I'll second.

MR. PANICO: The next date is?

MR. MILAZZO: April 18th.

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MR. PANICO: We're closing the hearing, keeping the written commentary open until April 18th?

MR. MILAZZO: Yes.

CHAIRMAN McGARRY: We have a motion and a second. All in favor?

(WHEREUPON, there was a unanimous affirmative vote of the Board.)

MR. MILAZZO: April 15th.

CHAIRMAN McGARRY: Any opposed?
Hearing none, the public hearing is closed.

(Time Ended: 3:27 p.m.)

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March 18, 2026

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C E R T I F I C A T E

I, BETHANNE MENNONNA, a Notary Public within and for the State of New York do hereby certify that the foregoing is a true and accurate transcript of the proceedings, as taken stenographically by myself to the best of my ability, at the time and place aforementioned.

IN WITNESS WHEREOF, I have hereunto set my hand this 28th day of March, 2026.

BethAnne Mennonna
BETHANNE MENNONNA

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