



Central Pine Barrens Commission Meeting Agenda
Wednesday, April 15, 2026 at 2:00 pm
Southampton Town Hall
116 Hampton Road, Southampton, NY

1. **Administrative and Public Comment**
 - a. Public Comment
 - b. Minutes for Commission Meeting of 03/18/26 review (*approve*)
2. **Reports**
 - a. Compliance and Enforcement Division: update (*Mr. Callagy*)
 - b. Education, Outreach and Communications Division: update (*Mr. Motz*)
 - c. Land Use Division: update (*Ms. Hargrave*)
 - d. Law Enforcement Council, Wildfire Task Force and New York Wildfire and Incident Management Academy: update (*Ms. Drew*)
 - e. Pine Barrens Credit Program: update (*Mr. Tverdy*)
 - f. Science and Stewardship Division, Protected Lands Council: update (*Mr. Smith*)

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

3. **Planning and Land Use**

Core Preservation Area

- a. Gazza Wildfire Buffer Core Preservation Area Hardship Waiver Application / w/s of Old Riverhead Road (CR 31), Westhampton / 900-246-2-11.4; 900-285-2-28.1; 900-286-2-38.8; 900-286-2-38.2; 900-310-2-3.1; 900-310-2-4.2 / request to remove 1.93 acres of vegetation to minimize wildfire risk on six separate parcels that total 8.4 acres, developed with industrial uses in the LI 40 and CR 200 zoning districts / decision deadline 04/15/26 / *draft decision (Ms. Hargrave)*
- b. 645 Grumman Boulevard Core Preservation Area Hardship Waiver Application / Calverton / 600-141-2-2.1 / two-phased development project to reuse site with three existing industrial buildings totaling 126,500 square feet and a parking lot for the use of indoor cannabis cultivation on a 20 acre project site in the Natural Resources Protection zoning district / decision deadline 06/01/26 / *receipt of supplemental material (Ms. Hargrave)*
- c. Hampton West Park Core Preservation Area Hardship Waiver Application / 700 Stewart Avenue, Westhampton / 900-308-4-1.3 / construction of a restroom building and sanitary system and expansion of a parking lot, redevelopment of sports courts and habitat restoration on a 17.7 acre town park in the CR 200 zoning district / decision deadline 06/02/26 / *draft decision (Ms. Hargrave)*

4. **Public Comment**

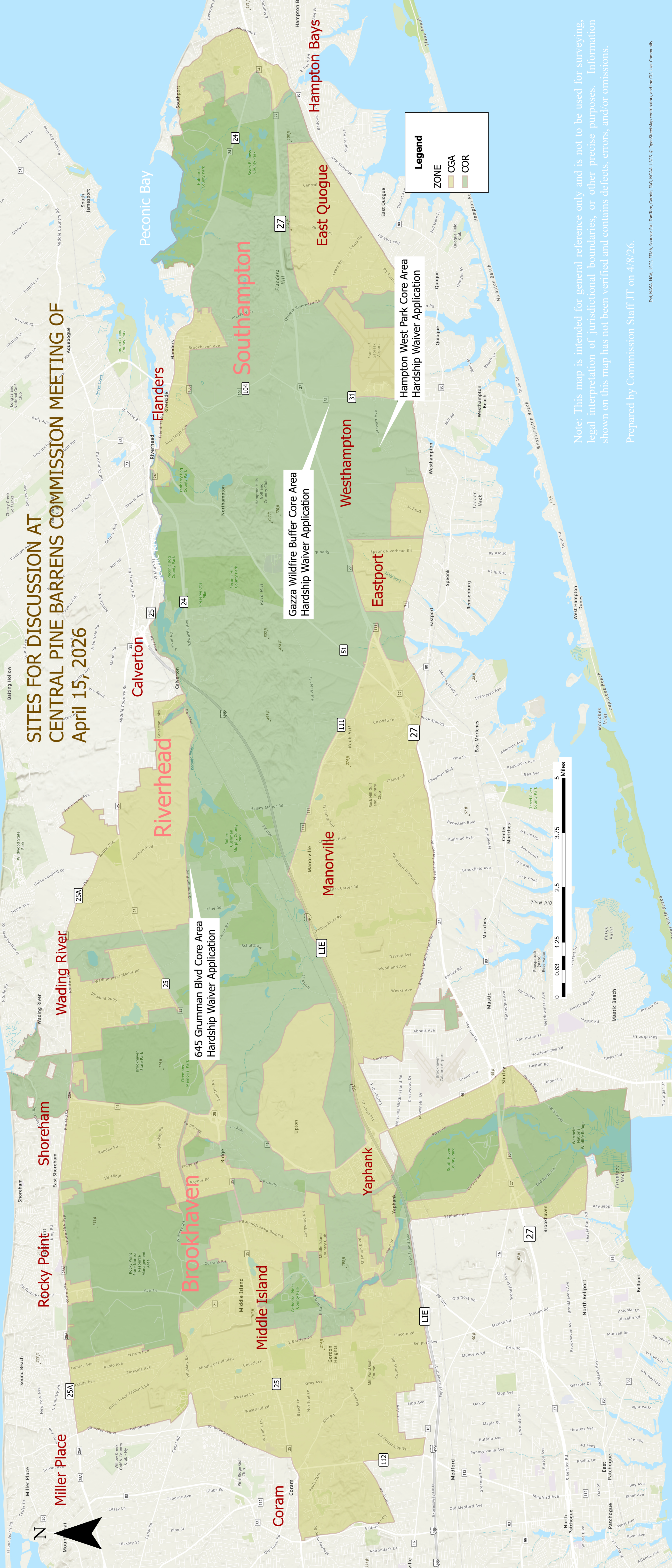
5. **Closed Advisory Session** (if necessary)

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

Next Commission Meeting, Wednesday, May 20, 2026 at 2:00 pm
Wertheim National Wildlife Refuge, 340 Smith Road, Shirley
For meeting information visit <https://pb.state.ny.us/>

SITES FOR DISCUSSION AT CENTRAL PINE BARRENS COMMISSION MEETING OF April 15, 2026



**645 Grumman Blvd Core Area
Hardship Waiver Application**

**Gazza Wildfire Buffer Core Area
Hardship Waiver Application**

**Hampton West Park Core Area
Hardship Waiver Application**

Legend

ZONE	CGA	COR
[Light Green Box]	[Light Yellow Box]	[Light Blue Box]

Note: This map is intended for general reference only and is not to be used for surveying, legal interpretation of jurisdictional boundaries, or other precise purposes. Information shown on this map has not been verified and contains defects, errors, and/or omissions.

Prepared by Commission Staff JT on 4/8/26.



**Central Pine Barrens Commission Meeting Summary
Wednesday, March 18, 2026 (DRAFT)
Brookhaven Town Hall
One Independence Hill, Farmingville, NY**

2:00PM

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

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

Ryan P. McGarry
Chairman

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

Jerome Halpin
Member

A revised agenda was distributed

Maria Z. Moore
Member

1. Administrative and Public Comment

a. Public Comment

Summary: No public comments were received.

Daniel J. Panico
Member

b. Minutes for Commission Meeting of February 18, 2026 review

*Summary: **The motion was made by Ms. Juengst and seconded by Ms. Scherer to adopt February 18, 2026 meeting minutes. The motion was approved by 5:0 vote.***

Edward P. Romaine
Member

c. Authorize execution of Memorandum of Understanding Brookhaven National Laboratory

*Summary: **The motion was made by Ms. Scherer and seconded by Mr. Panico to authorize the execution of Memorandum of Understanding with Brookhaven National Laboratory. The motion was approved by 5:0 vote.***

d. Authorize execution of Memorandum of Understanding with State University of New York College of Environmental Science and Forestry

*Summary: **The motion was made by Mr. Charters and seconded by Ms. Scherer to authorize the execution of Memorandum of Understanding with State University of New York College of Environmental Science and Forestry. The motion was approved by 5:0 vote.***

e. Review of a draft resolution to approve the Commission's Prescribed Fire Contract Budget #DEC01-C01014GG, from April 1, 2025 to September 30, 2026

*Summary: **The motion was made by Mr. McGarry and seconded by Ms. Scherer to approve the draft resolution for the Commission's Prescribed Fire Contract Budget. The motion was approved by 5:0 vote.***

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2. Invoices for Payment

a. Invoices for Judy Jakobsen, Consultant: Invoice numbers 2026-03 to 07 for the total amount of \$4,432.00 from January 26, 2026 to February 27, 2026

Summary: The motion was made by Ms. Juengst and seconded by Mr. Charters authorization to pay invoices for Judy Jakobsen, Consultant from January 26, 2026 to February 27, 2026. The motion was approved by 5:0 vote.

- b. *Invoices for SWCA Consultant for the US Forest Service Grant to prepare the Southampton Community Wildfire Protection Plan in the total amount of \$19,504.65 from October 2025 to February 2026*
Summary: The motion was made by Ms. Juengst and seconded by Mr. Panico authorization to pay invoices for SWCA Consultant for the US Forest Service Grant from October 2025 to February 2026. The motion was approved by 5:0 vote.
- c. *Invoice for USGS #90160813 dated 2/9/26 in the amount of \$33,676.00 for the expenses from October 1, 2025 to December 31, 2025*
Summary: The motion was made by Mr. Charters and seconded by Ms. Juengst authorization to pay the invoice for USGS from October 1, 2025 to December 31, 2025. The motion was approved by 5:0 vote.
- d. *Authorize purchase of video equipment and software for the Education Outreach and Communications Division*
Summary: The motion was made by Ms. Scherer and seconded by Mr. Panico authorization to purchase video equipment and software for the Education Outreach and Communications Division. The motion was approved by 5:0 vote.
- e. *Authorize cybersecurity updates to Commission website*
Summary: The motion was made by Mr. Charters and seconded by Ms. Juengst authorization for cybersecurity updates on the Commission website. The motion was approved by 5:0 vote.

3. **Planning, Land Use and the Pine Barrens Credit Program**

Compatible Growth Area

- a. *Brookhaven Town Lead Agency Coordination: The Meadows at Artist Lake / 200-379-1-3.1, 5.1 and 12 / Middle Country Road, Middle Island / development of mixed use project including 295 residential units, restaurants and retail uses totaling 418,308 square feet, a community park and 29 acres of open space on a 74 acre site in the A1 Residence and J2 Business zoning districts*
Summary: The motion was made by Ms. Scherer and seconded by Mr. Charters to send the draft response to Brookhaven Town Lead Agency Coordination: The Meadows at Artist Lake. The motion was approved by 5:0 vote.

4. **Closed Advisory Session**

The motion was made by Mr. Panico and seconded by Mr. Charters to close the public portion of the meeting and to move into an advisory session for the purpose of discussing existing litigation and attorney client communication obtaining legal advice from Commission counsel. The Commission would return to public session. The motion was approved by a 5:0 vote

5. Public Hearings at 2:30 pm

- a. *645 Grumman Boulevard Core Preservation Area Hardship Waiver Application / 600-141-2-2.1 / Calverton / two-phased development project to reuse site with three existing industrial buildings totaling 126,500 square feet and a parking lot for 337 vehicles for the use of indoor cannabis cultivation on a 20 acre site in the Natural Resources Protection zoning district*
- b. *Hampton Hills Golf and Country Club Core Preservation Area Hardship Waiver Application / Northampton / 900-194-1-3 / construction of a restroom building and sanitary system on a 200 acre site with an existing golf and country club in the CR 200 zoning district*

The Commission determined this activity is nondevelopment for the reasons described in the hearing transcript.

- c. *Hampton West Park Core Preservation Area Hardship Waiver Application / 700 Stewart Avenue, Westhampton / 900-308-4-1.3 / construction of a restroom building and sanitary system and expansion of a parking lot, redevelopment of sports courts and habitat restoration on a 17.7 acre town park in the CR 200 zoning district*

Summary:

A stenographic transcript was prepared for the hearings

6. Public Comment

Summary: No public comments were received

The meeting was adjourned at approximately 4:00pm.

Attachments (in order of discussion)

1. Revised Agenda
2. Draft Commission meeting summary for February 18, 2026
3. Final Commission meeting summary for February 18, 2026
4. Memorandum of Understanding between Central Pine Barrens Joint Planning and Policy Commission and US Department of Energy, Brookhaven Site Office
5. Memorandum of Understanding Between Central Pine Barrens Joint Planning and Policy Commission and The Research Foundation for the State University of New York
6. Draft resolution and attachments to approve the NYSDEC Prescribed Fire Budget for the Period of April 2025 through September 2026 dated March 18, 2026
7. Final resolution and attachments to approve the NYSDEC Prescribed Fire Budget for the Period of April 2025 through September 2026 dated March 18, 2026
8. Authorization to pay invoice #s 2026-03 to 07 for Judith Jakobsen, Consulting Services dated January 26 to February 27, 2026
9. Authorization to pay invoices for SWCA Consultant for the US Forest Service Grant to prepare the Southampton Community Wildfire Protection Plan dated October 2025 – February 2026
10. Invoice for USGS expenses from October 1, 2025 to December 31, 2025 dated February 9, 2026
11. Memo seeking authorization for Education Outreach and Communication Division to purchase computer and video equipment dated March 18, 2026
12. Draft response to Brookhaven Town: Meadows at Artist Lake and attachments dated March 18, 2026: Email and attachments from the Town of Brookhaven dated March 3, 2026
13. Final response to Brookhaven Town: Meadows at Artist Lake dated March 18, 2026
14. Draft staff report and exhibits and hearing transcript regarding 645 Grumman Boulevard Core Preservation Area Hardship Waiver Application dated March 18, 2026
15. Draft staff report and exhibits and hearing transcript regarding Hampton Hills Golf and Country Club Restroom Core Preservation Area Hardship Waiver Application dated March 18, 2026
16. Draft staff report and exhibits and hearing transcript regarding Hampton West Park Core Preservation Area Hardship Application dated March 18, 2026



Compliance and Enforcement Division Report February - April 2026 Prepared by CAED Enforcement Officer John Callagy

- We received 21 complaints during this period for dumping and clearing. The dumping was primarily miscellaneous pieces of furniture such as couches, chairs and mattresses.
- We've observed a larger increase in tires being dumped along the Long Island Expressway, which has been documented and reported to our law enforcement partners.
- Three separate properties were brought to our attention regarding the clearing of trees. One of which was found to be a DEC project conducted by Team Rubicon in the Rocky Point State Forest to restore natural grassland.
- Four arrests have been made by our law enforcement partners for three separate dumping cases from last year, and one earlier this year.
- Now that the snow is gone and Spring is in full swing, we are anticipating an uptick in dumping and will be scouting out additional camera locations for more active areas throughout the Pine Barrens.

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

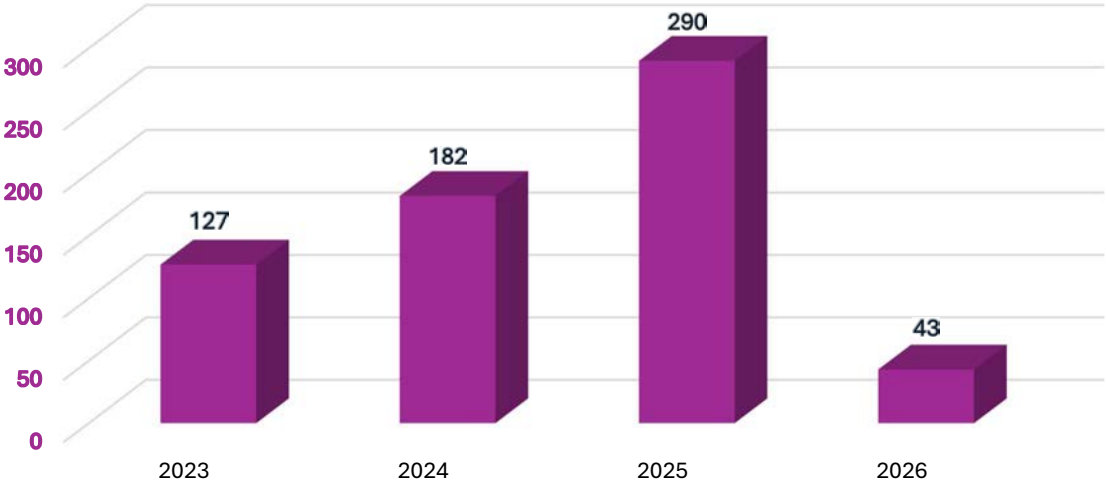
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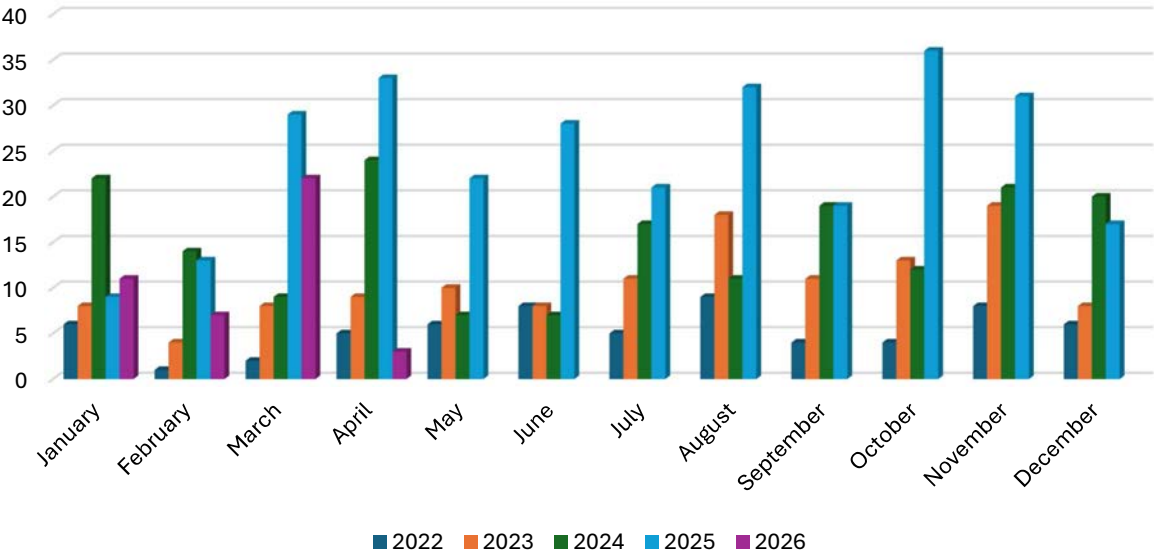


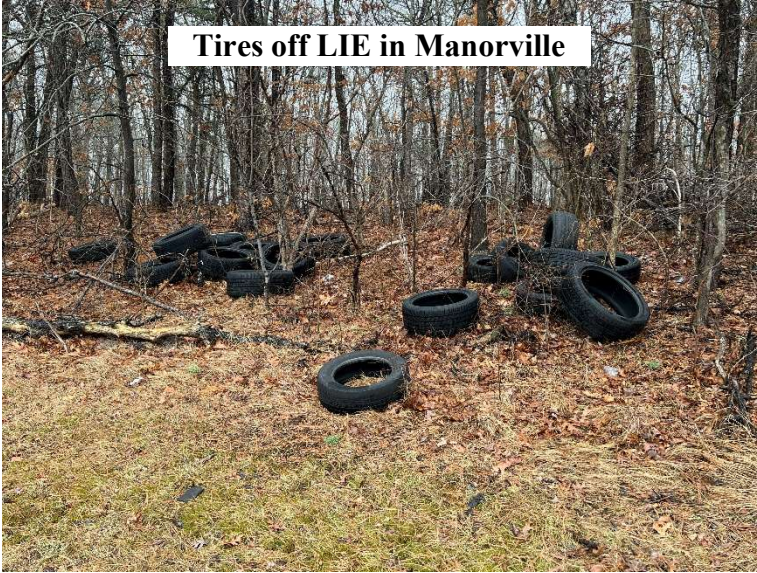
Incident Statistics - Reporting Period 2023 - 2026				
Year	2023	2024	2025	2026
Intake				
Sent by Agency to Commission	17	9	4	
Discovered by Commission Staff	104	163	280	42
Called in by Individual to Commission	6	10	6	1
Total Incidents Reported	127	182	290	43
Location of Incident				
Brookhaven	69	102	187	33
Southampton	50	75	93	9
Riverhead	8	5	10	1
Occurring on Public Land				
Occurring on Public Land	79	158	268	31
Occurring on Private Land	23	22	22	12
Occurring on Public & Private Land	25	0	1	
Core				
Core	78	140	213	33
Compatible Growth Area (CGA)	39	30	62	10
Core & CGA	1	0	1	
Outside CPBA	9	10	14	
Nature of Incident*				
Clearing/Encroachment	20	21	32	4
Structures	2	1	0	
Dumping	103	153	254	39
Mining	0	1	0	
Hunting	1	0	0	
ATV	0	0	0	
Other	1	2	4	
Referrals*				
Sent to Town	6	4	22	2
Sent to County	36	31	32	6
Sent to State	33	17	18	2
Commission	8	1	0	1
Sent to AG	0	0	0	
Other	37	16	14	
Status				
Founded	125	179	288	43
Unfounded	2	1	2	
Open	52	51	77	14
Closed	75	131	213	29
Inspections				
Conservation Easement Inspections	0	0	6	
Development Project Inspections	0	0	5	2

Complaints by Year as of April 2026



Complaints Month/Year





Mattresses off Red Creek Road in Hampton Bays



Bags of leaves on Ashton Road in Middle Island



Couches off North Street in Manorville



Misc. trash off Wading River Hollow Road in Middle Island



Tree clearing in Rocky Point State Forest in Ridge



Wooden furniture off S. River Road in Calverton



Educational Outreach and Communications Division Update

April 2026

Submitted by Tim Motz, Educational Outreach and Communications Coordinator

Barrens to Bay Summer Camp

- **Even factoring in a 20% increase in capacity we initiated last year to allow more families to send their kids to camp, we are nearly full for this year's camp. As of April 7, we are at 97% capacity, with just four vacancies available in Session 3. All five other sessions are full.**
- **All supplies for the summer season have been ordered.**
- **Re: counselors, all schedules—volunteer and paid have been set. Our attention now turns to getting in all paperwork from counselors and campers and for the counselors, setting up a roundtable to go over protocol and activities and to hold the Counselors Cup competition.**
- **We are also at work on creating new activities for the season. We presently have five new activities, but will aim to add a couple more. Our goal is to keep the games, activities and crafts the kids love the most, but continually add new ones to the mix to make sure camp continues to engage all campers.**

"A Day in the Life" Program

- **We are seeking to add two or three schools to the program, with a particular focus on adding schools within or in the vicinity of the Central Pine Barrens, so we have more schools conducting their student science within the region.**

Cooperators Meeting Videos

- **Our primary focus at the moment is producing two new videos for the commission's annual Cooperators Meeting. One will be a look at the animals (or "fauna") of the Central Pine Barrens and will likely be around 20 minutes in length. The second will be a quick (five minutes or so) look at one of the bedrocks of the Cooperators Meeting agenda—the Environmental Officer of the Year awards.**
- **Additionally, the division is playing a major role in producing the event, including coordinating the primary speakers. Helping the speakers craft their addresses will also be a focus of the division in the coming months.**

Southampton CWPP

- **The division is also working the interim executive director and the Science and Stewardship division on an effective plan to reach residents about the importance of the Southampton Community Wildfire Protection Plan and to encourage their attendance at an upcoming public meeting at which residents can offer their input about the plan.**

Central Pine Barrens Joint Planning and Policy Commission
 Land Use Division Bi-Monthly Update for the Meeting of Wednesday, April 15, 2026

Action	Central Pine Barrens Location		
Municipality	Brookhaven Town	Riverhead Town	Southampton Town
Pending Applications, Requests for Determination of Jurisdiction, SEQRA Coordination, inquiries, proposals, items and other activities	Meeting inquiry for potential request to construct a 150 foot tall cell tower and compound for private and public carriers on a Credit Program conservation easement property in the Core in Calverton.	Core Hardship: 645 Grumman Boulevard, Calverton, reuse industrial site with three vacant buildings for indoor cannabis cultivation on 20 acres in the Core. Decision deadline 6/1/26.	<ul style="list-style-type: none"> • Core Hardship: Joseph F. Gazza, Old Riverhead Road, Westhampton, request to clear vegetation to reduce wildfire risk on six properties in the Core. Decision deadline 4/15/26. • Compelling Public Need Waiver: Hampton West Park, Westhampton, parking lot expansion, restroom, sports courts resurfacing and habitat restoration in a Town Park in the Core. Decision deadline 6/2/26.
Commission Division Activity, Regional Project Participation and Coordination	<ul style="list-style-type: none"> • Review and analysis of land use development project applications for Core Preservation Area and Compatible Growth Area Hardship waivers, SEQRA Coordination, interagency referrals, information requests, property inquiries, requests for determination of jurisdiction and conformance reviews. Development applications involve residential and commercial, industrial and mixed uses, zone changes, site plans, subdivisions, Developments of Regional Significance, Assertions of Jurisdiction, Critical Resource Areas and other development activities. • Monitor sites for compliance with decisions and conditions of approval. • Perform site inspections and land use surveys for applications. • Provide technical support on FOIL requests, compliance and enforcement violations, consent orders, Credit Program items, communications on land use matters, unauthorized development, habitat clearing activities and protected land encroachments. • Collaborate and coordinate activities with Commission divisions and interagency partners. • Prepare application materials for monthly Commission meetings. • Manage the USGS-Commission two-year 2024-2026 water resources study continues with groundwater sampling and monitoring in Peconic River and Carmans River. Surface water quality sampling in the pine barrens was conducted in November 2023, May 2024, November 2024, June 2025 and December 2025. The final sampling event in this contract is planned for June 2026. USGS seeks to continue monitoring under a new contract. • Update the Commission website and content management. • Continue coordination among Commission boards and councils including the Advisory Committee, Credit Clearinghouse, Law Enforcement Council, Protected Lands Council and Wildfire Task Force. 		





Wildfire Task Force

The Central Pine Barrens Wildfire Task Force is a multi-agency partnership dedicated to reducing wildfire risk and improving emergency response across the Pine Barrens region of Long Island. The Task Force brings together fire departments, emergency management officials, law enforcement, land managers, and public safety partners to coordinate planning, share information, and strengthen regional preparedness. Key efforts include wildfire prevention, public education, prescribed fire coordination, and improving communication and response strategies during wildfire incidents. Through collaboration, the Task Force enhances the region's ability to protect communities, natural resources, and critical infrastructure.

The Wildfire Task Force meeting held on March 25th at Manorville Fire Department highlighted several key initiatives to strengthen wildfire preparedness and response across Long Island. Updates included seasonal fire weather conditions remaining abnormally dry despite recent precipitation, and ongoing planning for the Southampton Community Wildfire Protection Plan, which will assess risks, improve coordination, and unlock future grant funding for fire departments. Additional discussions covered a proposed wildfire detection camera system using AI and remote monitoring, utility vegetation management and aerial patrols to reduce fire risk, prescribed fire operations for the upcoming season, and the importance of enhancing coordination through initiatives such as air-ground training with National Guard partners.

The next meeting will be held June 24th.

New York Wildfire and Incident Management Academy

The New York Wildfire and Incident Management Academy (NYWIMA) has a long history dating back to 1998 and has trained thousands of students (approximately 8,000–10,000) in NWCG wildfire and Incident Command System (ICS) courses.

For 2026, NYWIMA will shift its operations from the traditional October Academy to a new December training session, which will be held at Brookhaven National Laboratory from December 5–11. This session will include chainsaw (S-212) training, which is better suited to winter conditions due to seasonal restrictions in October. Core course offerings will include S-130/190, Urban Interface (S-215), and ICS courses.

Changes in wildfire activity nationwide have made it more difficult to secure out-of-state instructors in October, prompting adjustments to the program. As a result, the Academy is moving toward more flexible and modern training methods, including blended courses that combine online coursework with shorter in-person field sessions to better accommodate participants' schedules.

NYWIMA is also launching a new initiative to bring training directly to local fire departments through June 1, allowing departments to request courses that fit their needs. This approach will also support the

development of local instructors, reducing reliance on out-of-state personnel and helping ensure the long-term sustainability of the program.

Law Enforcement Council

The Central Pine Barrens Law Enforcement Council is a collaborative group of local, county, state, and federal law enforcement agencies working within the Central Pine Barrens region. This council met on February 19th and focused on protecting the area's land through coordinated enforcement efforts, information sharing, and joint operations. Its priorities include preventing illegal dumping, off-road vehicle use, and other activities that threaten natural resources and public safety. The Council helps ensure consistent enforcement and long-term stewardship of the Pine Barrens.

The next Law Enforcement Meeting is April 16th at Southaven County Park.

Item 2.e. Pine Barrens Credit Program Report for April 15, 2026:

Activities in the Credit Program for 2026 included review of applications for Letters of Interpretation, Conservation Easements, Credit Program and FOIL requests management. Some specific work items include:

- Letters of Interpretation: Staff is following up on past LOIs for interest in the Program.
- Conservation Easements: Review and Monitoring
 - Seven easements are currently in progress.
 - 23 easement properties with road access were inspected.



- Pine Barrens Credits
 - Redeemed: 3.3 Credits have been redeemed for commercial and residential projects.
 - Conveyed: 3.49 Credits have been sold in the Town of Brookhaven, Riverhead and Southampton.
 - The average price is \$128,000 per credit.
- Credit Clearinghouse Program Fund Account
 - Balance: \$3,286,312.
 - The Clearinghouse owns 2.29 Credits.
- The Pine Barrens Credit Program is administered by a five-member Credit Clearinghouse Board of Advisors. Currently there are three active members:
 - James T.B. Tripp, Esq., Chairman
 - Mitchell H. Pally, Esq., Member
 - Robert Anrig, Member

The last Credit Clearinghouse Board of Advisors meeting took place on March 1, 2023.

Pine Barrens Credit Program Statistics Table: represents figures for the total and annual summary of 2026.

Easement Protected Lands and Pine Barrens Credits As of April 8, 2026								
	Brookhaven	2026	Riverhead	2026	Southampton	2026	Total	2026
Parcels	534	2	37	-	471	-	1042	2
Acreage	840.89	7.22	516.78	-	889.51	-	2247.18	7.22
Average parcel size	1.57	3.61	13.97	-	1.89	-	2.16	3.61
Credits generated	553.89	3.63	173.39	-	340.26	-	1067.54	3.63
Credits redeemed	428.91	0.14	146.53	1.40	195.62	1.76	771.06	3.3
Credits not redeemed	124.98	3.49	26.86	-	144.64	-	296.48	3.49
Credits sold		4.97		1.90		2.7		9.57
Total value of PBC transactions		\$740,950		\$187,000		\$297,000		\$1,224,950
Average Credits value		\$149,085		\$98,421		\$110,000		\$127,999
Credits owned by the Clearinghouse	2.29		-		-		2.29	
# of Inspected CE Parcels		15		-		8	-	23
# of Installed CE Signs	142	1	15	-	91	-	248	1



CENTRAL PINE BARRENS COMMISSION
Science And Stewardship Program
Bimonthly Report

April 15, 2026

Spring 2026 Fire Season

The remaining five (5) seasonal prescribed fire crew came onboard in March bringing the total crew to six (6) staff for the spring. This season some of the burn operations will be limited due to the NYSDEC's Burn Boss being unavailable for parts of the operational period. As a general statement, typical prescribed fire operations will occur every other week, again due to Burn Boss availability. The other weeks, the prescribed fire crew will assist the DEC's Lands and Forests staff and SUNY ESF students conducting research with an air curtain burner (ACB). The ACB operations are intended to address issues like slash from manual or mechanical thinning treatments to reduce the fuel they provide while reducing the amount of carbon monoxide and other harmful particulates in the smoke that firefighters are exposed to.

Due to the atypical winter conditions experienced this year coupled with early spring rains the Pine Barrens are still very wet. These conditions will delay the start of the Spring Fire Season, both by reducing the chance of wildfire, but also by keeping prescribed fire operations at bay as moisture levels are still very high. This extra time, however, has been put to good use and the crew has been able to complete additional training in wildland-urban-interface, intermediate fire behavior, and operational classes like saws and pumps. Some DEC staff were also able to take advantage of the training too.

The fire crew provided a home wildfire protection assessment for the Gazza properties and provided the results of that assessment to the Executive Director and the Commission Board to assist in their deliberations on these issues before them.

Also, the annual notice to neighboring residential communities that are in proximity to the planned prescribed fire operations for the 2026 spring season were mailed out by the first week in April to inform locals of these events and how to learn more about them.

Lastly, a conservation issue that was identified last season has been researched to mitigate some of the impacts on Woodland (aka Eastern) Box Turtles (*Terrapene carolina carolina*), a NYS High Priority Species of Greatest Conservation Need, during prescribed fire operations. It was reported last year that after a burn an estimated thirty (30) Box Turtles were impacted by the fire. Approximately, twenty (20) had died. The other ten (10) were still alive but may have succumbed to their injuries afterwards.

There are a few simple and easily adaptable strategies that can be used to reduce the potential of Box Turtle take during prescribed fire operations. Primary among them is shifting burns in Box Turtle habitat (woodlands adjacent to grasslands, ex. the burn units for the South of Currans area in Rocky Point) to earlier in the fire season (April in favor of May), thereby



CENTRAL PINE BARRENS COMMISSION

Science And Stewardship Program

Bimonthly Report

April 15, 2026

reducing the likelihood that the turtles are present at the time of the burn. Burns in Box Turtle habitat that occur later in the season (mid- to late-May) can use simple hold and sequester techniques to remove any Box Turtles found before the burn takes place, secure them out of harm's way, and release them during mop-up operations. This may require an incidental take permit from the DEC to hold the turtles for the afternoon, but it is likely that the prescribed fire operations already have an incidental take permit from the DEC that could be revised.

Woodland Box Turtle prescribed fire mitigation strategies could be adapted by the DEC and CPBC, formally or informally, as part of the adaptive management process, incorporated into the incidental take permit recommendations, or simply added to the other best management practices that DEC and CPBC staff regularly follow during prescribed fire operations.

While these mitigation suggestions are straight forward and uncomplicated, understandably, they may not be able to be adapted until the 2027 fire season.

Southampton CWPP

The Southampton Community Wildfire Protection Plan (CWPP) has continued to progress. Monthly meetings with the consultants, SWCA, are also bearing fruit as quality control/quality assurance of mapping products and addressing content through the review of the current outline have been ongoing.



Planning for the upcoming public outreach meeting is underway and is scheduled for May 5, 2026, from 6-8 PM at the Flanders Senior Center in Westhampton. This meeting will be hosted by SWCA in partnership with the CPBC. An

informational brochure was developed, by Education and Outreach staff, to assist in the raising public participation with local fire houses and other organizations we are hoping to bring into the CWPP planning process



CENTRAL PINE BARRENS COMMISSION

Science And Stewardship Program

Bimonthly Report

April 15, 2026

Scheduling for a meeting with local experts on fuel loads and fuel behavior modeling is also being arranged with SWCA. This meeting will focus on fuel assessment surveys being conducted by SWCA, and the existing data that is being used to assess fire risk across the Southampton CWPP area.

Remote Sensing Update

The equipment purchasing process is still nearing completion. SCWA Purchasing staff has been assisted with acquiring bids from vendors. The bidding process closed on March 18, 2026. Science and Stewardship staff are continuing to work with the purchasing department to finalize vendor selection and complete the process.

At the same time, the initial flight training program (knowledge, exercises, and competency requirements) has been developed for basic UAS flight proficiency, and the training for intermediate UAS flight skills is being developed. Advanced training exercises and competency requirements for specialized UAS operations will focus on the sensors themselves and how to properly calibrate and collect data with them. As such, exercises will be developed after the equipment is in hand and operational manuals for the sensors can be consulted.

Tentative plans to coordinate with the SUNY ESF ACB vegetative research has also been discussed. The ESF student(s) (coming in June and July) will be conducting traditional vegetative surveys this season as part of the ACB project. This affords an opportunity to use the LiDAR mobile scanner and the forestry analysis software on the same plots and comparing/contrasting the results of the two surveys.

Conservation Plan

Progress in drafting the narrative of the plan has slowed during this reporting period. However, conversations with local researchers and organizations have continued and are helping to refine the plan itself. These conversations directly influence the recommendations being put forth in the conservation plan and ensure the actions are grounded and therefore more likely to be accomplished. These conversations also help define research parameters within specific recommendations and identify previous, planned, or ongoing efforts so that recommendations are considerate of data or research already performed or completed.



CENTRAL PINE BARRENS COMMISSION

Science And Stewardship Program

Bimonthly Report

April 15, 2026

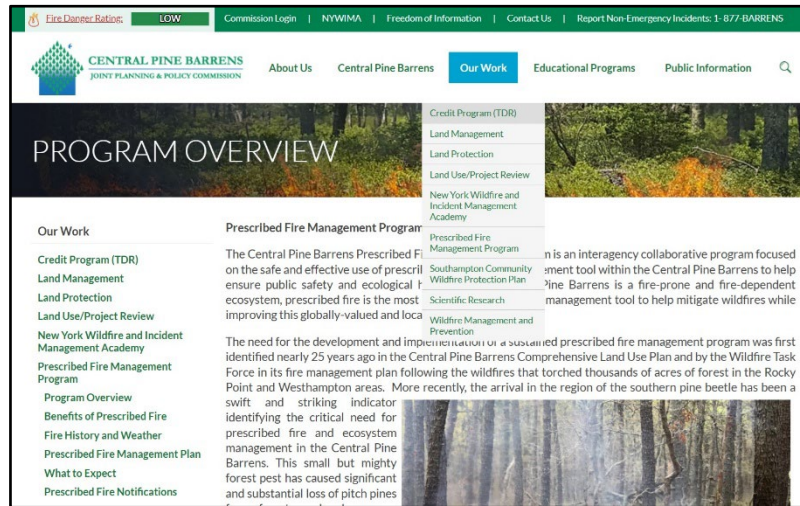
WFT Meeting

On March 25, 2026, Science and Stewardship staff attended the Wildfire Task Force meeting at the Manorville Fire Department. S&S presented on the Southampton CWPP, the upcoming Rx Fire Season, and provided a brief description of how forest health monitoring will be done through remote sensing techniques.

Website Content Update

Science and Stewardship has begun to review the existing S&S content on the CPBC’s website. Previous content will be revised and updated, if needed, to be more in keeping with the current trajectory of the S&S division and the types of projects that are underway. Data collected during remote sensing surveys should also be a nice addition to website content including

visually aesthetic images and real wildlife auditory experiences.



Protected Lands Council

Schedule

The early planning for the next PLC meeting to be held in 2026 has begun. There are numerous issues that need to be addressed during the next

meeting that are intended to rejuvenate the PLC and its value to both the Commission and to PLC membership organizations. These issues include discussions on PLC structure including selecting the Chair and Vice Chair, meeting frequency, meeting content, and how to engage PLC members in both group-implemented collaborative projects as well as the development of conservation initiatives that would benefit from PLC support.



Central Pine Barrens Commission Meeting of April 15, 2026
 Southampton Town Hall, 116 Hampton Road, Southampton

Draft Resolution on the Gazza Properties in the Core on CR 31
 West side of CR 31, Westhampton, Town of Southampton
 Suffolk County Tax Map Numbers 900-246-2-11.4; 900-285-2-28.1; 900-286-2-38.8;
 900-286-2-38.2; 900-310-2-3.1 and 900-310-2-4.2

Present:
 (New York State Governor’s Representative),
 (Suffolk County Executive),
 (Brookhaven Town),
 (Southampton Town),
 (Riverhead Town)

Whereas, on September 2, 2025, Joseph F. Gazza (the Applicant) submitted a Core Preservation Area (Core) Hardship Application to the Central Pine Barrens Commission (the Commission) to clear vegetation on six separate properties in the Core Preservation Area (the Project Sites) in the hamlet of Westhampton on the west side of Old Riverhead Road (County Road 31) to protect structures and property from the effects of potential wildfires (the Project), collectively the Application, and

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

Whereas, the Project Sites were initially developed prior to the Long Island Pine Barrens Protection Act of 1993; the Applicant owns the Project Sites and leases each building or property and each building is currently occupied and used by Applicant’s tenants; and

Whereas, the Applicant submitted two letters expressing concerns related to wildfire and aerial photographs of the Project Sites seeking to remove approximately two (2) acres of natural pine barrens vegetation, and

Whereas, the Applicant seeks to create a “buffer/separation between [my] buildings and the pine vegetation at a minimum recommendation by the Westhampton Fire District outlined in blue in aerial surveys and grinding the vegetation to one foot of grade to create a layer of mulch for turf to grow;” and

Whereas, the Project constitutes “development activity” pursuant to New York State Environmental Conservation Law §57-0107(13)(c), which states, “commencement of mining, excavation and material alteration of grade or vegetation on a parcel of land,” and

Whereas, the Central Pine Barrens Comprehensive Land Use Plan Section 4.5.1 states the Act requires the prohibition or redirection of development in the Core and sets forth the jurisdiction of the Commission, over and certain requirements for processing, hardship exemptions. The Act authorizes the Commission to waive strict compliance with this Plan upon finding that such a waiver is necessary to alleviate hardship pursuant to subdivision of §57-0121(10) of the Act; and

Whereas, a public hearing was held on November 19, 2025, and a stenographic transcript was prepared for the hearing and provided to the Commission, and

Whereas, the Application is deficient and without scientific evidence to support the Project, no site plans, scientific or professional plans or reports were prepared and submitted for review, no review of hardship criteria and no information provided demonstrating a hardship

624 Old Riverhead Road
 Westhampton Beach, NY
 11978

Phone (631) 288-1079
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exists, and

Whereas, the Project is not unique to the subject parcels in the Core and set a precedent for other private and publicly owned property in the 50,000 acre Core area and the 106,000 acre Central Pine Barrens region, and

Whereas, the Applicant granted extensions of the decision deadline decision deadline for review of the Application, and the current decision deadline is April 15, 2026, and

Whereas, the Project is classified as a Type I Action pursuant to the State Environmental Quality Review Act (SEQRA) regulations, the Commission performed a lead agency coordination, and no other agency sought Lead Agency status, and

Whereas, the Commission assumes Lead Agency, pursuant to Section 4.5.1.1 of the Central Pine Barrens Comprehensive Land Use Plan, and

Whereas, the Commission has completed the review and analysis of this decision, and no significant adverse environmental impacts are anticipated as a result of this decision.

Now, therefore be it

Resolved, that the Applicant has not provided substantive information, including any material to address the hardship criteria to demonstrate that the Project Sites have no beneficial uses of used for their present uses, and be it further

Resolved, the Application has significant precedent setting nature in the Core and the Central Pine Barrens region including potential significant adverse environmental impacts on the pine barrens ecosystem, and be it further,

Resolved, the Application is denied without prejudice, and be it further,

Resolved, the Commission has prepared a Short Environmental Assessment Form (SEAF) to analyze the potential adverse environmental impacts of denying the Application. No such impacts were identified and therefore the Commission issues a negative declaration through the SEAF.

Record of Motion:

Joseph F. Gazza Core Preservation Area Application on Six Properties in the Core on CR 31 in Westhampton
Deny Without Prejudice

Motion by:
Seconded by
Yea Votes:
Nay Votes:
Absent:
Abstain:



April 15, 2026

Joseph F. Gazza
Attorney At Law
P.O. Box 969
5 Ogden Lane
Quogue, NY 11959

RE: Joseph F. Gazza Core Preservation Area Application on Six Parcels on CR 31 in Westhampton in the Town of Southampton
Central Pine Barrens Core Preservation Area
Suffolk County Tax Map Numbers 900-246-2-11.4; 900-285-2-28.1;
900-286-2-38.8; 900-286-2-38.2; 900-310-2-3.1 and 900-310-2-4.2

Dear Mr. Gazza:

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

On September 2, 2026, the Central Pine Barrens Commission received materials on the referenced Application. The submission included a letter and aerial photographs of six parcels (the Project Sites) in Westhampton in the Town of Southampton.

The Project Sites were initially developed with commercial and industrial uses prior to the Long Island Pine Barrens Protection Act of 1993.

The proposal sought to remove natural pine barrens vegetation to reduce the risk of wildfire. The Commission denied the proposal based on the reasons set forth in the resolution on this date.

Non-development pursuant to New York State Environmental Conservation Law Article 57 §57-0107.13(iii) states, “work for the maintenance, renewal, replacement, reconstruction, improvement, or alternation of any existing structure.” It appears that maintenance has been deferred.

Non-development activities are permitted including trimming tree limbs that overhang structures and removing clutter including oil tanks, vehicles and outdoor storage of materials adjacent to wooded areas and wood fences.

No further review from this office is required to engage in such activities. If the proposed activity changes, including the need to remove trees or significantly alter vegetation, please notify this office and forward the updated information for Commission review prior to implementation as the revised project may constitute development.

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

Sincerely,

Julie Hargrave
Interim Executive Director

cc: John C. Milazzo, Counsel

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

County

State

246-2-11.4

County

State

County

C.R. 31

285-2-28.1

State

County

0 125 250 500 750 1,000 Feet

Note: This map is intended for general reference only and is not to be used for surveying, legal interpretation of jurisdictional boundaries, or other precise purposes. Information shown on this map may contain defects, errors, and/or omissions. Prepared by Commission Staff (jt) April 25, 2025.

County

State

286-2-38.8

County

State

286-2-38.2

Gabreski Airport

County

310-2-3.1

310-2-4.2



645 Grumman Blvd LLC
c/o Signature Partners LLC



200 Madison Avenue
Suite 1910
New York, NY 10016

March 31, 2026

Julie Hargrave
Pine Barrens Manager
Central Pine Barrens Joint Planning & Policy Commission (the “Commission”)
624 Old Riverhead Road
Westhampton Beach, NY 11978

RE: 645 Grumman Boulevard, Calverton, Town of Riverhead (the “Property”)
SCTM Number 600-141-2-2.1
Central Pine Barrens Core Area

Dear Ms. Hargrave,

As follow-up to the Commission’s March 18, 2026 public hearing regarding the above-referenced matter, 645 Grumman Blvd LLC (the “Applicant”) is pleased to provide you with the following additional information:

- Amended proposed site plan reflecting a 94 space reduction in existing parking such that there would be 196 parking spaces and 15 land-banked parking spaces. This reduction will allow for 34,843 sf to be converted from covered asphalt area to new planted permeable ground (“Naturalization Area”) resulting in a total area of 57,657 sf of native plantings.
- The Applicant will agree to restrict the Naturalization Area as open planted ground through a conservation easement or other documentation. Our land use counsel, Charles Cuddy, will reach out to the Commission’s counsel to discuss this further.
- The Applicant has retained Land Use Ecological Services, Inc. to evaluate the items raised in the Department of Environmental Conservation’s (“NYSDEC”) letters to you dated March 12, 2026. Members of our team have already had preliminary conversations with staff at NYSDEC and will continue to do so as relates to the items NYSDEC raised and to other questions that may arise.



We thank you again for all of your guidance and assistance and look forward to appearing at the April 15, 2026 meeting of the Commission to answer any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Weiss, Jr.", written in a cursive style.

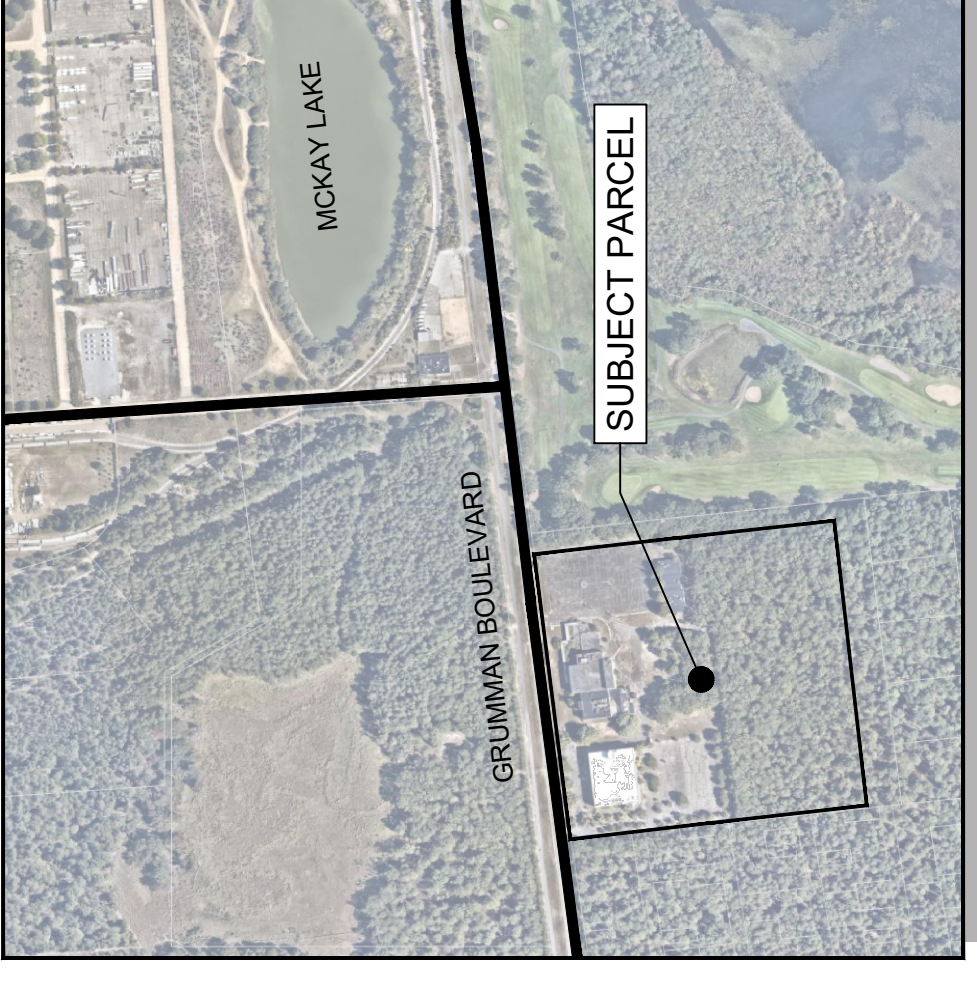
Andrew M. Weiss, Jr.
Co-Managing Member, 645 Grumman Blvd LLC
Chief Executive Officer, Signature Partners LLC
weiss@signaturepartners.com

cc: Charles R. Cuddy, Esq., Counsel to Applicant

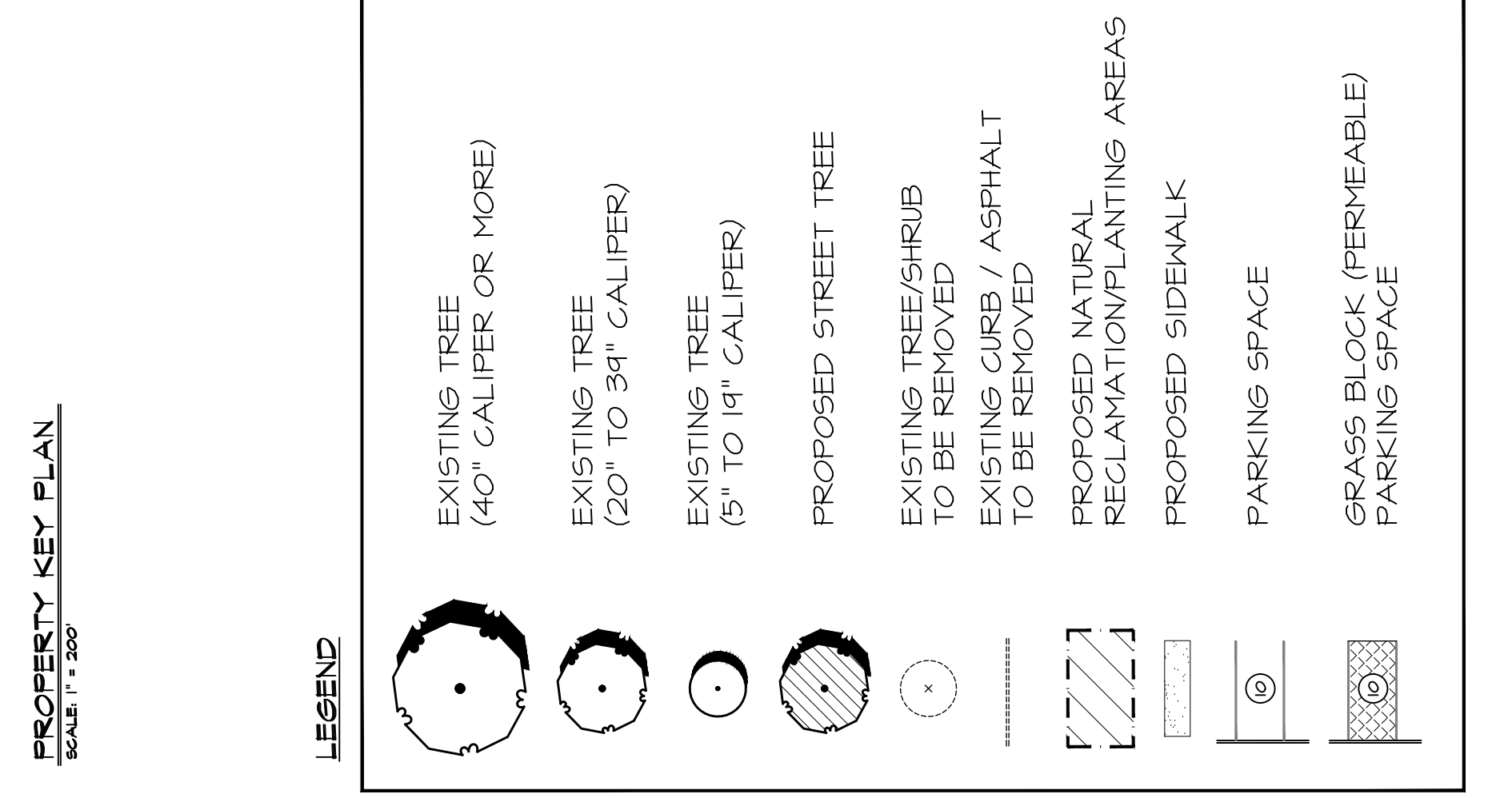
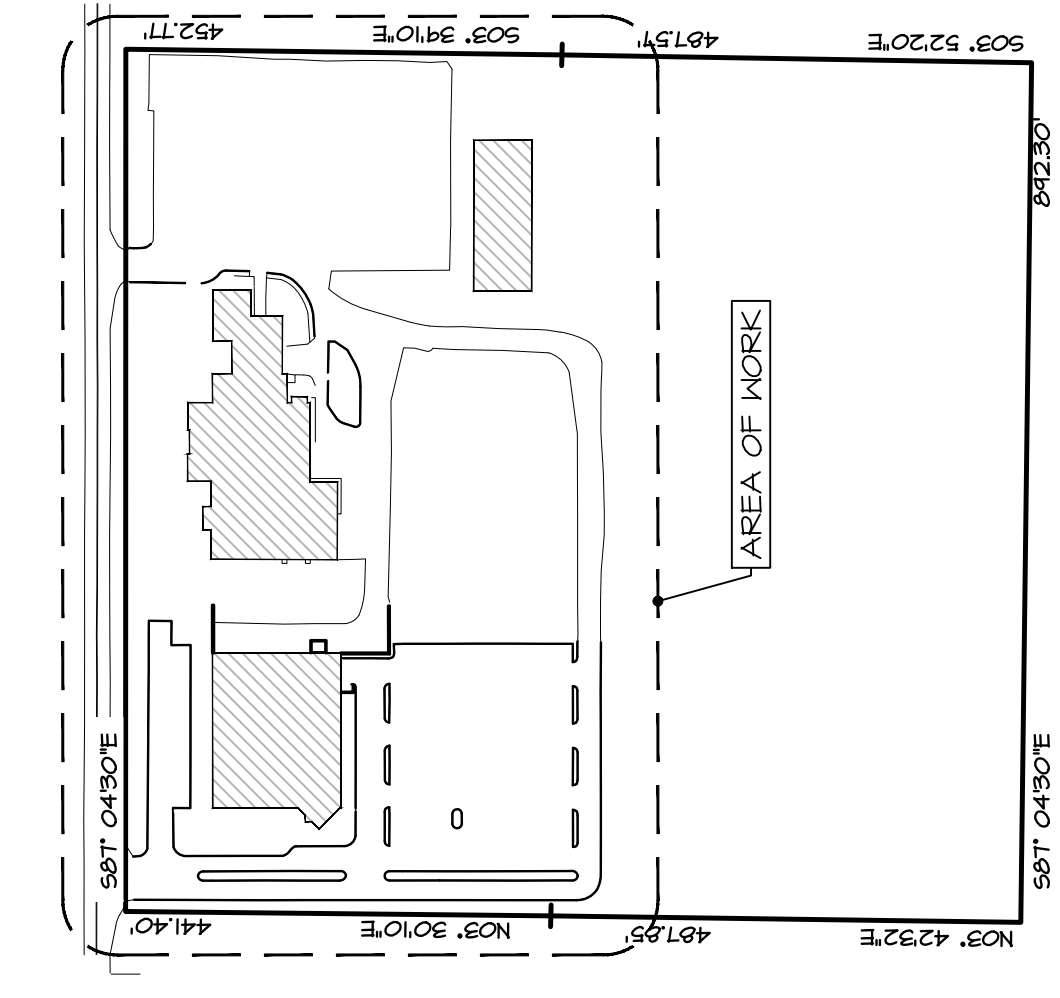
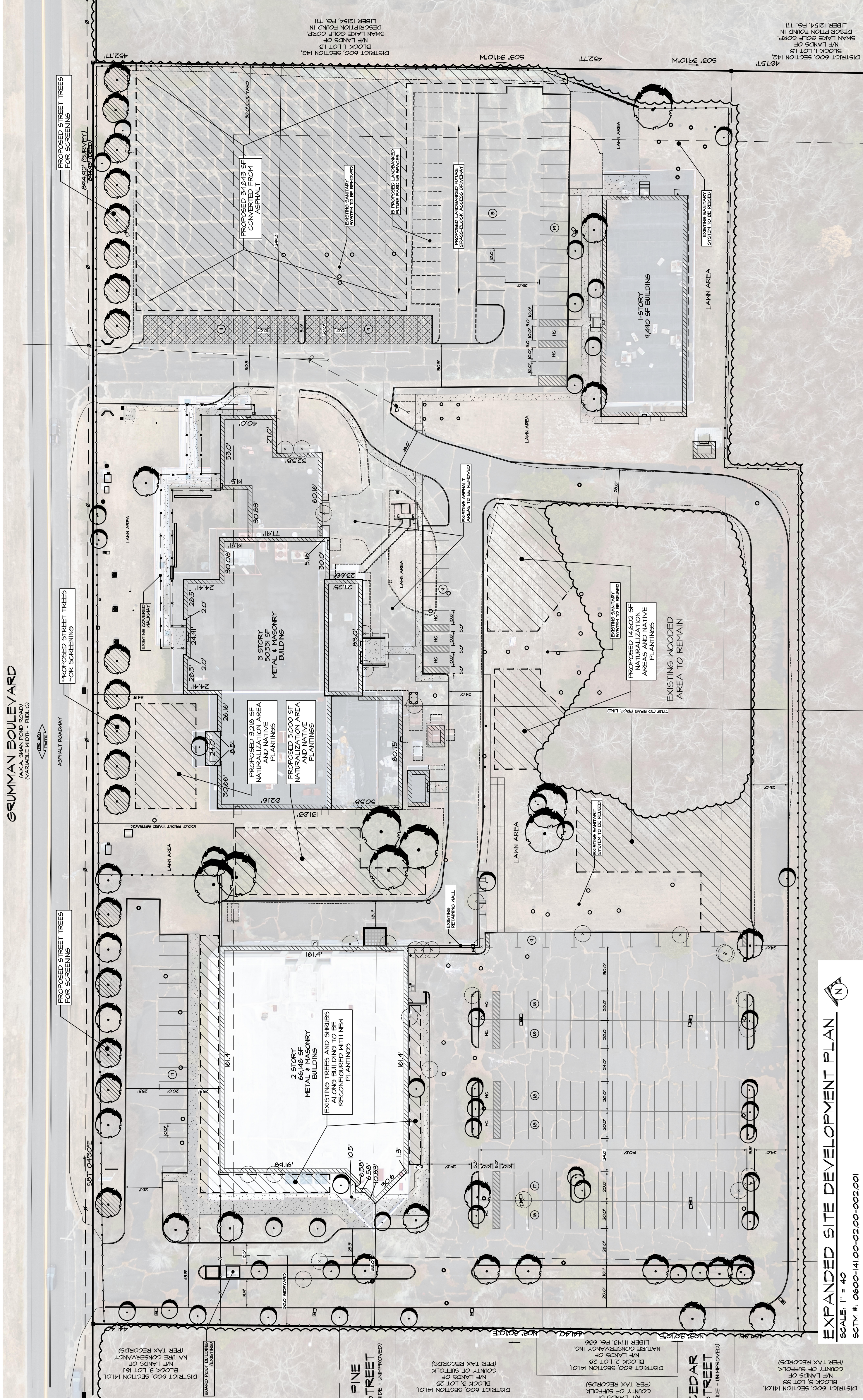
ZONING DATA
NATURAL RESOURCE PROTECTION (NRP)

ITEM	REQUIRED	EXISTING	PROPOSED
DIMENSIONAL REQUIREMENTS			
MIN. LOT AREA	40,000 SF	835,337 SF (11,116.7 AC)	835,337 SF (11,116.7 AC)
MIN. LOT WIDTH	150 FT	844.42 FT	844.42 FT
MAX LOT COVERAGE	25% OF 835,337 SF OR 209,834 SF	7.1% OR 60,081 SF	7.1% OR 60,081 SF
MAX FAR	5% OF 835,337 SF OR 41,767 SF	15% OR 126,164 SF	15% OR 126,164 SF
MAX IMPERVIOUS	7% OF 835,337 SF OR 36,419 SF	32% OR 264,219 SF	19.2% OR 161,785 SF
MAX BUILDING HEIGHT	35 FT OR 2-1/2 STORIES	50 FT	50 FT
SETBACKS			
FRONT YARD	100 FT	30.1 FT	30.1 FT
SIDE YARDS	50 FT	8.8 FT	8.8 FT
SIDE YARDS (COMBINED)	100 FT	371.3 FT	371.3 FT
REAR YARD	100 FT	711.3 FT	711.3 FT

PARKING REQUIREMENTS	
EXISTING/PROPOSED USES	INDOOR AGRICULTURE GROW FACILITY (AGRICULTURE BUILDING)
PARKING COUNT	126,164 SF / 300 SF = 416.6 = 420 SPACES REG. (AGRICULTURE BUILDING) 15% OFF-PARKING VALUE FROM PARKING SPACES (305 SPACES) EXISTING PARKING: 305 SPACES PROPOSED PARKING SPACES: 196 SPACES PROPOSED LANDBANK SPACES: 15 SPACES TOTAL PROPOSED: 211 SPACES NET CHANGE: 94 SPACE REDUCTION
HANDICAP ACCESSIBLE SPACES	PER NYSEC TABLE 1106.11: 4 SPACES



LOCATION MAP
SCALE: 1" = 600'



ISSUED
DATE: 12-16-2025
SCHEMATIC SITE PLAN
08-31-2025
REVISED AND RESUBMITTED FOR PRC REVIEW



SENDEWSKI ARCHITECTS, P.C.
ARCHITECTS - PLANNERS
215 ROANOKE AVENUE
RIVERHEAD, NY 11901
(631) 727-5332

PROPOSED ADAPTIVE REUSE
645 GRUMMAN BOULEVARD
CALVERTON, NY 11949
SITE DEVELOPMENT PLAN

PROJECT No. 2511

CHECKED BY: AR

DRAWING:
SP-100



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

KATHY MOSER
Acting Commissioner

April 08, 2026

Julie Hargrave
Pine Barrens Manager
Central Pine Barrens Joint Planning and Policy Commission
624 Old Riverhead Road
westhampton beach, NY 11978

Re: CPBC
645 Grumman Boulevard Calverton Core Preservation Area Hardship Waiver Application
26PR02515

Dear Julie Hargrave:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above. If you have any questions, please contact Tamara Pilson at the following email address:

Tamara.Pilson@parks.ny.gov

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

645 Grumman Boulevard, Calverton



4/9/2026, 11:45:02 AM

Street Labels

Street Labels

Address Labels

Address Labels

Tax Parcels

Tax Parcels

1:7,452

0 0.05 0.1 0.2 0.2 mi 0.4 km

Nearmap





Central Pine Barrens Joint Planning and Policy Commission
 April 15, 2026
 Draft Decision to Approve
 Hampton West Park Core Preservation Area
 Compelling Public Need Waiver Application
 700 Stewart Avenue, Westhampton, Town of Southampton
 SCTM Number 900-308-4-1.3

I. The Project and Project Site

The Town of Southampton (the Applicant) has submitted an application to the Central Pine Barrens Joint Planning and Policy Commission (the Commission) to clear natural vegetation to expand the parking lot at a town park, construct a restroom building and rehabilitate sports courts (the Project) in the Core Preservation Area of the Central Pine Barrens.

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

The Applicant seeks to clear 4,356 square feet of natural vegetation to expand the parking lot for 70 parking spaces. Construction of the restroom building, which measures 336 square feet, and an innovative/alternative on-site wastewater treatment system are proposed in a currently maintained and mowed grass area. Existing sports courts including pickleball, tennis and basketball will be reconfigured, resurfaced and restriped. The Project includes native plant revegetation on 17,860 square feet in the rear of the sports courts that is presently denuded and contains asphalt and mowed grass.

The Project is “development,” as defined by Article 57 of the Environmental Conservation Law (ECL), and the Applicant requires a compelling public need waiver of the Long Island Pine Barrens Protection Act’s prohibition on new development in the Core Preservation Area from the Commission to proceed.

Hampton West Park (the Project Site) is located at 700 Stewart Avenue, in the hamlet of Westhampton, in the Town of Southampton. The Project Site is 17.7 acres and is in the Country Residence 200 zoning district. According to the Application, a pre-existing, non-conforming park use has been present since the late 1970s. The park dedication occurred in 1983.

Approximately 7.7 acres of the Project Site is developed with facilities including an informal parking lot, active recreational facilities including a baseball field and soccer field, fenced sports courts including tennis, pickleball and basketball and a playground. Approximately 10 acres of the park is an intact pine barrens ecological community.

II. The Long Island Pine Barrens Protection Act of 1993, the Commission, Development and the Central Pine Barrens Comprehensive Land Use Plan

The Commission was created by the Long Island Pine Barrens Protection Act (the “Act”), adopted in 1993 and codified in Article 57 of the Environmental Conservation Law (ECL). The Act empowered the Commission to, among other things, oversee development activities within the specially designated Central Pine Barrens area.

624 Old Riverhead Road
 Westhampton Beach, NY
 11978

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Section §57-0107(13) of the ECL defines development to be the “performance of any building activity, . . . , the making of any material change in the use or intensity of use of any . . . land and the creation . . . of rights of access.”

On June 28, 1995, the Commission, in furtherance of its mission and in compliance with the directives set forth in the Act, adopted the Central Pine Barrens Comprehensive Land Use Plan (the “Plan”). Section 4.5.1 of the Plan, states, “[t]he Act requires the prohibition or redirection of development in the Core Preservation Area and sets forth the jurisdiction of the Commission over, and certain requirements for processing, hardship exemptions. The Act authorizes the Commission, by majority vote, to waive strict compliance with this Plan upon finding that such waiver is necessary to alleviate hardship according to the conditions and finding of extraordinary hardship” pursuant to subdivision of Section 57-0121(10) of the Act.

The Project constitutes development as defined by the Act and to proceed, the Applicant must demonstrate a hardship exists pursuant to ECL §57-0121(10) of the Act and receive a hardship exemption from the Commission due to an extraordinary hardship or a compelling public need. The Applicant as a public corporation is required to apply under the latter criteria.

To establish a compelling public need the Applicant must demonstrate under ECL §57-0121(10)(a), based on specific facts, one of the following exists:

- (i) The proposed development will serve an essential health or safety need of the municipality or, in the case of an application serving more than one municipality, that the public health and safety require the requested waiver; that the public benefits from the proposed use are of a character that override the importance of the protection of the Core Preservation Area as established in this article; that the proposed use is required to serve existing needs of the residents; and that no feasible alternatives exist outside the Core Preservation Area to meet the established public need and that no better alternatives exist within the county; or
- (ii) The proposed development constitutes an adaptive reuse of a historic resource designated by the Commission and said reuse is the minimum relief necessary to ensure the integrity and continued protection of the designated historic resource and further that the designated historic resource's integrity and continued protection cannot be maintained without the granting of a permit.

With regard to the showing, the Application may only be approved if it is determined that the following additional standards also are met:

- (i) The granting of the permit will not be materially detrimental or injurious to other property or improvements in the area in which the subject property is located, increase the danger of fire, endanger public safety or result in substantial impairment of the resources of the Core Preservation Area;
- (ii) The waiver will not be inconsistent with the purposes, objectives or the general spirit and intent of this title; or
- (iii) The waiver is the minimum relief necessary to relieve the extraordinary hardship, which may include the granting of a residential development right to other lands in the Compatible Growth Area that may be transferred or clustered to those lands to satisfy the compelling public need.

III. The Application, SEQRA, Public Hearing, Public Process and Supplemental Materials

Application

On January 12, 2026, the Applicant submitted to the Commission the Application including: Part I of the State Environmental Quality Review Act (SEQRA) Full Environmental Assessment Form, a cover letter from the Town Parks Director, a letter from the Department of Land Management addressing the compelling public need waiver criteria, a Demolition Plan and Site Plan package, dated December 2025, prepared by LiRo Engineers, Inc. and a Revegetation Plan, dated February 4, 2026, prepared by the Town Parks and Recreation Department.

State Environmental Quality Review Act (SEQRA)

The Project is classified as an Unlisted Action under the SEQRA regulations. An uncoordinated review was performed.

Public Hearing, Public Process and Supplemental Materials

On February 18, 2026, the Commission scheduled a public hearing for March 18, 2026. A public hearing was held by the Commission on that date. During the hearing, a Commission Staff Report with six Exhibits (A through E) was presented. The Staff Report, among other things, described land use and environmental features located in a concentric area expanding one half mile from the Project Site (the “Study Area”).

During the hearing, the Applicant provided a presentation on the Application. The presentations summarized the materials contained in the Application. A stenographic transcript was taken at the hearing and made available to Commission members. No members of the public commented on the Project, and the hearing and comment period were closed.

IV. The Project Site, Immediate Vicinity and the Study Area

The Project Site is located at the west end of Stewart Avenue, approximately 0.8 mile west of Old Riverhead Road (County Road 31). The Study Area is defined to be all of the land within one-half mile radius around the Project Site.

North and west of the Project Site lies more than 1,500 acres of natural open space characterized ecological communities including the dwarf pine plains, a globally rare ecosystem, and pitch pine-oak heath woodland in the Core Preservation Area. Suffolk County is the majority landowner of this open space. To the east and south of the Project Site in the Study Area is residential development including a housing community that was formerly occupied by military families in the United States Coast Guard. Outside of the Study Area and approximately 0.8 mile east of the park, is the boundary of the Compatible Growth Area and the 1,400-acre Gabreski Airport complex.

The Project Site is in Southampton Town’s Country Residence 200 zoning district. This zoning district provides for, among other things, residential development on parcels containing a minimum of 200,000 square feet.

The Project is in an area identified as habitat for the Northern Long-eared Bat, a New York State and Federal-listed Endangered Species. The Applicant must seek authorization through a permit or jurisdictional determination from the New York State Department of Environmental Conservation (NYSDEC) Region 1 if tree cutting occurs in the impermissible period of March 1 to November 30 of any given year.

To determine the Project's potential impact on historic and cultural resources in the immediate area of the Project Site, the Commission requested a review of the Project from New York State Parks, Recreation and Historic Preservation Office (SHPO). By letter dated February 17, 2026, the SHPO noted that, "It is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project."

V. Potential Environmental Impacts

In reviewing the material contained in the Application and the testimony adduced at the public hearing, the Commission finds the Project would not result in significant adverse environmental impacts on the resources of the Central Pine Barrens including adverse impacts on the natural or cultural resources, character and scenic views in the Core Preservation Area and from public open spaces.

VI. Applicant Statements in Support of the Application

The analysis contained a review of the waiver criteria and statements supporting the Project. Assertions made by the Applicant included:

- The site is the only town recreational park in the western part of town used by the town population in western hamlets;
- The parking lot is presently informal and requires infrastructure upgrades for safety purposes and accessibility;
- Recreational park demand warrants the need for a restroom to service the population.

To address whether the extant park provides the Applicant a beneficial use, the Applicant submitted that:

The requested relief relates to circumstances unique to the Subject Property and thus do not apply to or affect other property in the immediate vicinity, in accordance with criteria (i) The requested relief is intended to address a service deficiency of an informal parking lot and a lack of a restroom facility in a public park and does not arise out of the characteristics of the subject property or personal situation of the applicant in accordance with criterion; (ii) The present use and condition of the site have existed prior to the date of June 1, 1993 referenced in criterion; (iii) and are not the result of action or inaction by the applicant or the landowner. According to the Application, the Project addresses the needs of recreational opportunities in a manner that capitalizes on existing infrastructure rather than expanding into pristine areas.

The Project Site is the only active recreational town park in proximity to the hamlets of Westhampton, Speonk and Remsenburg. The Town's Recreational Plan indicates the ratio of 1.85 acres of active

parkland per 1,000 people is well below the recommended 10 acres per 1,000 people recommended by the National Park Service. The hamlets served by this park require an additional 45 to 123 acres of parking to meet the national recommendations. The town experienced a 21% increase in population between 2010 and 2020.

The Town received a grant for the Project from the New York State Office of Parks, Recreation and Historic Preservation Environment Protection Fund. The Town coordinated with and received support for the Project from the Village of Westhampton Beach, not for profits and the surrounding residential community.

VII. Commission Review of the Application and Findings

In reviewing a Core Preservation Area waiver application, the Commission must consider the criteria set forth in ECL §57-0121(10)(b) and (c) and determine whether or not the request is consistent with the purposes and provisions of the Act and if granted, would not result in a substantial impairment of the resources of the Central Pine Barrens. The Commission has considered the Application, the Staff Report and Exhibits, and the hearing transcripts to determine whether the Applicant satisfied the elements.

The Commission has considered the Application, the staff report and exhibits, transcript of the hearing, and its prior decision and finds that the Applicant has demonstrated that Compelling Public Need exists.

A. ECL §57-0121(10)(b) Compelling Public Need Criteria

In order to establish a compelling public need, the Applicant must demonstrate that, pursuant to ECL §57-0121(10)(b)(i), the Project will serve an essential health or safety need of the municipalities in the Central Pine Barrens such that the public health and safety require the requested waiver, that the public benefits from the proposed use are of a character that overrides the importance of the protection of the Core Preservation Area, that the proposed use is required to serve existing needs of the residents, and that no feasible alternatives exist outside the Core Preservation Area to meet the established public need and that no better alternatives exist within the County.

The Commission finds the Applicant has satisfied the element in ECL §57-0121(10)(b)(i) because it has been demonstrated that the Project is required for public health and safety, the public benefit overrides the importance of the protection of the Core Preservation Area, or that no feasible alternative exists outside of the Core Preservation Area within the County. The recreational park use is a pre-existing, non-conforming use in the Core Preservation Area, and it cannot be moved.

The maintenance, formalization and expansion of the parking lot is for safety and accessibility to offer functional and efficient facilities with updated stormwater and drainage infrastructure, and to serve the needs of the community and current user population with a comfort station.

The innovative alternative onsite sanitary system will be placed in a mowed grass area, avoiding removal of trees and other natural vegetation, and is the most advanced type of wastewater treatment system available to protect groundwater resources in the region. Mitigation for the Project is active revegetation at a ratio of 4:1. Implementation of the Revegetation Plan offsets adverse impacts of the Project. The Applicant commits to not applying fertilizer on the Project Site.

ECL §57-0121(10)(b)(i) pertains to the adaptive reuse of an historic resource. While the park use pre-dates the Act, it is not an historic resource, therefore, this section is not applicable.

B. ECL §57-0121(10)(c) Hardship Criteria

In order to establish a hardship, the Applicant must also demonstrate that, pursuant to ECL §57-0121(10)(c)(i), the Project will meet the standard that the granting of a permit will not be materially detrimental or injurious to other property or improvements in the area in which the subject property is located, increase the danger of fire, endanger public safety or result in substantial impairment of the resources of the Core Preservation Area.

The Commission finds the Applicant has satisfied the element in ECL §57-0121(10)(c)(i) because the Project would not increase the danger of fire in the Core Preservation Area because it is a bathroom restroom building and increases paved area.

In order to establish a hardship, the Applicant must also demonstrate that pursuant to ECL §57-0121(10)(c)(ii) the Project will be consistent with the purposes, objectives or general spirit and intent of this title. The Plan prohibits development in the Core Preservation Area and requires that development be redirected for the protection of ecologic and hydrologic functions of the Central Pine Barrens.

The Commission finds that the Project is consistent with the goals and objectives of the Act or the Plan for the Core. While the Project would cause development in the Core, no significant adverse impacts on the goals and objectives are expected to maintain an existing park with upgrades to infrastructure to conform with accessibility requirements and meet community needs. Therefore, the Commission finds the Applicant has satisfied the element in ECL §57-0121(10)(c)(ii).

In order to establish a hardship, the Applicant must also demonstrate that, pursuant to ECL §57-0121(10)(c)(iii), the Project is the minimum relief necessary to relieve the extraordinary hardship. The infrastructure improvements and restroom will serve the park users and constitute the minimum relief necessary to relieve the hardship while providing native plant revegetation as mitigation to offset adverse impacts caused by the Project's removal of pitch pine-oak heath woodland habitat.

Mitigation in the form of native plant revegetation will occur to offset adverse impacts of habitat removal. The mitigation ratio is 4:1. As per the Revegetation Plan, revegetation will occur in a cleared area in the rear of the sports courts, covering 17,860 square feet. The Revegetation Plan lists specifications including the quantity, species and sizes of plants including 82 pitch pine trees, 57 northern bayberry, 159 lowbush blueberry and 4,250 Pennsylvania sedge. A row of 57 northern bayberry will be planted along the fence on the east side of the sports courts. A natural revegetation area of native trees and shrubs will occur in the rear of the sports courts. Benefits of revegetation include habitat restoration and natural visual and noise buffers to the adjacent residential community. Where feasible, the Applicant commits to transplant and reuse native trees and shrubs from the cleared area in the revegetated and landscaped areas.

To protect the Northern Long-eared Bat, a listed endangered species, and its habitat, the Applicant should avoid tree clearing in the impermissible period of March through November of any given year, or the Applicant must seek a permit or determination from the NYSDEC.

The “Site Demo Plan” indicates light poles on the parking lot perimeter to be removed and replaced. Dark skies friendly fixtures should be utilized to protect the ecology of flora and fauna on the Project Site. Nighttime lighting should be avoided outside of the parking lot and where it is not necessary.

VIII. Precedent

The Commission finds the approval of the Hardship Exemption Waiver would be consistent with its prior Commission decisions. The Commission granted a waiver on a comparable project to the Town of Southampton on September 4, 2002 that is also in the Core Preservation Area but outside of the Study Area at Wildwood Park in Northampton, to repair and renovate a parking lot and construct a restroom facility.

IX. SEQRA

The Commission has prepared a Part 2 of the Full Environmental Assessment Form (EAF) to analyze the potential adverse environmental impacts of approving the Application. The Commission conducted an uncoordinated review of the application as an Unlisted Action. No significant adverse environmental impacts were identified. The Commission determines that the proposed action will not have a significant impact on the environment pursuant to SEQRA, and the Commission has issued a negative declaration for this action through the EAF.

X. Conclusion

The Commission finds that the Applicant has established a demonstration of Hardship for the reasons set forth above.

The Hampton West Park Core Preservation Area Compelling Public Need Waiver is approved, as per the Site Demo Plan, Site Layout Plan and Site Plan package prepared by LiRo Engineers, Inc. dated December 2025, subject to conditions including:

1. Expiration: The Waiver shall be valid for a period of five (5) years from the date of approval, and a new application will be required after five years even for the same project.
2. Other permits: The Applicant must obtain additional permits and approvals, as required by law, prior to commencement of development activity related to the Project including Suffolk County Department of Health Services (SCDHS) review and approval, NYSDEC for the protection of endangered species and their habitat and any other approvals and permit requirements that apply to the Project.
3. Clearing, Revegetation and Monitoring:
 - a. Prior to clearing, stake the limits of clearing to avoid disturbance outside of the area depicted in the Site Plan
 - b. Implement the Revegetation Plan.
 - c. Monitor the revegetated area for three years.
 - d. Replace dead plants observed during the three year post-planting period. Three years from planting the revegetated area is expected to be established and no longer require maintenance and will be unmaintained and protected as natural habitat.

- e. Transplant native vegetation removed for the Project to reuse native plants on the Project Site either to supplement the Revegetation Plan or in landscaping.
 - f. No fertilizer use is permitted.
4. Where lighting is necessary, minimize nighttime lighting; utilize and install dark skies friendly lighting fixtures.
 5. The Waiver is granted only for this specific Project. Implement the Project as depicted in the referenced site plan.
 6. Submit any updates in the Project if they occur. No substantial changes may occur without Commission approval. If any changes occur in the Project, the Applicant must notify the Commission and submit an amended application, subject to review and approval.

Date: April 15, 2026

Application: Hampton West Park, Westhampton, Town of Southampton
Core Preservation Area Compelling Public Need Waiver
SCTM # 900-308-4-1.3

Present:

, for the New York State Governor
, Suffolk County Executive
, Brookhaven Town Supervisor
, Riverhead Town Supervisor
, Southampton Town Supervisor

Record of Motion:

Motion by:

Seconded by:

In Favor:

Opposed:

Absent:

Abstain:



BOLLING ST

EDWARDS ST

STEWART AVE

HAMILTON AVE

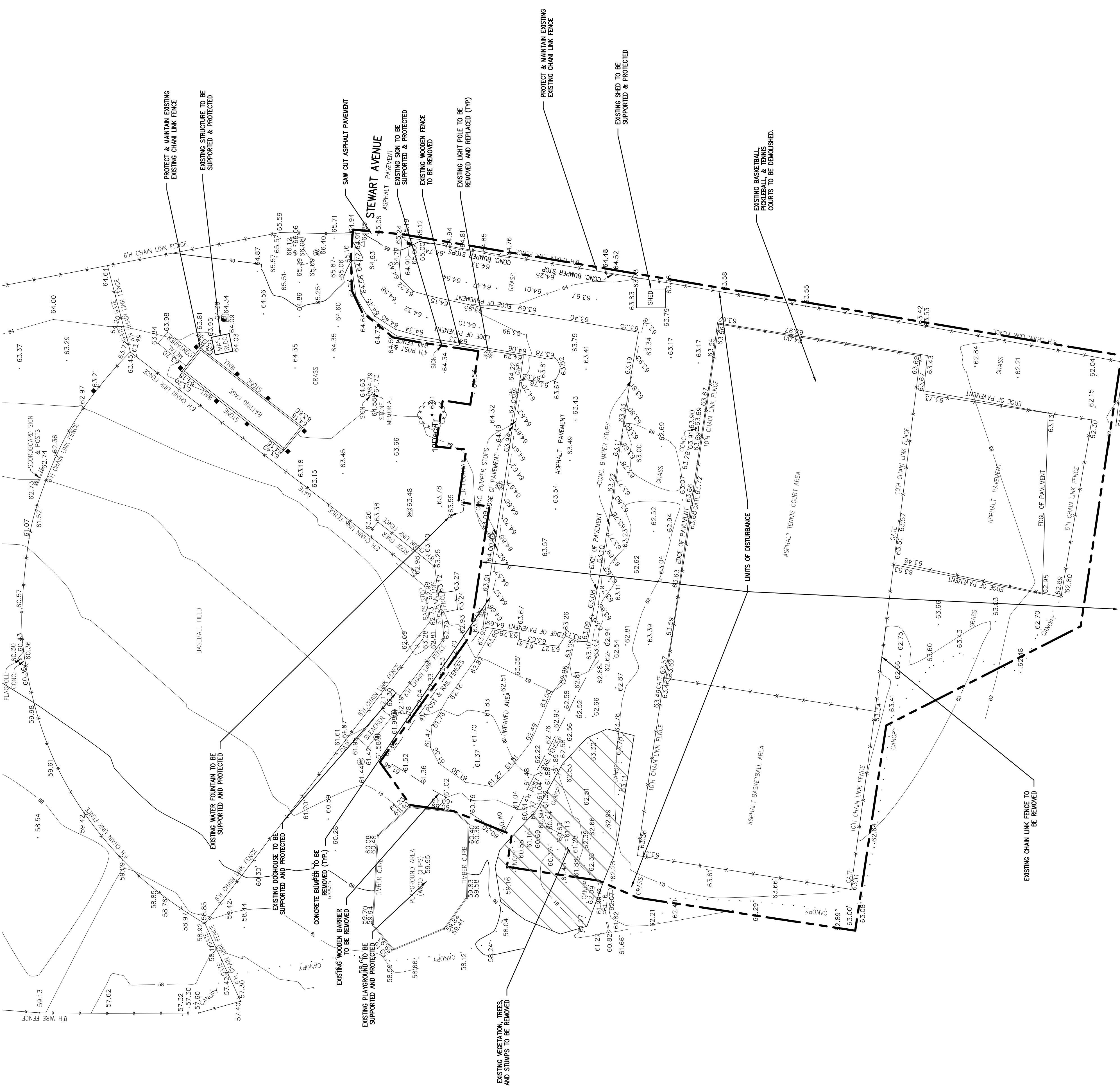
ARNOLD ST

ENT AVE

PATRICK ST

LEGEND

- CATCH BASIN
- ⊕ DRAINAGE MANHOLE
- △ WATER VALVE
- ▽ HYDRANT
- ⊙ SEWER MANHOLE
- ⊕ UTILITY POLE
- ⊕ GUY WIRE
- ⊕ PAVEMENT MARKINGS
- ⊕ WATER METER
- ⊕ FOUND CONCRETE MONUMENT
- ⊕ DECIDUOUS TREE
- ⊕ SPOT GRADE
- ⊕ PROPOSED CONCRETE CURB
- ⊕ EXISTING CONCRETE CURB
- ⊕ PROPERTY LINE
- ⊕ SAW CUT
- ⊕ CONTOUR
- ⊕ CHAIN LINK FENCE
- ⊕ SEWER MAIN
- ⊕ WATER MAIN
- ⊕ WATER SERVICE
- ⊕ GAS MAIN
- ⊕ OVERHEAD WIRES
- ⊕ ELECTRIC SERVICE
- ⊕ TREE PROTECTION




REFERENCES

1. TOPOGRAPHY SURVEY: RLT ENGINEERING, GEOLOGY, AND LAND SURVEYING, P.C. 1000 W. 10TH STREET, SUITE 100, MINNEOLA, NY 11501 DATED: JUNE 27, 2025


NO.	DATE	REVISION	BY

SITE DEMO PLAN

**TOWN OF SOUTHAMPTON
HAMPTON WEST PARK**



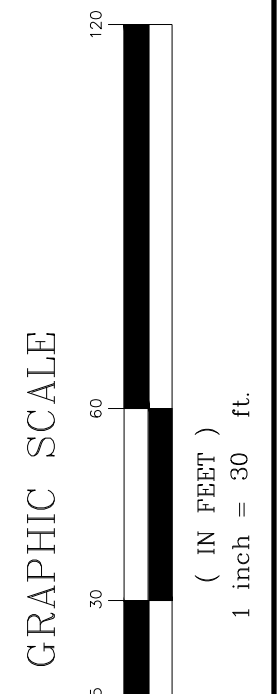
Town of Southampton
Hampton West Park



LiRo Engineers, Inc.
GIS/Consulting Group Company
Mineola, N.Y. 516-746-2350 (T)

SCALE: AS SHOWN
PLAN: AS SHOWN
PROFILE: AS SHOWN
VERT: AS SHOWN
DATE: DEC 2025
DRAWING NUMBER: D-100
DESIGNED BY: CS
DRAFTED BY: CS
CHECKED BY: DL
PROJECT NO.: 25-148-0427
SHEET NUMBER: 03 OF 09

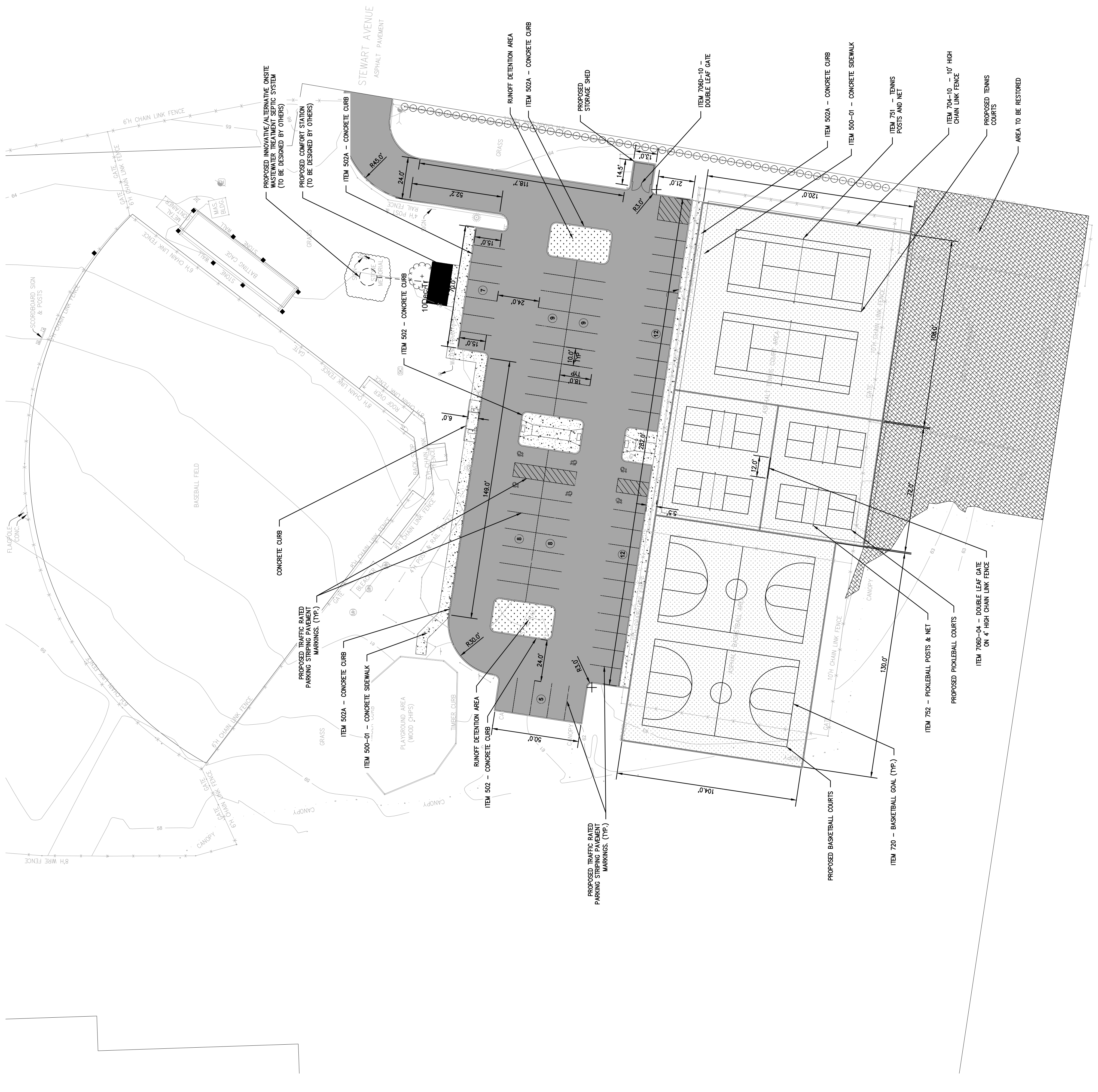
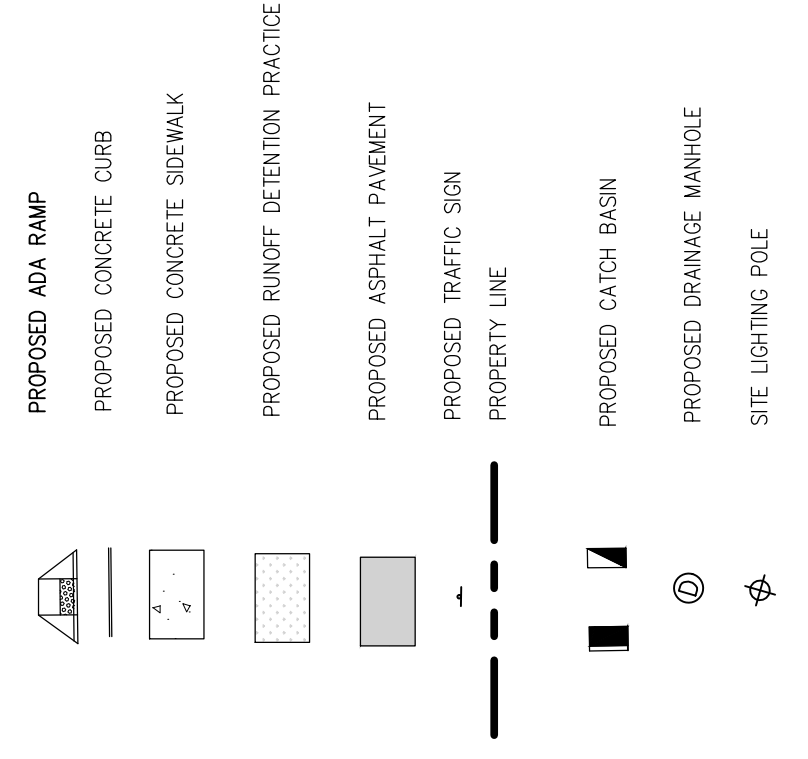
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GENERAL SITE NOTES:

1. THE ENGINEERS SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE TOWN, OR AS SPECIFIED HEREIN, WHERE APPLICABLE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR INSTALLATION OF ALL UTILITIES. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE UTILITY OR MUNICIPAL AGENCY HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE THE REQUIRED UTILITY AND MUNICIPAL INSPECTIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY AND FOR THE INSTALLATION OF SIGNS.
5. ALL ON-SITE WORK SHALL CONFORM TO THE TOWN STANDARD DETAILS AND SPECIFICATIONS, WHERE APPLICABLE.

LEGEND



REFERENCES

1. TOPOGRAPHY SURVEY: PLANNING, GEOLOGY, AND LAND SURVEYING, P.C. 235 EAST JERICHO TURNPIKE MINEOLA, NY 11501 DATED: JUNE 27, 2025

NO.	DATE	REVISION	BY

SITE LAYOUT PLAN

TOWN OF SOUTHAMPTON
HAMPTON WEST PARK

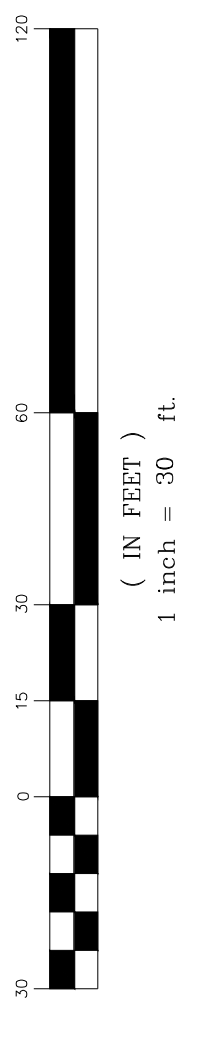
SCALE: AS SHOWN
PLAN: AS SHOWN
PROFILE: HORIZ.
VERT: VERT.
DATE: DEC 2025
DRAWING NUMBER: C-100
SHEET NUMBER: 04 OF 09

DESIGNED BY: CS
DRAFTED BY: CS
CHECKED BY: DL
PROJECT NO.: 25-148-0427

LiRo Engineers, Inc.
GISI Consulting Group Company
Mineola, N.Y. 516-746-2850 (T)

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GRAPHIC SCALE





HAMPTON WEST PARK
700 STEWART AVENUE
WESTHAMPTON, NY 11977

DATE: FEB 4, 2026

DRAWN BY: DLB

SCALE: 1" = 10'-0"

REVISIONS:

SHEET NO.

1

PLANT LIST - TREES, SHRUBS, AND SEDGES

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
82	PIR	PINUS RIGIDA	PITCH PINE	1-2 FT/1 GALLON	15' O.C.	PLANT IN GRID AS PER PLAN
57	MOP	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	5 GALLON	5' O.C.	PLANT IN HEDGE LINE
159	VAN	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	2 GALLON	4' O.C.	CLUSTERED AS PER PLAN
4,250	CAP	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	2 - 3" PLUG	12" O.C.	CLUSTERED



REVEGETATION PLAN