



October 21, 2026

Robert Borrusso
Planning Division
Town of Brookhaven
1 Independence Hill
Farmingville, NY 11738

RE: 608 Middle Country Road, Middle Island
SCTM Number 200-402-1-18.12
Central Pine Barrens Core Preservation Area

Dear Mr. Borrusso:

On September 8, 2026, the Central Pine Barrens Commission received the site plan application materials submitted to your office for the subject property. The property is in the Core Preservation Area of the Central Pine Barrens.

Ryan P. McGarry
Chairman

Jerome Halpin
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

Robert Klein, property owner of 608 Middle Country Road, was granted a Core Preservation Area Hardship Waiver with conditions on October 15, 2025 for the addition of a 1,450 square foot second story to the existing commercial building and 12 parking stalls as depicted on the site plan prepared by MJK Architect, PLLC last dated October 6, 2025.

Updated lighting fixtures and the relocation of one parking stall from the front to an already cleared area in the rear of the building are depicted in the site and grading plans prepared by MJK Architect, PLLC last dated April 10, 2026. There are no substantial changes in the project.

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 October 15, 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.

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.

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

Sincerely,

Tara Murphy, Environmental Planner

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