



**Central Pine Barrens Commission Meeting Summary  
Wednesday, March 18, 2026 (APPROVED)  
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. DiBritta (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.***

624 Old Riverhead Road  
Westhampton Beach, NY  
11978

Phone (631) 288-1079  
[www.pb.state.ny.us](http://www.pb.state.ny.us)

**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