



October 21, 2026

Yuliya Viola
Certilman Balin Attorneys
100 Motor Parkway, Suite 560
Hauppauge, NY 11788

RE: 599 Middle Country Road, Middle Island
SCTM Number 200-402-2-2
Central Pine Barrens Compatible Growth Area

Dear Ms. Viola:

On October 5, 2026, the Central Pine Barrens Commission received the updated site plan materials for the subject property. The property is in the Compatible Growth Area (CGA) of the Central Pine Barrens.

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

RA Middle Island LLC, property owner of 599 Middle Country Road, was granted a CGA Hardship Waiver with conditions on July 16, 2025 for a zone change from J Business 4 to J Business 5 and relief from the Vegetation clearance limit standard (5.3.3.6.1) and Open space standard requirement, unfragmented open space and habitat standard (5.3.3.6.2). The approved project reuses the existing 5,000 square foot one-story commercial building, drive-through and parking lot with site improvements on the 1.44 acre property, as depicted on the site plan prepared Stonefield Engineering & Design last dated June 18, 2025.

Updated materials indicate the following changes:

- A recalculation of Gross Floor Area resulting in an increase from 5,097 to 8,267 square feet. No changes were made to the building footprint.
- An addition of use to include retail alongside the approved restaurant use. Both uses are permitted within the J Business 5 zoning with Town and Planning Board special permits.
- A widening of non-fertilizer dependent landscaped area between the drive-through and northernmost parking spaces. This results in a slight increase in the natural vegetation from 23% to 23.1%.

No additional clearing, fertilizer dependent vegetation, or increase in intensity of use is proposed. There are no substantial changes to the project. Updates are depicted in the site plan package including C-4, Site Plan, and C-10, Landscaping Plan, prepared by Stonefield Engineering & Design last dated September 23, 2026.

The activity authorized by this letter does not expand the scope of prior Commission approval. Please have the applicant continue to adhere to the conditions set forth in the approval dated July 16, 2025. Please avoid areas to remain natural and conduct this activity in areas that were planned to be disturbed for the project, as per the Site Plan referenced in the Commission decision.

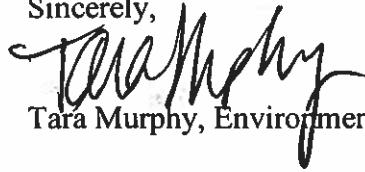
624 Old Riverhead Road
Westhampton Beach, NY
11978

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

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.

If you have any questions, please contact me at 631-563-0307.

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