



**Central Pine Barrens Commission Meeting Summary
Wednesday, April 15, 2026 (APPROVED)
Southampton Town Hall
116 Hampton Road, Southampton, NY**

2:00 PM

Commission members present: Mr. McGarry (New York State Governor's Representative), Ms. DiBrita (for Brookhaven), Ms. Lansdale (for Suffolk County), Ms. Moore, 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. Tverdyy, Mr. Callagy, Mr. Smith, Mr. Ward, Ms. Drew and Ms. Brown-Walton

Ryan P. McGarry
Chairman

The meeting started with the pledge to the flag led by Ms. Moore and requested a moment of silence to recognize Mr. Richard Amper former Executive Director of the Long Island Pine Barrens Society. Mr. McGarry noted that with five Commission members present, there is a quorum.

Jerome Halpin
Member

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 03/18/26 review

*Summary: **The motion was made by Mr. Charters and seconded by Ms. DiBrita to adopt March 18, 2026 meeting minutes. The motion was approved by 5:0 vote.***

Edward P. Romaine
Member

2. Division Reports

a. Compliance and Enforcement Division: update

Summary: Mr. Callagy discussed highlights and updates on the Compliance and Enforcement division's activities covered in the previously distributed Compliance and Enforcement division report.

b. Education, Outreach and Communications Division: update

Summary: Mr. Motz walked through the Central Pine Barrens Annual Report and discussed highlights and updates on the Education and Outreach division's activities covered in the previously distributed Education and Outreach division report.

c. Land Use Division: update

Summary: Ms. Hargrave discussed highlights and updates on the Land Use division's activities covered in the previously distributed Land Use division report.

d. Law Enforcement Council, Wildfire Task Force and New York Wildfire and Incident Management Academy: update (Ms. Drew)

Summary: Ms. Drew discussed the updates on the Law Enforcement Council, Wildfire Task Force and New York Wildfire Incident and Management Academy's activities previously distributed reports.

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

- e. *Pine Barrens Credit Program: update*
Summary: Mr. Tverdyy discussed highlights and updates on the Credit Program's activities covered in the previously distributed Credit Program division report.
- f. *Science and Stewardship Division, Protected Lands Council: update*
Summary: Mr. Smith discussed highlights and updates on the Science and Stewardship division's activities covered in the previously distributed Science and Stewardship division report.

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*
Summary: **The motion was made by Ms. DiBrita and seconded by Mr. Charters to adopt the decision to deny without prejudice the Hardship Waiver Application. The Commission authorized sending a determination of "non-development" for property maintenance. The motion was approved by 5:0 vote**
- 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*
Summary: Ms. Hargrave summarized the supplemental material submitted by the applicant after the public hearing in March.

Mr. Weiss discussed supplemental information previously provided by Ms. Hargrave. Mr. Weiss and Mr. Raj discussed one of the most significant enhancements, which is the reconfiguration of approximately 30,000 square feet of former parking area into a large green space. This change introduces expanded outdoor areas, additional plantings and trees, and the relocation of certain trees that were previously overcrowded. The revised plan reflects an approximately 30% reduction in parking, from 325 spaces down to 211. Of those 211 spaces, 15 are designated as land-banked spaces. These will not be constructed immediately but are reserved for potential future use if needed. In terms of spaces to be built at this time, the effective total is 196. The revision and coordination discussions continued.

Mr. Milazzo discussed that the hearing was closed, and the public comment period has also concluded as of today. While comments and additional thoughts are welcomed, they will not be entered into the official record that the Commission will rely on in making its decision. Limited latitude has been granted to the applicant solely to elaborate on materials that were submitted prior to the deadline.

Congressman Hochbrueckner expressed his support for the project and provided the reasonings for his position.

- c. *Hampton West Park Core Preservation Area Compelling Public Need 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: The motion was made by Ms. Lansdale and seconded by Ms. DiBrita to adopt the decision to approve the Compelling Public Need Waiver. The motion was approved by 5:0 vote.

4. **Public Comment**

Summary: No public comments were received

5. **Closed Advisory Session**

A motion was made by Mr. Charters and seconded by Ms. Lansdale 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.

At approximately 3:25pm the Commission returned to public session.

Mr. Milazzo discussed a notice of violation is proposed for Independent General Contractors, Grant Hendricks, and related parties, who are the operators of the facility at 4 Old Country Road previously discussed by the Commission. They appear to be engaged in development activities without the Commission approval and it appears they are in violation, or potential violation, of the Act and the Plan. The proposed resolution would authorize the issuance of a Notice of Violation and request without further action from the Commission Attorney General assistance to enforce the provisions of the Act and the Plan if resolution acceptable to the Commission cannot be reached after the issuance of the Notice of Violation and compliance conferences. Mr. Milazzo added the property is in the Town of Southampton.

The motion was made by Ms. Moore and seconded by Mr. Charters to approve sending the Notice of Violation to 4 Old Country Road/Grant Hendricks. The motion was approved by 5:0 vote.

Mr. Milazzo discussed Long Island Practical Shooting Association owners Edwin and Patricia Tuccio. The property is in the Town of Southampton. It has received a Notice of Violation for alleged violation of the Act and Plan and clearing in the Core without Commission approval and the material increase in the intensity of uses on the property. This is a shooting range north of the airport, south of the Commission offices, east of CR 31. The Notice of Violation was issued and Commission staff and representatives of the Shooting Association and at least Edwin Tuccio have had communication, discussions and conferences over the last three or four months trying to reach a settlement over the alleged activities violating the Act and Plan.

This resolution authorizes request for the Attorney General to assist in enforcing the provisions of the Act and the Plan because a resolution has not been able to be reached as of this date.

A motion was made by Mr. Charters and seconded by Ms. Moore authorizing the request for the Attorney General to assist in enforcing the provision of the Act and the Plan to Long Island Practical Shooting Association. The motion was approved by 5:0 vote.

The meeting was adjourned at approximately 4:00pm.

Attachments (in order of discussion)

1. Draft Commission meeting summary for March 18, 2026
2. Final Commission meeting summary for March 18, 2026
3. Compliance and Enforcement Division update dated February – April 2026
4. Education Outreach and Communication Division update dated April 2026
5. Land Use Division update dated April 16, 2025
6. Wildfire Task Force, New York Wildfire and Incident Management Academy and Law Enforcement Council update
7. Pine Barrens Credit Program update dated April 15, 2026
8. Science Stewardship Division update dated April 15, 2026
9. Draft decision to deny without prejudice on the Gazza Properties in the Core of CR 31 Core Preservation Area Hardship Application dated April 15, 2026
10. Final decision to deny without prejudice on the Gazza Properties in the Core of CR 31 Core Preservation Area Hardship Application dated April 15, 2026
11. Letter and attachments from Signature Partners, LLC regarding 645 Grumman Boulevard, Calverton, Town of Riverhead dated March 31, 2026
12. Draft decision to approve the Hampton West Park Core Preservation Area Compelling Public Need Waiver Application dated April 15, 2026
13. Final decision to approve the Hampton West Park Core Preservation Area Compelling Public Need Waiver Application dated April 15, 2026
14. Notice of Violation regarding 4 Old Country Road, LLC Independent General Contractors dated April 15, 2026
15. Adopted resolution to refer to the NYS Attorney General's Office the matter of Long Island Practical Shooting Association and or Edwin Fishel Tuccio and Patricia Tuccio dated April 15, 2026