



September 16, 2026

Yuliya Viola, Esq.
Certilman Balin Adler & Hyman, LLP
100 Motor Parkway, Suite 560
Hauppauge, NY 11788

RE: Clancy Street Food Court, CR 111, Manorville
SCTM Number 200-462-2-5.1
Central Pine Barrens Core Preservation Area

Dear Ms. Viola:

On September 8, 2026, the Central Pine Barrens Commission received your request to install five borings to determine the current groundwater and soil vapor quality on the subject property. The property is in the Core Preservation Area of the Central Pine Barrens.

Clancy Street Food Court was granted a Core Preservation Area Hardship Waiver with conditions on June 26, 2024.

A Phase 1 Environmental Site Assessment was conducted and based on the findings, the purchaser of the property would like to conduct the Limited Phase II Subsurface Investigation Work Plan to determine the current groundwater and soil vapor quality. Phase 1 findings noted a potential vapor encroachment condition to the subject property due to the close proximity and shallow depth to groundwater at the subject property, an adjoining gasoline station to the south with 72 reported spills and a nearby site with contaminants of concern.

The work includes the installation of five borings. Two borings, one temporary groundwater well and one soil gas well, will be installed on-site in areas deemed to be cleared for approved development. Three borings will be installed off-site for temporary groundwater wells. There is no additional clearing associated. Location details are depicted in the Alignment Plan prepared by Labcrew Engineering, P.C., last dated August 2022.

This letter does not expand the scope of the prior approval granted on June 26, 2024. Please continue to adhere to the conditions of approval. Please avoid areas to remain natural and conduct this activity in areas of the project site that were planned to be cleared or disturbed for the project, as per the Site Plan referenced in the Commission decision.

If the proposed activity changes, 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 contact me at 631-563-0307.

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

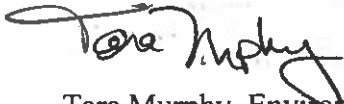
Daniel J. Panico
Member

Edward P. Romaine
Member

624 Old Riverhead Road
Westhampton Beach, NY
11978

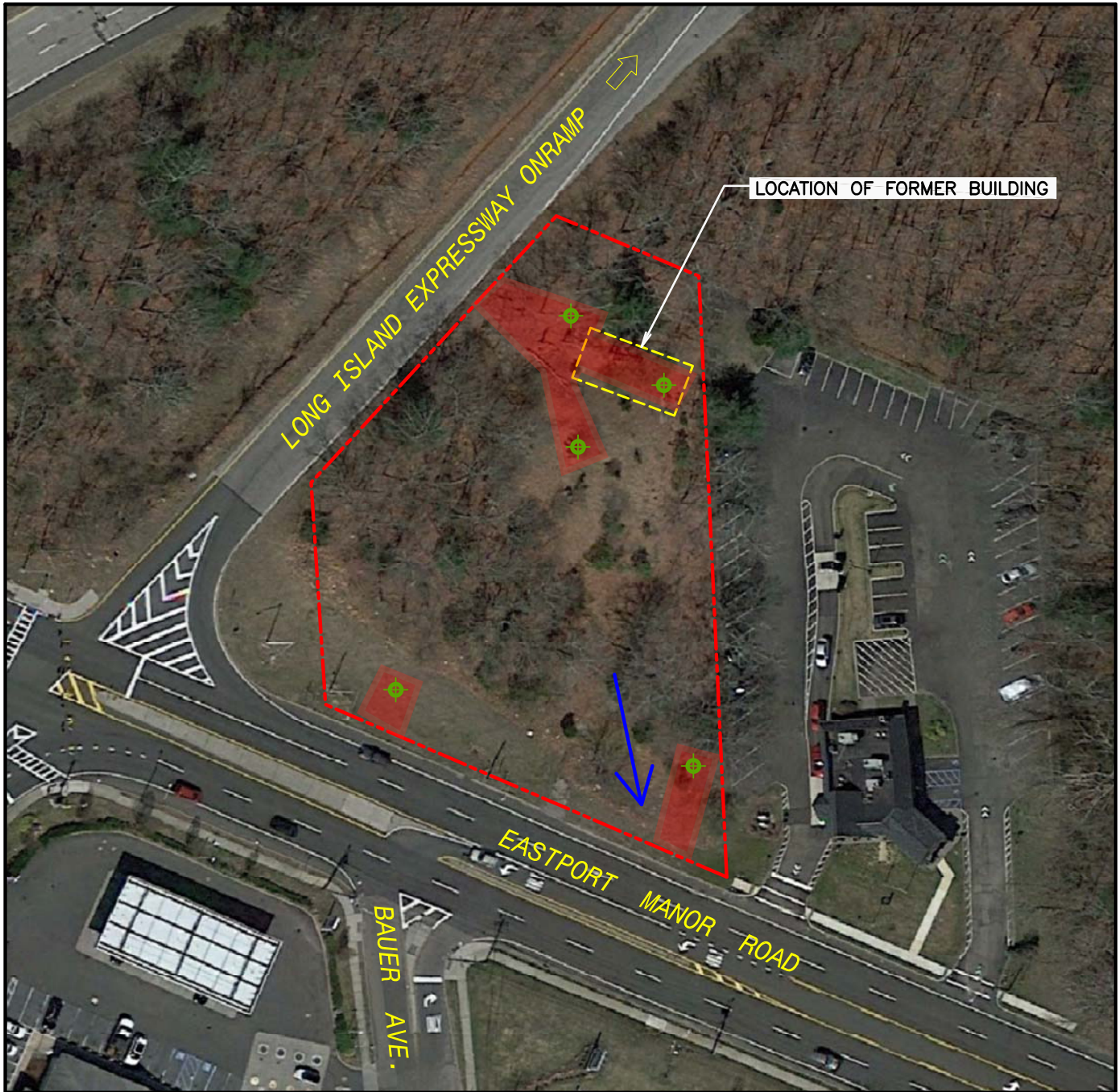
Phone (631) 288-1079
www.pb.state.ny.us

Sincerely,

A handwritten signature in black ink, appearing to read "Tara Murphy". The signature is fluid and cursive, with the first name "Tara" being more prominent than the last name "Murphy".

Tara Murphy, Environmental Planner

cc: Julie Hargrave, Interim Executive Director
John Milazzo, Counsel



LEGEND:

- SUBJECT PROPERTY
- ESTIMATED REGIONAL GROUNDWATER FLOW DIRECTION
- ⊕ PROPOSED SOIL BORING



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SCALE IN FEET

FIGURE #
3

**SITE PLAN WITH
PROPOSED BORING LOCATIONS**

EASTPORT MANOR ROAD
MANORVILLE, NEW YORK

DRAWN BY: B.S.

REVISION DATE:
7/29/2026

EnviroTrac