



**Central Pine Barrens Commission Meeting Summary
Wednesday, May 20, 2026 (APPROVED)
Wertheim National Wildlife Refuge
340 Smith Road
Shirley, NY**

2:00 PM

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

Ryan P. McGarry
Chairman

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

Jerome Halpin
Member

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

Maria Z. Moore
Member

1. Administrative and Public Comment

Daniel J. Panico
Member

a. Public Comment

Summary: No public comments were received.

Edward P. Romaine
Member

b. Minutes for Commission Meeting of April 15, 2026 review.

*Summary: **The motion was made by Ms. Moore and seconded by Mr. Charters to adopt April 15, 2026 meeting minutes. The motion was approved by 5:0 vote.***

2. Invoices for Payment

a. Invoices for Judy Jakobsen, Consultant: Invoice numbers 2026-08 to 16 for the period of 3/2/26 through 5/1/26 in the amount of \$5,352.00.

*Summary: **The motion was made by Ms. DiBrita and seconded by Mr. Sweeney authorization to pay invoices for Judy Jakobsen, Consultant from March 2, 2026 to May 1, 2026. The motion was approved by 5:0 vote.***

b. Invoice for Marvel Architects for the Central Pine Barrens Nature Center project for Invoice 2467-7 for the period of 12/1/25 to 12/31/25 in the amount of \$20,037.86.

*Summary: **The motion was made by Ms. DiBrita and seconded by Mr. Charters authorization to pay invoices for Marvel Architects Consultant from December 1, 2025 to December 31, 2025. The motion was approved by 5:0 vote.***

c. Invoices for SWCA Consultant for the Southampton Community Wildfire Protection Plan for the period of 2/7/26 to 4/18/26 in the amount of \$12,472.24

*Summary: **The motion was made by Mr. Sweeney and seconded by Ms. Moore authorization to pay invoices for SWCA Consultant for the US Forest Service Grant from February 7, 2026 to April 18, 2026. The motion was approved by 5:0 vote.***

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

- 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 (sf) and a parking lot for 337 vehicles for the use of indoor agriculture on a 20 acre site in the Natural Resources Protection zoning district.**
Summary: The motion was made by Mr. Charters and seconded by Mr. Sweeney to approve the draft resolution with conditions regarding 645 Grumman Boulevard Core Preservation Area Hardship Waiver Application. The motion was approved by 5:0 vote.
- b. **Request for Determination of Jurisdiction: Elite Towers at Peconic River Sportsman's Club / 200-298-1-1 / River Road, Manorville / request to construct a 150-foot tall cell tower and 1,525 sf equipment basin for four private carriers and the Manorville Fire District on a 60 acre property with a conservation easement in the Credit Program where 7.99 Pine Barrens Credits were issued.**
Summary: Ms. Hargrave discussed background information about the project. Mr. John Armentano representing the applicant, distributed information and discussed the benefits of the project. The Commission decided to review the information and make a decision at the next Commission Meeting.
- c. **Ralph Schenk Order on Consent / 247 Old Riverhead Road, Westhampton / 900-311-1-9.3.**
Summary: The motion was made by Ms. DiBrita and seconded by Mr. Charters to go with the Staff's recommendation not to modify changes to the Order of Consent previously agreed upon. The motion was approved by 5:0 vote.
- d. **Suffolk County Corrections Officers Association, Inc. Core Hardship Waiver Application / 1001 Middle Country Road, Ridge / 200-295-1-5.1, 5.2, 5.3 / construction of 2,200 square foot second story on a 2,100 sf existing building and 1,225 sf garage in on a 2.77 acre site in the J4 zoning district.**
Summary: The motion was made by Ms. DiBrita and seconded by Mr. Sweeney to schedule a Public Hearing for June 17, 2026. The motion was approved by 5:0 vote.

Compatible Growth Area

- e. **Brookhaven Referral: Moutafis Warehouse / Moriches Middle Island Road, Shirley / 200-644-2-15,16,17,18,19 / construction of a 10,000 sf warehouse with five units on a 42,000 sf site in the L1 Industrial zoning district.**
Summary: The motion was made by Ms. DiBrita and seconded by Mr. Charters to send the draft response to Brookhaven Town regarding Moutafis Warehouse. The motion was approved by 5:0 vote.

- f. **PSEG Long Island / Currans Road, Middle Island / replace and relocate one utility pole.**
Summary: The motion was made by Ms. DiBrita and seconded by Ms. Moore to send the draft response regarding PSEGLI to replace and relocate utility pole. The motion was approved by 5:0 vote.
- g. **Request for Determination of Jurisdiction: George Foundas / 24 Michaels Lane, Wading River / 600-96-1-9.2 / request to construct a detached garage.**
Summary: The motion was made by Mr. Charters and seconded by Mr. Sweeney to send the draft response to Request for Determination of Jurisdiction: George Foundas. The motion was approved by 5:0 vote.
- h. **Suffolk County Gabreski Airport / CR 31, Westhampton / request to cut and leave Southern Pine Beetle dead trees along southerly fenceline.**
Summary: The motion was made by Ms. Moore and seconded by Mr. Charters to send the draft response regarding Suffolk County Gabreski Airport request to cut and leave of Southern Pine Beetle dead trees. The motion was approved by 5:0 vote.
- i. **Verizon Wireless at Suffolk County STP / w/s William Floyd Parkway, Ridge / 200-242-1-1.2 / request to construct a 120-foot tall cell tower and 1,650 sf equipment basin for five private carriers on a 10.9 acre site owned by Suffolk County and developed with a sewage treatment plant.**
Summary: Mr. Erick Helman representing the applicant, presented the proposal. The project was revised to avoid clearing natural vegetation.

The motion was made by Ms. DiBrita and seconded by Mr. Charters to send the draft response regarding Verizon Wireless at Suffolk County STP. The motion was approved by 5:0 vote.

4. Public Comment

Summary: No public comments were received

Ms. Hargrave introduced Dylan Verby, summer intern working primarily with Mr. Motz and the Education and Communication Division.

5. Closed Advisory Session

A motion was made by Mr. Charters and seconded by Ms. DiBrita 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 not return to public session. The motion was approved by a 5:0 vote.

The meeting was adjourned at approximately 3:00pm.

Attachments (in order of discussion)

1. Draft Commission meeting summary for April 15, 2026
2. Final Commission meeting summary for April 15, 2026
3. Authorization to pay invoice #s 2026-08 to 16 for Judith Jakobsen, Consulting Services March 2 to May 1, 2026 dated April 8 – May 5, 2026
4. Authorization to pay invoice # 2467-7 for Marvel Consulting Services December 1 to December 31, 2025 dated December 31, 2025
5. Authorization to pay invoice # 244907 for SWCA Consulting Services February 7, 2026 to April 18, 2026 dated May 7, 2026
6. Draft resolution to approve the 645 Grumman Boulevard Core Preservation Area Hardship Waiver dated May 20, 2026; Email and attachments from Signature Partners, LLC dated May 7, 2026
7. Final resolution to approve the 645 Grumman Boulevard Core Preservation Area Hardship Waiver dated May 20, 2026
8. Draft response to Elite Towers at Peconic River Sportsman's Club dated May 20, 2026; Letter and attachments from Elite LI Towers, LP dated May 4, 2026
9. Letter and attachment from Ralph Schenk dated March 27, 2026
10. Core Hardship Application from Suffolk County Corrections Officers Association, Inc. dated May 13, 2026
11. Draft response to the Town of Brookhaven of Site Plan and attachments regarding Moustafis Warehouse dated May 20, 2026
12. Final response to the Town of Brookhaven of Site Plan regarding Moustafis Warehouse dated May 20, 2026
13. Draft response and attachments to PSEGLI regarding Utility Pole Replacement dated May 20, 2026
14. Final response and attachments to PSEGLI regarding Utility Pole Replacement dated May 20, 2026
15. Draft response and letter regarding Request for Determination: George Foundas dated May 20, 2026
16. Final response regarding Request for Determination: George Foundas dated May 20, 2026
17. Draft response and attachments regarding Suffolk County Gabreski Airport-Southern Pine Beetle Dead Trees dated May 20, 2026
18. Final response regarding Suffolk County Gabreski Airport-Southern Pine Beetle Dead Trees dated May 20, 2026
19. Draft response and attachments regarding Verizon Wireless at Suffolk County STP Property dated May 20, 2026
20. Final response regarding Verizon Wireless at Suffolk County STP Property dated May 20, 2026