



Central Pine Barrens Commission Meeting Agenda
Wednesday, October 16, 2024 at 2:00 pm
Riverhead Town Hall
4 West 2nd Street
Riverhead, NY 11901

1. **Administrative and Public Comment**
 - a. Public Comment
 - b. Minutes for 9/18/24 review (*approve*)
 - c. Pine Barrens Nature Center: Request for Proposals results
 - d. Invoice payment for Bond Schoeneck & King PLLC: *approval (Ms. Jakobsen)*

2. **Education and Outreach, Science and Stewardship**
 - a. Education and Outreach Division: update (*Mr. Motz*)
 - b. NYWIMA: update (*Ms. Drew*)

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

3. **Planning, Land Use and the Pine Barrens Credit Program**
 - a. Compliance and Enforcement Division: update (*Ms. Lawston*)
 - b. Credit Program: update (*Mr. Tverdyy*)
 - c. Land Use Division: update (*Ms. Hargrave*)

Compatible Growth Area

- d. **Brookhaven Town Referral: Suffolk Muslim Cemetery** / Montauk Highway, Eastport / 200-684-5-3, 200-685-1-1.1, 200-722-1-1 / demolition of existing Spadaro Airport structures and development of a cemetery on 27 acres in the A1 Residence (86%) and J2 Business (14%) zoning districts; 14 acres in the CGA in A1, 13 acres not within the Central Pine Barrens / *draft response (Ms. Hargrave)*
- e. **Expressway Drive North** / west of Sills Road, Yaphank / 200-662-2-5.16 / construct solar panels on the roofs of three industrial buildings and ground mounted equipment on 71 acres in the Light Industrial zoning district / *draft response (Ms. Murphy)*
- f. **MTA Long Island Rail Road Yaphank Train Station** / south of LIE, north side of LIRR tracks, east end of Natcon/Precision Drive in Brookhaven Industrial Park, Yaphank / 200-554-1-2.1 / development of new Yaphank train station on 5.36 acres in the Light Industrial zoning district / *draft response (Ms. Hargrave)*
- g. **Venezia Square at Wading River** CGA Development of Regional Significance / NYS Route 25A, Wading River / 600-73-1-1.004 and 1.16, 1.17, 1.18 and 1.19 / development of 37,000 square feet of commercial uses on 6.34 acres in the Business CR zoning district / *request for six month extension of decision deadline to 4/16/25 (Ms. Hargrave)*

4. **Public Comment**

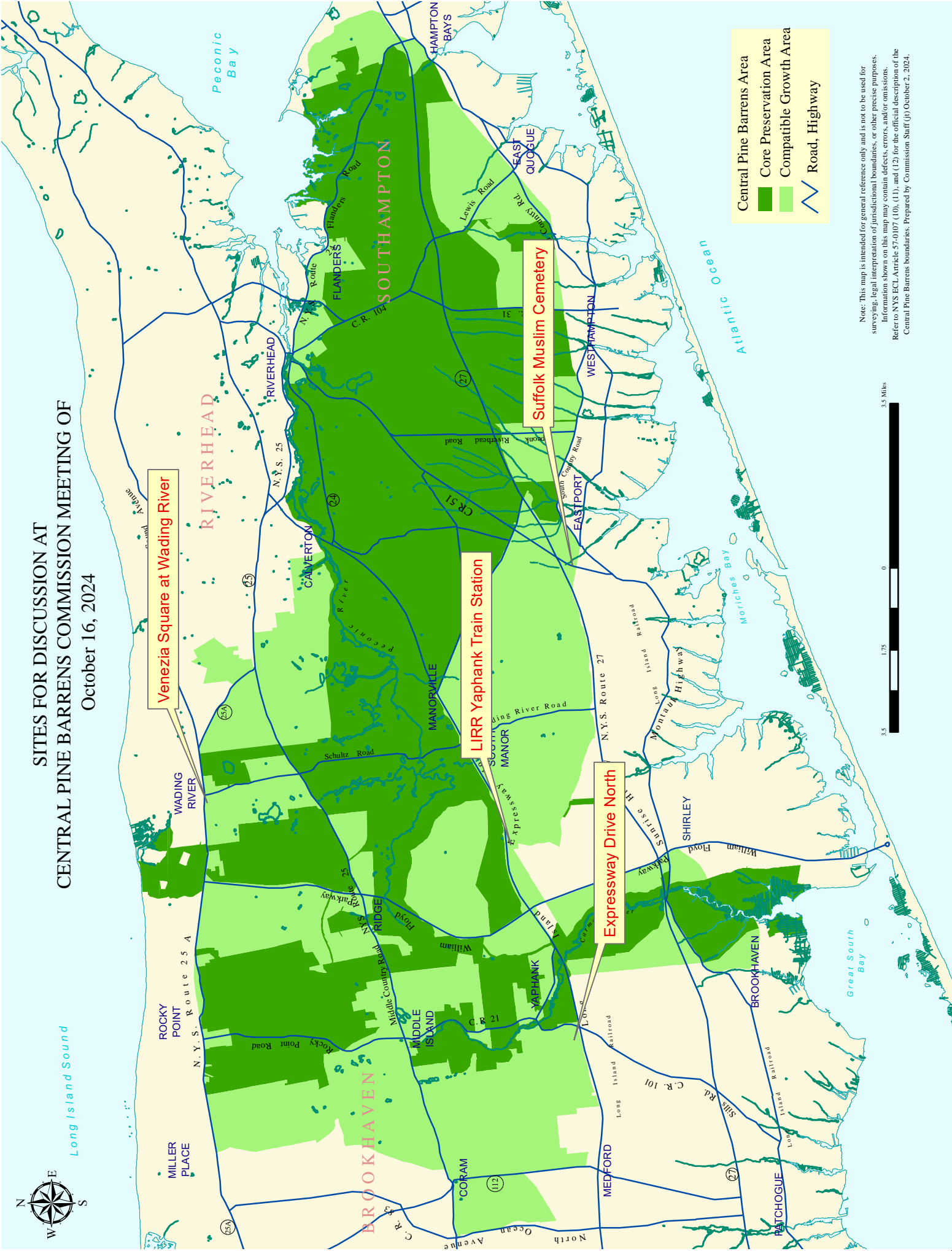
5. **Closed Advisory Session** (if necessary)

624 Old Riverhead Road
Westhampton Beach, NY
11978

Phone (631) 288-1079
Fax (631) 288-1367
www.pb.state.ny.us

Next Commission Meeting, Wednesday, November 20, 2024 at 2:00 pm at Southampton Town Hall
For meeting information visit <https://pb.state.ny.us/>

SITES FOR DISCUSSION AT
 CENTRAL PINE BARRENS COMMISSION MEETING OF
 October 16, 2024



- Central Pine Barrens Area
- Core Preservation Area
- Compatible Growth Area
- Road, Highway

Note: This map is intended for general reference only and is not to be used for surveying, legal interpretation of jurisdictional boundaries, or other precise purposes. Information shown on this map may contain defects, errors, and/or omissions. Refer to NYS ECL Article 57-0107 (10), (11), and (12) for the official description of the Central Pine Barrens boundaries. Prepared by Commission Staff (j) October 2, 2024.





Central Pine Barrens Commission Meeting Summary
Wednesday, September 18, 2024 - Draft
Riverhead Town Hall
4 West Second Street
Riverhead, NY 11901

2:00 pm

Commission members present: Ms. DiBrita (for Brookhaven), Ms. Juengst (for Suffolk County), Mr. Hubbard and Mr. Charters (for Riverhead), Ms. Moore (Southampton).

Others present: Commission and other agency staff members included Ms. Jakobsen, Mr. Milazzo, Ms. Hargrave, Ms. Murphy, Ms. Lawston and Ms. Brown-Walton.

The meeting started with the pledge to the flag lead by Mr. Hubbard. Ms. Jakobsen noted with four Commission members present, there is a quorum.

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

1. Administrative and Public Comment

a. Public Comment

Summary: Mr. Joseph Gazza, Quogue resident discussed background information of the sandpit adjacent to property he owns in the Core of the Pine Barrens. In 2020 the sandpit was acquired by new owners and Mr. Gazza gave a description of what he believes is happening on the property of the sandpit. The concern is the fill that is being brought in to fill the sandpit is contaminated and it will affect our drinking water. Mr. Gazza stated the findings/information presented to the Commission has been shared with several people in the past to no avail since the owners were operating under an Order on Consent from the Department of Environmental Conservation. Ms. Moore asked who in Southampton received the findings and Mr. Gazza responded and presented Ms. Moore with a copy of the findings.

Mr. Metcalf, Westhampton Beach resident discussed his property is adjacent to the sandpit and his son's property is next to the sandpit. He mentioned his previous discussions with DEC with regards to the sandpit transporting contaminated construction material on and off the property. Mr. Metcalf stated that the owners are unlawfully utilizing a private road.

b. Minutes for 08/21/24 review

*Summary: **The motion was made by Mr. Hubbard and seconded by Ms. Juengst to adopt the August 21, 2024 meeting minutes. The motion was approved by 4:0 vote.***

c. Draft resolution to approve Central Pine Barrens Joint Planning and Policy Commission to Ratify the Renewal of the Commission's Worker's Compensation Insurance Policy and Payment of Premium and authorize the Executive Director to execute the documents to pay the premiums.

*Summary: **The motion was made by Ms. DiBrita and seconded by Ms. Moore to approve the Central Pine Barrens Commission insurance renewal and authorize the Executive Director to execute the documents to pay the premiums. The motion was approved by 4:0 vote.***

Draft resolution to approve Central Pine Barrens Joint Planning and Policy Commission to Ratify the Renewal of the Commission's Public Officials Management & Employment Practices Liability Insurance Policy and Payment of Premium and authorize the Executive Director to execute the documents to pay the premiums.

*Summary: **The motion was made by Ms. Juengst and seconded by Mr. Hubbard to approve the Central Pine Barrens Commission insurance renewal and authorize the Executive Director to execute the documents to pay the premiums. The motion was approved by 4:0 vote.***

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- d. **Feasibility Study for Central Pine Barrens Nature Center Request for Proposals**
Summary: Ms. Jakobsen discussed Staff have received five bid responses to request for proposals to evaluate the feasibility to create a Pine Barrens Nature Center. Staff is in the process of reviewing the proposals and requesting the assistance and input of the Commission members/representatives to review and complete the evaluation form previously provided by September 30, 2024. The two bid candidates selected will present at the October 16, 2024 Commission meeting.

2. **Public Comment**

Summary: No public comments were received

3. **Closed Advisory Session**

The motion was made by Ms. Moore and seconded by Mr. Hubbard to close the public portion of the meeting and to move into an advisory session for the purpose of discussing enforcement matters and obtaining legal advice from Commission counsel the Commission would not return to public session. The motion was approved by a 4:0 vote.

Meeting was adjourned at approximately 3:00 pm

Attachments (in order of discussion)

1. Draft Commission meeting summary for August 21, 2024
2. Final Commission meeting summary for August 21, 2024
3. Draft resolution to authorize the insurance renewal for the Commission's Public Officials Management & Employment Practices Liability insurance dated September 18, 2024
4. Final resolution to authorize the insurance renewal for the Commission's Public Officials Management & Employment Practices Liability dated September 18, 2024
5. Draft resolution to authorize the insurance renewal for the Commission's Workers Compensation September 18, 2024
7. Final resolution to authorize the insurance renewal for the Commission's Workers Compensation September 18, 2024
6. Feasibility Studies for Central Pine Barrens Nature Center dated August 30, 2024

Item 3.b. Pine Barrens Credit Program Report for October 16, 2024:

Activities in the Credit Program for 2024 included review of applications for Letters of Interpretation, Conservation Easements, Credit Program and FOIL requests management. Some specific work items include:

- Letters of Interpretation: 41 LOIs were issued and seven parcels were inspected. Staff is following up on past LOIs for interest in the Program.
- Conservation Easements: Review and Monitoring
 - Five easements were recorded, which generated 2.82 credits.
 - Six easements are currently in progress.
 - 67 easement properties with road access were inspected.



- Pine Barrens Credits
 - Redeemed: 2.04 Credits have been used for commercial, industrial and residential projects in the Town of Brookhaven and Southampton.
 - Conveyed: 12.32 Credits have been sold in the Towns of Brookhaven, Riverhead and Southampton.
 - The average price is \$107,833 per credit.
- Credit Clearinghouse Program Fund Account balance: \$3,296,992.

Pine Barrens Credit Program Statistics Table: represents figures for the total and annual summary of 2024.

Easement Protected Lands and Pine Barrens Credits As of October 2, 2024								
	Brookhaven	2024	Riverhead	2024	Southampton	2024	Total	2024
Parcels	531	4	37	-	471	1	1039	5
Acreage	833.44	1.75	516.78	-	889.51	3.59	2239.73	5.34
Average parcel size	1.57	0.44	13.97	-	1.89	3.59	2.16	1.07
Credits generated	550.26	2.24	173.39	-	340.26	0.58	1063.91	2.82
Credits redeemed	424.42	0.75	145.13	-	191.05	1.29	760.6	2.04
Credits not redeemed	125.84	1.49	28.26	-	149.21	-0.71	303.31	0.78
Credits sold		7.57		1.59		3.16		12.32
Total value of PBC transactions		\$903,997		\$100,000		\$324,500		\$1,328,497
Average Credits value		\$119,418		\$62,893		\$102,690		\$107,833
Credits owned by the Clearinghouse	2.19		-		-		2.19	
# of Inspected CE Parcels	-	41	-	4	-	22	-	67
# of Installed CE Signs	139	3	15	-	91	-	245	3

Central Pine Barrens Joint Planning and Policy Commission
 Land Use Division Bi-Monthly Update for the Meeting of Wednesday, October 18, 2024

Action	Central Pine Barrens Location		
Municipality	Brookhaven Town	Riverhead Town	Southampton Town
<p align="center">Pending Applications, Requests for Determination of Jurisdiction, SEQRA Coordination, inquiries, proposals and other activities</p>	<ul style="list-style-type: none"> • MTA Long Island Rail Road new Yaphank train station on 5.36 acres, CGA. • Solar on building rooftops at Expressway Drive North, Yaphank, CGA. • Suffolk Muslim Cemetery at former Spadaro Airport, Eastport, CGA. 	<ul style="list-style-type: none"> • Inquiry: 124 Hidden Pheasant Path, Wading River, CGA. • Venezia Square Development of Regional Significance, Wading River, 37,000 square feet of commercial uses on 6.34 acres, CGA. Extend decision deadline to 4/16/25. 	<ul style="list-style-type: none"> • Inquiry: subdivision with transfer of PBCs, Westhampton, CGA. • Inquiry: Hampton Hills Golf Course restroom facility, Core.
<p align="center">Monitoring projects, revegetation and decisions</p>			<p>4 Old Country Road NYSDEC Consent Order and Restoration Plan, Westhampton, Core.</p>
<p align="center">Division Activity, Regional Projects and Participation</p>	<ul style="list-style-type: none"> • Environmental review of land use development projects including Core Preservation Area and Compatible Growth Area Hardship waivers, SEQRA Coordination, interagency referrals, information requests, inquiries, requests for determination of jurisdiction and conformance reviews. Applications include commercial and industrial uses, mixed uses and other site plans, residential and non-residential subdivisions, applications for Developments of Regional Significance, Assertions of Jurisdiction, zone changes and other development activities. • Monitor prior hardships and other applications for compliance with conditions of approval. • Site inspections and land use surveys for applications, monitoring and conformance with decisions. • Technical support on FOIL requests, compliance and enforcement violations, consent orders, Credit Program items, communications on land use matters, unauthorized development and clearing activities and encroachments in protected areas and regulated habitats. • Collaborate and coordinate with other Commission divisions. • USGS two-year contract to monitor surface and groundwater resources, 2024 to 2026. Researching a study on coastal plain pond water resources monitoring. • Website updates on land use and planning matters, natural, scenic, historic and cultural resources. • Pine Barrens Nature Center Feasibility Study Request for Proposals, review to select a consultant. 		



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October 16, 2024

Amy Moody
Town of Brookhaven Department of Planning, Environment and Land Management
One Independence Hill
Farmingville, NY 11738

**RE: Referral: Suffolk Muslim Cemetery, Eastport
SCTM Numbers 200-684-5-3; 200-685-1-1.1; 200-722-1-1
Town Log # 23SP0029
Central Pine Barrens Compatible Growth Area**

Dear Ms. Moody:

On September 26, 2024, the Central Pine Barrens Commission office received a referral of the revised application and site plan for the subject proposal. The project site is in the Central Pine Barrens Compatible Growth Area (CGA). Comments were sent to the Town on its SEQRA Lead Agency Coordination on September 20, 2023 and remain valid where still applicable.

Timothy Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

Existing Conditions and Project Description

The 28.262 acre property is located on Montauk Highway, east of County Road 51 in Eastport. It is the site of Spadaro Airport. The property is split zoned A Residence 1 (86%) and J Business 2 (14%).

An area of 14.195 acres is in the Compatible Growth Area that is zoned A-1 Residence. The remaining 14 acres is outside of the Central Pine Barrens and not subject to Commission jurisdiction.

The Site Plan prepared by Superior Consulting and Engineering, last revised September 13, 2024, identifies the demolition of existing airport facilities and the development of a cemetery with 25,668 grave plots. Other development includes development of two recharge basins, a 6,000 square foot building, parking and development of infrastructure which includes interior roads.

Central Pine Barrens Status

The proposal constitutes development activity pursuant to the Long Island Pine Barrens Protection Act (the Act) (New York State Environmental Conservation Law ECL Article 57). Therefore, the proposal must conform to the standards for land use in Chapter 5 of the Central Pine Barrens Comprehensive Land Use Plan (the Plan). If the project does not conform, the application may be revised to conform or the applicant must apply for a CGA Hardship Waiver from the Commission, subject to review and action.

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The proposal was initially submitted in 2023. Therefore, it predates the requirement to conform with the Plan Amendments effective July 2024.

Please provide a demonstration of conformance in the CGA. Additional information is needed on the existing conditions in the CGA as it remains unclear if the project conforms with the Plan.

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New York State Environmental Conservation Law §57-0123 states:

...“no application for development within the Central Pine Barrens area shall be approved by any municipality or county or agency thereof or the commission, and no state approval, certificate, license, consent, permit, or financial assistance for the construction of any structure or the disturbance of any land within such area shall be granted, unless such approval or grant conforms to the provisions of such land use plan”...

Prior comments remain in effect as they apply to the current proposal, including:

Standard 5.3.3.5.1 Stormwater recharge

Development projects must provide that all stormwater runoff originating from development on the property is recharged on site. Please consider reusing a cleared area of the site to develop recharge basins to control stormwater rather than clearing natural vegetation for this purpose. Alternative site designs for stormwater control should be examined to reduce potential environmental effects of development. See options in the NYSDEC guidance document dated 2008, “Better Site Design.”

The guidance document identifies “non-structural and natural approaches to new and redevelopment projects to reduce effects on watersheds by conserving natural areas, reducing impervious cover and better integrating stormwater treatment.” According to the document, a nonconventional system will reduce construction costs, operation and maintenance costs and preserve natural features and conservation design.

Standard 5.3.3.6.1 Vegetation Clearance Limits

The Plan states, “Areas of the site proposed to be cleared combined with the previously cleared areas shall not exceed the percentages in Figure 5-1.” Based on A-1 Residence zoning, no more than 53% or 7.52 acres of the total area of 14.195 acres in the CGA portion of the project may be cleared including area that is presently cleared.

The portion of the project site in the CGA must demonstrate conformance with the Plan or seek a hardship waiver. Please update the Site Plan sheet titled “Zoning Plan and Analysis” with additional information on the CGA portion of the project site for the Town to determine the project’s conformance, including:

- the amount of existing natural vegetation
- the amount of cleared area
- the amount of proposed natural area
- the amount of proposed cleared area

The Site Plan identifies two areas in the CGA as “undeveloped land” that presently contain pine barrens vegetation where development is proposed, including:

- 3.55 acres for one of the two recharge basins
- 20 foot wide track for pedestrian and mountain bike use

The Site Plan appears to apply a 65% clearing limit which is not in conformance with the standard. The clearing limit is applied to development projects based on zoning as specified in Figure 5-1 of the Plan, not current or proposed land use(s). More information is needed

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to enable the Town to determine whether the project conforms. Please apply the correct limit for the CGA portion and update the clearing data.

If possible, please consider phasing the project to postpone clearing on site until the area is required to be developed. This will retain the natural pine barrens ecosystem and recharge capacity to groundwater for as long as possible until areas developed. It will also reduce the proliferation of weeds, invasive or non-native species in areas that are cleared and left unused for long periods of time.

Presently, it appears that the project clears most or all of what exists as natural vegetation in the CGA. Therefore, the project, as it is presently proposed, does not conform. Please revise the project to conform or submit a hardship application to the Commission, subject to review and action.

Standard 5.3.3.6.2 Unfragmented Open Space

Support preservation of natural vegetation in large unbroken blocks. Prioritize the preservation of native pine barrens vegetation to the maximum extent practicable. The area to remain natural should be listed in the site plan and protected from future disturbance through the filing of a Declaration of Covenants and Restrictions or a conservation easement.

Standard 5.3.3.6.3 Fertilizer-dependent vegetation limit. No more than 15% fertilizer dependent vegetation.

Standard 5.3.3.6.4 Native Plantings. Utilize native plants in landscaping. A planting plan was not referred. Please submit to the Town for review of conformance with this standard.

Standard 5.3.3.7.1 Special Species and ecological communities

Please avoid clearing outside of the period from December through February of any given year to minimize impacts to endangered species habitat of the Northern Long-eared Bat (NLEB) in the Central Pine Barrens. New York State identifies Suffolk County as NLEB habitat. Please coordinate the proposal with NYSDEC Region 1.

Standard 5.3.3.9.1 Receiving entity for open space dedications. Applications must specify the entity to which dedicated open space will be transferred.

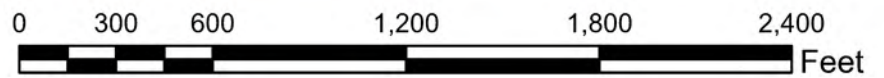
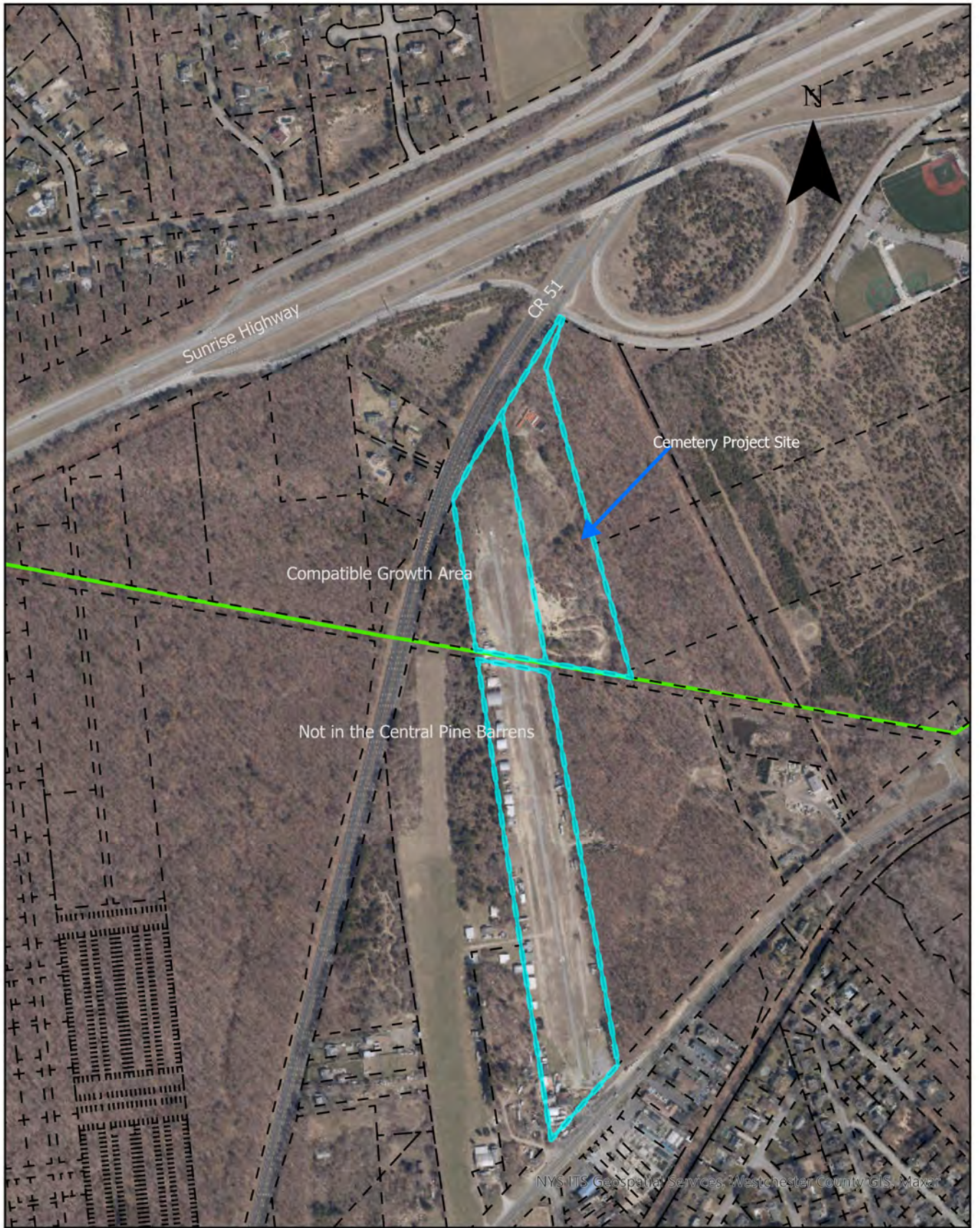
Standard 5.3.3.11.1 Commercial and industrial compliance with Suffolk County Sanitary Code.

Please confirm the project will conform with the Suffolk County Sanitary Code standards for non-residential uses to protect water resources and avoid groundwater contamination.

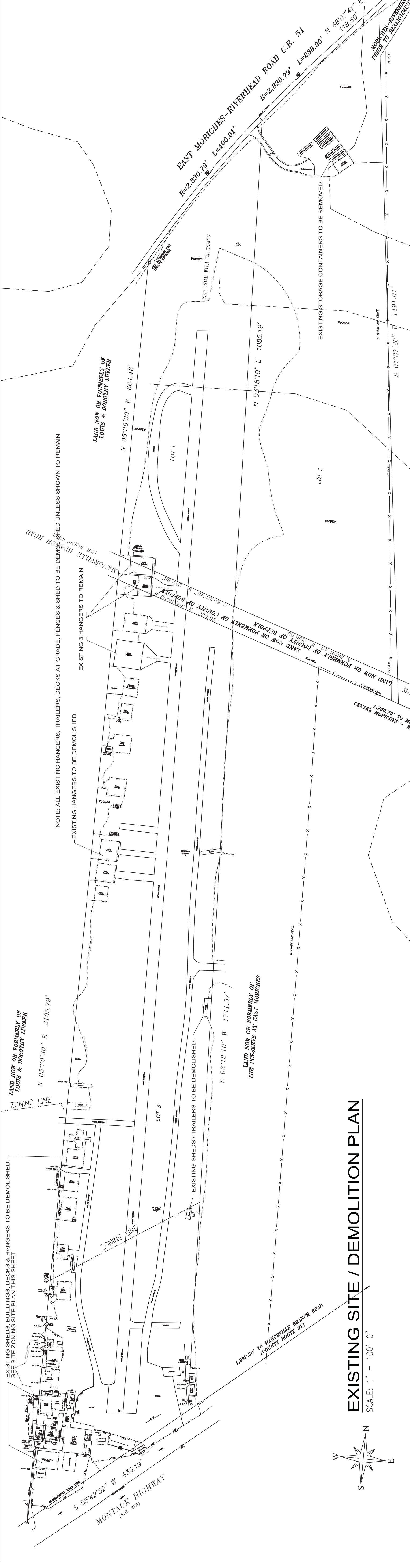
The proposal must conform to all other involved agency jurisdictions and permit requirements in effect on the project site. Thank you for your attention, and if you have any questions, please do not hesitate to contact me at (631) 218-1192.

Sincerely,
Julie Hargrave
Policy and Planning Manager

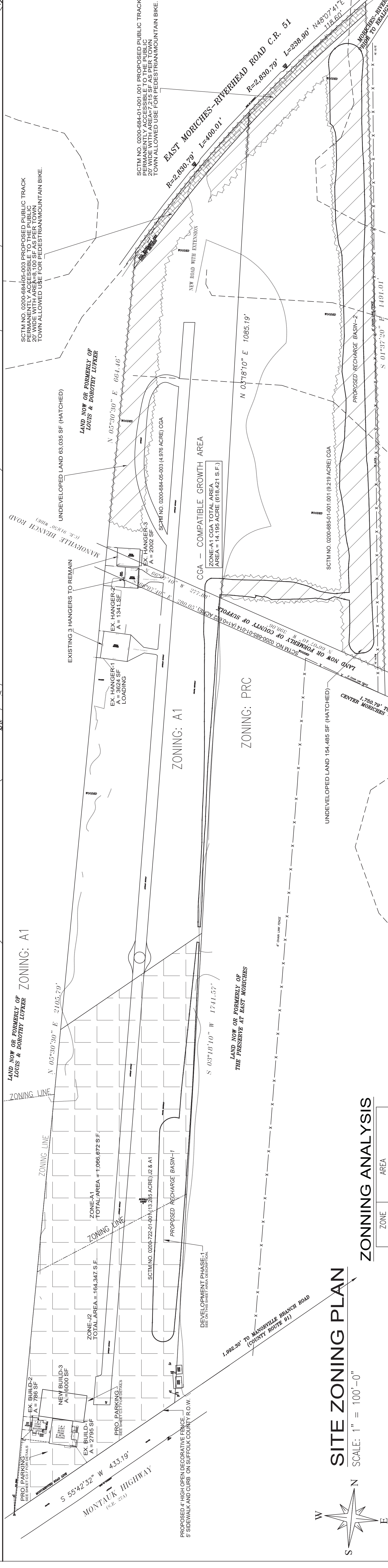
cc: Judy Jakobsen, Executive Director
John C. Milazzo, Counsel







EXISTING SITE / DEMOLITION PLAN
SCALE: 1" = 100'-0"



SITE ZONING PLAN
SCALE: 1" = 100'-0"

ZONING ANALYSIS

ZONE	AREA
A1	1,066,762 S.F. (86.65%)
J2	164,347 S.F. (13.35%)
TOTAL AREA	1,231,109 S.F.

NOTE: A1 AREA > 75% OF TOTAL, HENCE PROJECT WILL FOLLOW A1 ZONING AS EFFECTIVE ZONING.
NOTE: HUMAN CEMETERY ALLOWED IN ZONE A1 AREA WITH PB SPECIAL PERMIT.

SWPPP NOTE: SWPPP REQUIRED AND PROVIDED.

DEVELOPMENT PHASING:

PHASE-1: 337,665 SF = 7.752 ACRES
(HATCHED AREA INCLUDING RECHARGE BASIN-1)
STARTING AT SOUTH/EAST CORNER OF PROPERTY;
THENCE S55°42'32"W 433.19'; THENCE N05°30'30" 1080.00';
THENCE N55°42'32"E 433.19'; THENCE S03°18'10"W 1047.19';
ENDING AT STARTING POINT S/E CORNER OF PROPERTY.
PHASE-2: 893,444 SF = 20.511 ACRES

SURVEY OF DESCRIBED PROPERTY

S.C.T.M. NO. 200-722-01-001
LOT AREA = 578,724 S.F. / 13.285 ACRES
S.C.T.M. NO. 200-684-05-003
LOT AREA = 216,789 S.F. / 4.976 ACRES
S.C.T.M. NO. 200-685-01-001.001
LOT AREA = 401,618 S.F. / 9.219 ACRES
TOTAL CCA AREA = 618,407 S.F. / 14.195 ACRES
TOTAL CCA AREA CLEARANCE/DEVELOPMENT ALLOWED 65% = 401,965 S.F. / 9.228 ACRES
MINIMUM TOTAL CCA AREA UNDEVELOPED REQUIRED 35% = 216,442 S.F. / 4.969 ACRES
TOTAL CCA AREA UNDEVELOPED PROVIDED 35.2% = 217,520 S.F. / 4.994 ACRES

PARKING:

EXISTING RESIDENCE = 1
OFFICE EMPLOYEES = 6
VISITORS = 20
TOTAL PARKING REQUIRED = 27
TOTAL PARKING PROVIDED = 28 (SEE SHEET C3.7)
FUNERAL/BURIAL PROCESSION PARKING ALONG ROADWAY

LANDSCAPING:

PROPOSED AREA = 13,145 SF (1.1%) (SEE SHEET C3.7)
FERTILIZER-DEPENDENT WITH IRRIGATION

PROPOSED PUBLIC TRACK

PROPOSED AREA = 15,315 SF (NORTH END, 20' WIDE TRACK)
TOWN ALLOWED USE FOR PEDESTRIAN/MOUNTAIN BIKE

DATE	REV#	DESCRIPTION
8/13/2023	1	DATE REVISIONS
9/13/2024	1	REVISED AS PER TOWN PRELIMINARY REVIEW.

ENGINEER
RAMAN KUMAR, PE

DRAWING TITLE:
ZONING PLAN & ANALYSIS

DATE: 8/13/2023
DRAWING NO. Z10
PROJECT NO. Z3CP01
DRAWN BY: IS
CHECKED BY: TK

PROJECT:
SUFFOLK MUSLIM CEMETERY
91 MONTAUK HIGHWAY,
EAST MORICHES, NEW YORK

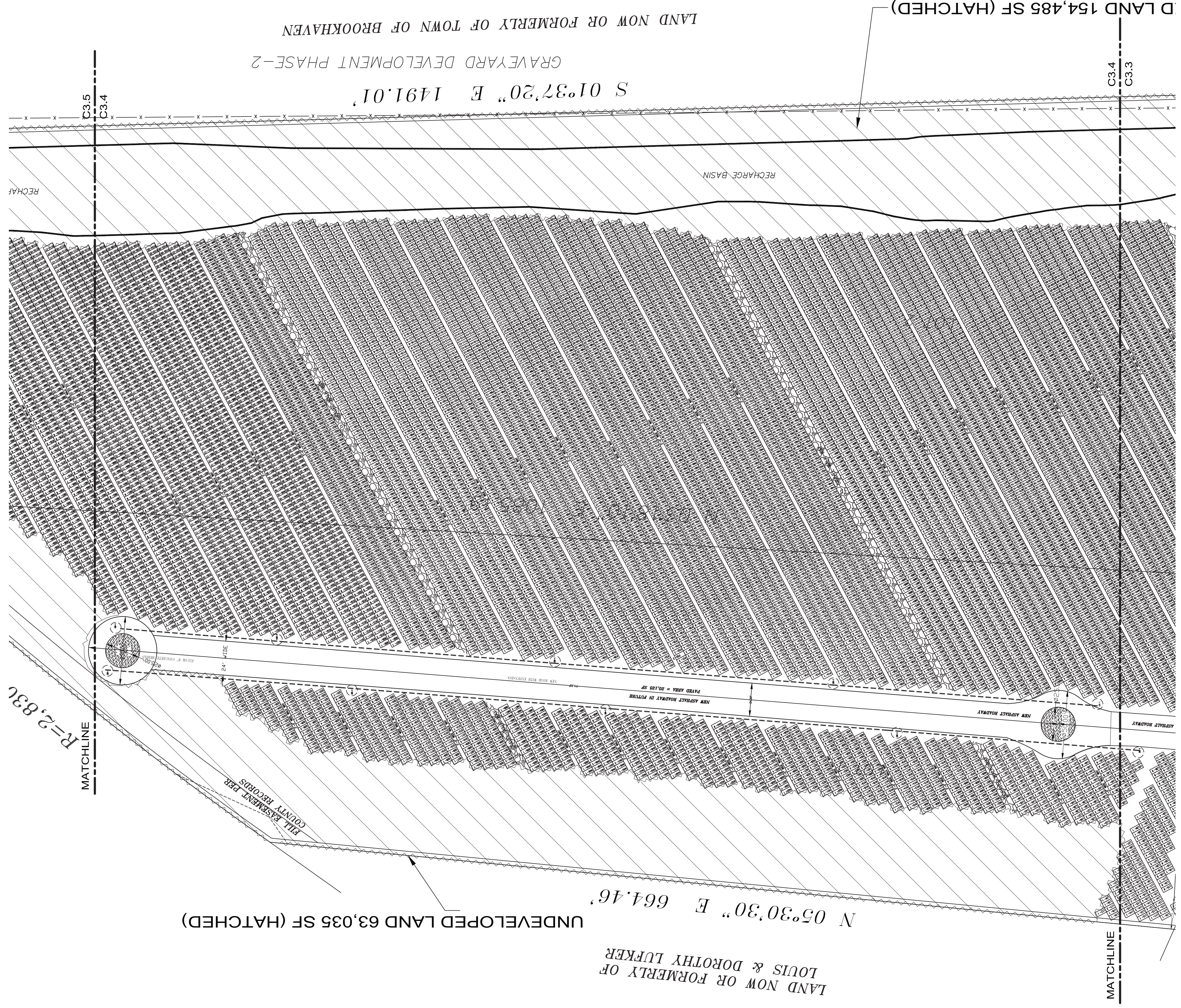
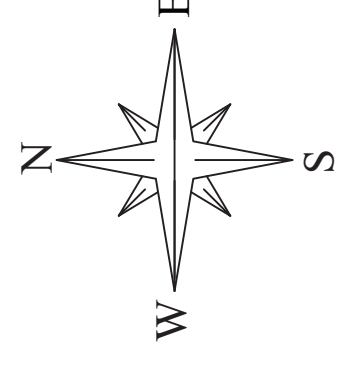
SUPERIOR CONSULTING AND ENGINEERING
183 BROADWAY, SUITE 317
HICKSVILLE, NY

* BOARD OF ZONING APPEALS VARIANCE REQUIRED.

11/11/24
(CJR)

PARTIAL SITE PLAN LAYOUT OF THE GRAVES

SCALE: 1" = 40'-0"



GRAVEYARD DEVELOPMENT PHASE-2
LAND NOW OR FORMERLY OF TOWN OF BROOKHAVEN

S 01°37'20" E 1491.01'

D LAND 154,485 SF (HATCHED)

LAND NOW OR FORMERLY OF
LOUIS & DOROTHY LUKER
N 05°30'30" E 664.46'
UNDVELOPED LAND 63,035 SF (HATCHED)

MATCHLINE

MATCHLINE

C3.4
C3.3

C3.5
C3.4

DRAWING TITLE:
PARTIAL SITE
PLAN OF THE
GRAVES

DATE: 8/13/2023
DRAWN BY: TK
CHECKED BY: TK
PROJECT NO: 23CP01
DRAWING NO: C3.4

RAMAN KUMAR, PE



ENGINEER

REVISIONS

REV #	DATE	DESCRIPTION
1	9/10/2024	REVISED AS PER TOWN PRELIMINARY REVIEW.

PROJECT:
SUFFOLK MUSLIM
CEMETERY

91 MONTAUK HIGHWAY,
EAST MORICHES NEW YORK STATE

SUPERIOR CONSULTING
AND ENGINEERING

183 BROADWAY, SUITE 317
HICKSVILLE, NY



Town of Brookhaven Long Island

DATE: 09-26-2024

TO: Division of Environmental Protection
Division of Fire Prevention
Division of Land Management
Division of Traffic Safety
Town of Brookhaven Highway Department
Central Pine Barrens
NYSDEC
SCDHS
SCDPW

FROM: Amy Moody
Planning Division

RE: Site Plan: SUFFOLK MUSLIM CEMETERY , Log Number: 23SP0029 , **REVISED SUBMISSION**

Old airport to be converted for Human Cemetery. Demo small sheds and structures, new front railing and gates, drainage along existing roadway/parking and two recharge basins, new parking, landscape and related site improvements. Keep existing residential building as is and one existing building to be renovated for office use, plus one new 6000 sq ft building for funeral service use.

91 Montauk Highway CR80), N/S Montauk Highway, 1992.3 ' W/O Manorville Branch Road (CR91), East Moriches

Suffolk County Tax Map #: 0200-722.00-01.00-001.000, 0 acres.

Please be advised that the Planning Board of the Town of Brookhaven has received a **revised submission** for the above referenced action. For your review and consideration, please find enclosed a copy of the revised site plan.

The Planning Board would like to encourage your agency to make any comments or suggest mitigation measures, particularly with respect to your areas of expertise and jurisdiction, which would enhance the utilization of this site or provide additional protection to the community.

It is requested that any comment letter be sent directly to the applicant with a copy to this office. Your reply is kindly requested within 30 days of the date of this mailing.

Thank you for your continued cooperation. If you have any questions or need any further information, please contact this Division.

Enc. (Site Plan)

Planning, Environment and Land Management
James M. Tullo, Commissioner

One Independence Hill • Farmingville • NY 11738 • Phone (631) 451-6400 • Fax (631) 451-6419
www.brookhavenny.gov

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Suffolk Muslim Cemetery		
Project Location (describe, and attach a general location map): 91 Montauk Highway, East Moriches, NY 11940		
Brief Description of Proposed Action (include purpose or need): An old Airport (Spadaro Airport) 28.262 Acres land to be converted for Human Cemetery. Demo small sheds and Structures, New Front Railing and Gates, Drainage along Existing Roadway/Parking and 2 Recharge Basins, New Parking, Landscape and related site improvements. Keep Existing Residential Building as is and One Existing building to be renovated for Office use plus one New 6,000 SF Single Story Building for Funeral Service use. This site is being developed for human burial grounds.		
Name of Applicant/Sponsor: Ghulam Sarwar	Telephone: 631-741-1137	E-Mail: sarwarsal@yahoo.com
Address: 755 Waverly Avenue, Suite # 220		
City/PO: Holtsville	State: NY	Zip Code: 11742
Project Contact (if not same as sponsor; give name and title/role): Same as above	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): SA LI Holdings, INC & LIMC Enterprises, Inc.	Telephone: 631-741-1137	E-Mail: sarwarsal@yahoo.com
Address: 755 Waverly Avenue, Suite # 220		
City/PO: Holtsville	State: NY	Zip Code: 11742

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Brookhaven Planning Board, Special Permit	9/08/2024
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SCDHS Sanitary System Permit	10/1/2024
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Suffolk County Long Island Regional Planning Review	9/08/2024
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

Remediation Sites:152224

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
A1 Residential and J2 Business _____

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? East Moriches UFSD _____

b. What police or other public protection forces serve the project site?
Sufflok County Police Department _____

c. Which fire protection and emergency medical services serve the project site?
East Moriches _____

d. What parks serve the project site?
Eastport South Manor Athletic Complex _____

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Human Cemetery _____

b. a. Total acreage of the site of the proposed action? _____ 28.262 acres
b. Total acreage to be physically disturbed? _____ 20 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 28.262 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
• Total number of phases anticipated _____ 2
• Anticipated commencement date of phase 1 (including demolition) _____ 3 month _____ 0 year
• Anticipated completion date of final phase _____ 10 month _____ 0 year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

This is a human graveyard, as the demand for graves lots will increase the land will be used for graves. Phase 1 will be required to start the Graveyard operation. _____

f. Does the project include new residential uses? Yes No

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? Install Drainage Drywells along existing roadway and 2 Recharge Basins for Runoff storage

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): 840
- Over what duration of time? 6 Months

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
Dispose excavated Brown Sand and Gravel from Drywell installation

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
If Yes:

- Name of district or service area: SCWA
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____
 v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):
 Subsurface Sewage System meeting Suffolk County Department of Health Services Sanitary Code and Standards _____

 vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

 iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

 • If to surface waters, identify receiving water bodies or wetlands: _____

 • Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8 am to 4 pm • Saturday: _____ none • Sunday: _____ none • Holidays: _____ none 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8 am to 4 pm • Saturday: _____ 8 am to 4 pm • Sunday: _____ none • Holidays: _____ none
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____

 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:
 Garden & Landscaping Supplies store, Barber & Beauty Shop, Residential Houses, Animal Hospital, Restaurant and Auto Retail/Repair Shop. _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.27	2.27	0
• Forested	0	0	
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	25.992	25.992	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): 152224
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): 152224
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 40 +/- feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: Brown Sand and Gravel _____ 100 %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ 31 feet

e. Drainage status of project site soils: Well Drained: _____ 90% of site
 Moderately Well Drained: _____ 10 % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 100 % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 920-54 _____ Classification C _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: Sole Source Aquifer Names:Nassau-Suffolk SSA _____

m. Identify the predominant wildlife species that occupy or use the project site: _____
 None _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____
 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
 If Yes:
 i. Species and listing (endangered or threatened): _____
 Northern Long-eared Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
 If Yes:
 i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: Coastal Zone Area South, SGPA, Central Suffolk Pine Barrens
 ii. Basis for designation: Protect public health, open space and wetlands, Protect groundwater, Benefit to human health & pr...
 iii. Designating agency and date: Agency:Brookhaven, Town of, Agency:Long Island Regional Planning, Agency:Suffolk County...

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

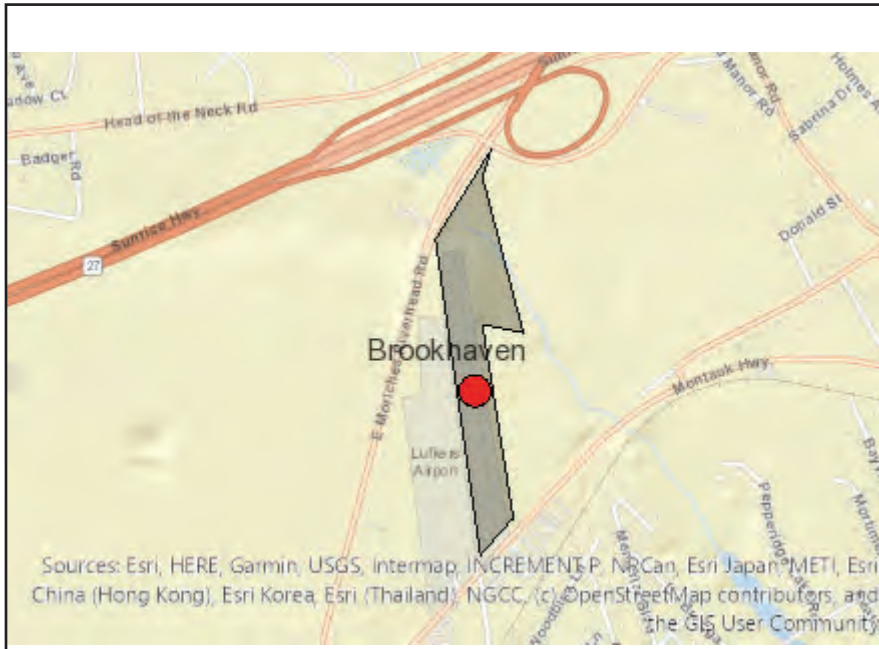
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Ghulam Sarwar Date 8/9/2023

Signature  Title Applicant / Owner



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediation Sites:152224
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	152224
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	152224
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	920-54
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters

E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Sole Source Aquifer Names:Nassau-Suffolk SSA
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	Coastal Zone Area South, SGPA, Central Suffolk Pine Barrens
E.3.d.ii [Critical Environmental Area - Reason]	Protect public health, open space and wetlands, Protect groundwater, Benefit to human health & protect drinking water
E.3.d.iii [Critical Environmental Area – Date and Agency]	Agency:Brookhaven, Town of, Agency:Long Island Regional Planning, Agency:Suffolk County, Date:5-18-87, Date:3-19-93, Date:2-10-88
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

October 16, 2024

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

**RE: Expressway Drive North Warehouse Building f/k/a Brookhaven Logistics,
1001 Expressway Drive North, Yaphank, Brookhaven Town
SCTM Number 200-662-2-5.16, Log # 21SP0055
Central Pine Barrens Compatible Growth Area**

Dear Ms. Viola:

On August 5, 2024, the Central Pine Barrens Commission office received the proposed project materials from the office of Certilman Balin Adler & Hyman, LLP that included land use application, site plan and renderings submitted to the Town of Brookhaven. On September 12, 2024, a site visit was held with request for additional details and an updated site plan demonstrating a shift in proposed area of development to avoid the removal of a locust tree. On October 2, 2024, the Central Pine Barrens Commission office received a cover letter with electrical plans and updated site plans for review. On October 4, 2024, the office was notified of an additional revised site plan with minor edits to be submitted for review and comment. This project site was previously reviewed by the Commission and approved for a Compatible Growth Area Development of Regional Significance Hardship Waiver on November 16, 2022.

Timothy C. Hubbard
Member

Maria Z. Moore
Member

Daniel J. Panico
Member

Edward P. Romaine
Member

Existing Conditions and Project Description

The project site is located at 1001 Expressway Drive North, west of Sills Road (CR-101) in hamlet of Yaphank, in the Central Pine Barrens Compatible Growth Area (CGA).

The site is 71.45 acres in the L Industrial 1 District that was previously reviewed and approved for the development of 550,000 square feet in three buildings for industrial use. The approved development resulted in 29.83 acres of open space protected in conservation easements, totaling 42% of the site.

The applicant proposes to construct a new solar energy collection system and community distribution generation project at the subject property. The site plan package was prepared by Avoca Engineering & Architecture and last dated October 1, 2024. The proposed solar energy collection system will be installed on the roofs of the three buildings and will not be visible from the street. The roof top proposal consists of 3,780 PV modules on Building A, 3,402 PV modules on Building B, and 3,150 PV modules on Building C totaling 10,332 modules covering 287,332.92 square feet. The project is estimated to generate 5,682.6 kWdc for consumption and distribution.

The community distribution generation project consists of one ground equipment enclosure per building to be installed in the revegetated grass area on the south side of the buildings for the purpose of connecting to the PSEG-LI utility grid. Each equipment enclosure will include a PSEG-LI transformer, switchgear and conduit cabinet that will sit on three separate newly installed concrete pads. The dimensions of the equipment enclosures range from approximately 19' x 43' at Buildings A and B, to 15' x 45' at Building C. Enclosure height will match existing refuse enclosures on site. The dimensions of the three concrete pads within enclosures vary

624 Old Riverhead Road
Westhampton Beach, NY
11978

Phone (631) 288-1079
Fax (631) 288-1367
www.pb.state.ny.us

from approximately 6' x 6' to 12' x 5'. Minor trenching for the installation of underground electric conduits and feeders from PSEG-LI to the switchgear to each of the buildings is also included in the proposed development. The area of disturbance includes 890 square feet at Building A, 719 square feet at Building B, and 870 square feet at Building C, totaling 2,479 square feet.

There is no proposed clearing of trees or shrubs associated with this project. Landscaping surrounding the enclosures includes 31 inkberry plants at Building A, 6 inkberry plants at Building B, and 31 inkberry plants at Building C. The proposed location of equipment enclosure at Building B was revised to shift eastward to avoid removal of an existing locust tree. To confirm, the three equipment enclosures will not be located in the areas protected by the Conservation Easement recorded on December 8, 2022 in Liber D00013181 and Page 197 and Amendment of the Conservation Easement recorded on May 4, 2023 in Liber D00013200 and Page 227.

Central Pine Barrens Status

The proposal constitutes development activity pursuant to the Long Island Pine Barrens Protection Act (the Act), New York State Environmental Conservation Law (ECL) Article 57 Section 57-0107.13(b) due to “a material increase in the intensity of use of land or environmental impacts as a result thereof.” The proposal also meets the Plan’s criteria for a Development of Regional Significance (DRS) due to the size of the addition. Therefore, the proposal must conform with the standards and guidelines for land use in Chapter 5 of the Central Pine Barrens Comprehensive Land Use Plan (the Plan), as implemented by the Brookhaven Town Code. If the project does not conform, the application may be revised to conform or the applicant must apply for a CGA DRS Hardship Waiver from the Commission, subject to review and action.

Comments

Please confirm the project demonstrates conformance with Plan standards prior to development. Comments on particular standards are provided below, however the Town must ensure conformance with all applicable standards for this project.

Standard 5.3.3.6.1 Vegetation Clearance Limits

- The clearing limit standard must be applied to the whole parcel. The project site is subject to a maximum clearing limit of 60% and 40% natural area. The area of the site that is presently cleared for prior use must be factored into the clearing limit.
- The project will not clear natural vegetation and therefore appears to conform with the standard. The area of disturbance in the revegetated lawn area and roadway includes 890 square feet at Building A, 719 square feet at Building B, and 870 square feet at Building C, totaling 2,479 square feet. This equates to less than 1% of the 71.45 acre site. Protected areas are not included in the area of disturbance.

Standard 5.3.3.6.3 Fertilizer-Dependent Vegetation Limit

- The project must demonstrate conformance with this standard. Fertilizer-dependent vegetation is limited to a maximum of 15% over the project site. The limit protects ecosystems, water resources and minimizes pollution in stormwater runoff. The submitted materials comply with this standard, as native plantings that are not fertilizer-dependent will be utilized as landscaping.

Standard 5.3.3.6.4 Native Plantings

- The project must demonstrate conformance with this standard. Native species are adapted to local environmental conditions, require less maintenance, irrigation, pesticides and fertilizer while

supporting ecological communities indigenous to the region. The project site contains minor disturbance on the revegetated lawn areas with proposed planting of 68 inkberry shrubs around three equipment enclosures. The proposed landscaping is of native plantings and demonstrates compliance with this standard. The use of pesticides should be avoided whenever possible.

Development of Regional Significance

Chapter 4 of the Plan, Section 4.5.5.1.1, defines a DRS as:

“A non-residential project that proposes development which exceeds 300,000 square foot of gross floor area, or an addition to an existing commercial, industrial, office, educational institution or health care facility development where the addition is 100,000 square feet or more and that addition causes the total square footage to exceed 300,000 square feet.”

Based only on the total area of 287,332.92 square feet that the PV modules will cover, the project achieves a threshold definition of a DRS. Please submit the revised site plan for review with a CGA DRS Application to the Commission demonstrating compliance with standards and guidelines set forth in the Plan. This application can be found on the Central Pine Barrens Commission website at <https://pb.state.ny.us/>.

The proposal must conform to all other involved agency jurisdictions and permit requirements in effect on the project site. Thank you for your attention, and if you have any questions, please do not hesitate to contact me at (631) 563-0307.

Sincerely,

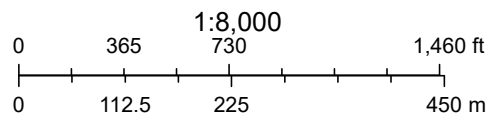
Tara Murphy
Environmental Planner

cc: Judy Jakobsen, Executive Director
Julie Hargrave, Policy and Planning Manager
John C. Milazzo, Counsel
Office of the Brookhaven Town Clerk

1001 Expressway Drive North (SCTM #: 200-662-2-5.16)



10/3/2024, 12:21:19 PM



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YULIYA VIOLA
PARTNER
yviola@certilmanbalin.com

October 1, 2024

Via email and FedEx: Judy.Jakobsen@SCWA.com

Central Pine Barrens Joint Planning and Policy Commission
Attn: Ms. Judith Jakobsen, Executive Director
624 Old Riverhead Road
Westhampton Beach, NY 11978

Re: Proposed Yaphank Solar Energy Production Facility
Address: 1001 Expressway Drive North, Yaphank
SCTM No.: 0200-662-2-005.016
Our File: 56219.0001

Dear Ms. Jakobsen:

This office represents G&S Long Island Solar LLC, the applicant, with respect to the above-referenced matter. We are writing to request permission to construct solar arrays on the roof top of the three (3) existing buildings located at 1001 Expressway Drive North in Yaphank, in the Compatible Growth Area of the Central Pine Barrens. The proposed roof top solar systems will be Community Solar projects and will be interconnected directly to the PSE&G- LI utility grid at three locations on the south side of each of the three buildings. The power generated from these solar production facilities will be sold directly to the utility where individual subscribers in PSE&G- LI can take advantage of electric discounts to their accounts. Enclosed for your review please find a copy of the combined site plan for Buildings A, B, C and individual electric plans for Buildings A, B, and C.

Please be advised that the Minor Site Plan and Special Permit application for the proposed solar production facility was submitted to the Town of Brookhaven (log#2024-056-MS). We have yet to receive any comments from the Town of Brookhaven.

The size of the proposed solar energy production facility for each building is as follows:

- o Building A- 2,079 KW DC with a total of 3,780 solar modules
 - o Building B- 1,871.10 KW DC with a total of 3,402 solar modules
 - o Building C- 1,732.50 KW DC with a total of 3,150 solar modules
- Total: 5,682.6 KW DC with a total of 10,332 solar modules

Central Pine Barrens Joint Planning and Policy Commission

Attn: Ms. Judith Jakobsen

October 1, 2024

Page 2

Each solar PV module is 89.69" x 44.65". The area per module is 27.81 square feet. Building A has 3,780 modules. The area of modules for Building A is 105,121.8 square feet. Building B has 3,402 modules. The area of modules for Building B is 94,609.62 square feet. Building C has 3,150 modules. The area of modules for Building C is 87,601.5 square feet. Thus, the total area of modules for the site is 287,332.92 square feet.

Construction work will mostly be confined to each of the roof top of each building with only minor work in the existing grass islands to install concrete pads for PSE&G-LI transformers and switchgear. Also, some minor trenching to install underground electric conduits and feeders from PSE&G LI to the switchgear and to each of the buildings will be done. The area of disturbance is minimal with no off-site soil or material disposal, and no clearing will be necessary. The individual transformers and switchgear for each building will be screened. The concrete pads for transformers and switchgear are not being placed in the areas protected by the Conservation Easement recorded on December 8, 2022 in Liber D00013181 and Page 197 and Amendment of the Conservation Easement recorded on May 4, 2023 in Liber D00013200 and Page 227. The area of disturbance includes the previously cleared area where the concrete pads for transformers and switchgear are proposed to be installed within the enclosure (including the grass around the concrete pads) and the area of trenching for each building as provided on sheet E-102. The total area of disturbance for Building A, B, and C is 2,479 square feet.

Furthermore, please be advised that the applicant has addressed all of the comments made by the Pine Barrens Commission staff during the site visit last month. Specifically, the applicant has made to following revisions to the site plan: Building B transformer and switchgear were shifted eastward, so that there would be no need to relocate an existing locust tree; the overall dimensions of all three PSE&G transformer and switchgear area dimensions were added; the area of disturbance was calculated for all three buildings; the requested inkberry plants were added to each of the three PSE&G transformer pad screening walls (i.e. 31 plants added around screening for Building A, 6 plants were added around screening for Building B, and 31 plants were added around screening for Building C); and an equipment table indicating the number of solar modules on each building was added to the plan.

Although we have yet to receive the SEQRA classification determination from the Town of Brookhaven, we anticipate that the proposed action will be deemed Type II action pursuant to 6 NYCRR Part 617.5(c)(15).

Should you require anything further, please contact the undersigned.

Central Pine Barrens Joint Planning and Policy Commission

Attn: Ms. Judith Jakobsen

October 1, 2024

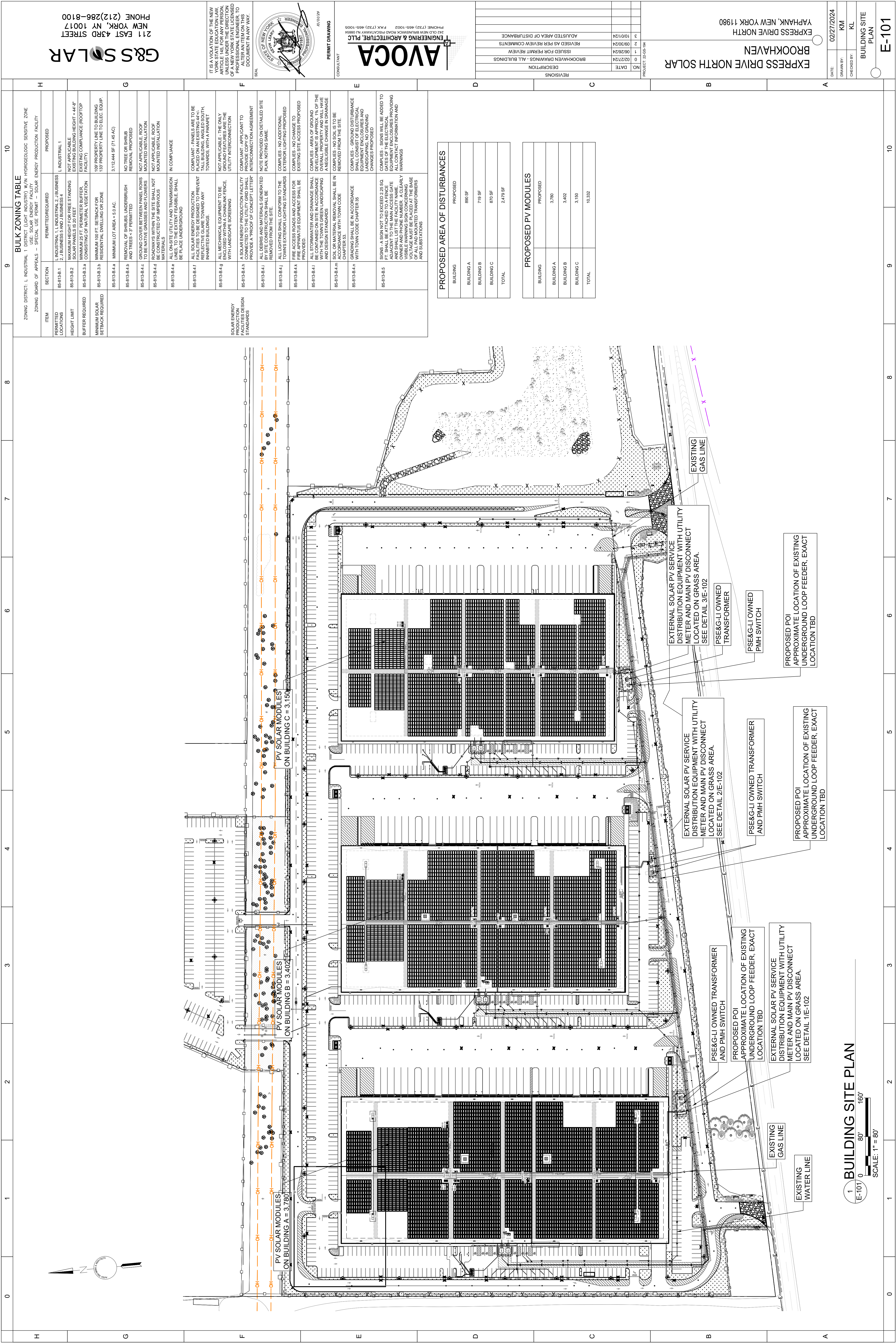
Page 3

Your professional courtesies are greatly appreciated.

Very truly yours,

Yuliya Viola

cc: John Milazzo (via email: john.milazzo@scwa.com)
Tara Murphy (via email: tara.murphy@SCWA.com)
Julie Hargrave (via email: Julie.hargrave@scwa.com)



BULK ZONING TABLE

INDUSTRIAL 1 USE - SOLAR ENERGY FACILITY WITH HYDROGEOLOGIC SENSITIVE ZONE
 ZONING BOARD OF APPEALS - SPECIAL USE PERMIT - SOLAR ENERGY PRODUCTION FACILITY

ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED
PERMITTED LOCATIONS	85-13-B.1	L INDUSTRIAL 1	L INDUSTRIAL 1
HEIGHT LIMIT	85-13-B.2	MAXIMUM HEIGHT FOR FREE STANDING SOLAR PANELS IS 20 FEET	NOT APPLICABLE EXISTING BUILDING HEIGHT = 44'-8" EXISTING COMPLIANCE (ROOFTOP FACILITY)
BUFFER REQUIRED	85-13-B.3.a	MINIMUM 25 FT. PERIMETER BUFFER CONSISTING OF NATURAL VEGETATION	109' PROPERTY LINE TO BUILDING 133' PROPERTY LINE TO ELEC. EQUIP.
MINIMUM SOLAR SETBACK REQUIRED	85-13-B.3.b	MINIMUM 100 FT. SETBACK FOR RESIDENTIAL DWELLING OR ZONE	3,112.44 SF (71.45 AC)
	85-13-B.4.a	MINIMUM LOT AREA = 5.0 AC	NO TREE OR SHRUB REMOVAL PROPOSED
	85-13-B.4.b	REMOVAL OF SHRUBS, UNDERBRUSH AND TREES < 3' PERMITTED	NOT APPLICABLE ROOF MOUNTED INSTALLATION
	85-13-B.4.c	GROUND COVER BETWEEN PANEL ROWS TO BE NATIVE GRASSES AND FLOWERS	NOT APPLICABLE. ROOF MOUNTED INSTALLATION
	85-13-B.4.d	ROADWAYS WITHIN THE SITE SHALL NOT BE CONSTRUCTED OF IMPERVIOUS MATERIALS	IN COMPLIANCE
	85-13-B.4.e	ALL ON-SITE UTILITY AND TRANSMISSION LINES, TO THE EXTENT FEASIBLE, SHALL BE PLACED UNDERGROUND	COMPLIANT - PANELS ARE TO BE PLACED ON AN EXISTING 44'-8" TALL BUILDING, ANGLED SOUTH, TOWARDS, WITH A PARAPET
	85-13-B.4.f	ALL SOLAR ENERGY PRODUCTION FACILITIES TO BE DESIGNED TO PREVENT REFLECTIVE GLARE TOWARD ANY ADJACENT BUILDINGS	NOT APPLICABLE - THE ONLY GROUND FEATURES ARE THE UTILITY INTERCONNECTION
	85-13-B.4.g	ALL MECHANICAL EQUIPMENT TO BE ENCLOSED WITHIN A CHAINLINK FENCE, WITH LANDSCAPE SCREENING	COMPLIANT - APPLICANT TO PROVIDE A PHOTO OF CONCEPT LETTER INTERCONNECTION AGREEMENT
	85-13-B.4.h	A SOLAR ENERGY PRODUCTION FACILITY CONNECTED TO THE UTILITY GRID SHALL PROVIDE A PHOTO OF CONCEPT LETTER INTERCONNECTION AGREEMENT	NOTE PROVIDED ON DETAILED SITE PLAN, NOTING SAME.
	85-13-B.4.i	ALL DEBRIS AND MATERIALS GENERATED FROM THE SITE SHALL BE REMOVED FROM THE SITE	COMPLIES - NO ADDITIONAL EXTERIOR LIGHTING PROPOSED
	85-13-B.4.j	ALL LIGHTING SHALL CONFORM TO THE TOWN'S EXTERIOR LIGHTING STANDARDS	COMPLIES - NO CHANGE TO EXISTING SITE ACCESS PROPOSED
	85-13-B.4.k	FIRE ACCESS ROADS AND ACCESS FOR FIRE APPARATUS EQUIPMENT SHALL BE PROVIDED	COMPLIES - AREA OF GROUND REMOVAL SHALL BE IDENTIFIED ON THE OVERALL PROPERTY AND WILL HAVE A NEGLIGIBLE CHANGE IN DRAINAGE
	85-13-B.4.l	ALL STORMWATER AND DRAINAGE SHALL BE COLLECTED AND CONVEYED TO THE TOWN'S GREEN LANDSCAPING AND DESIGN STANDARDS	COMPLIES - NO SOILS TO BE REMOVED FROM THE SITE
	85-13-B.4.m	SOIL OR MATERIAL REMOVAL SHALL BE IN ACCORDANCE WITH TOWN CODE CHAPTER 93	COMPLIES - GROUND DISTURBANCE SHALL CONSIST OF ELECTRICAL INTERCONNECTION, LANDSCAPING, NO GRADING CHANGES PROPOSED
	85-13-B.4.n	GRADING SHALL BE IN ACCORDANCE WITH TOWN CODE CHAPTER 35	COMPLIES - SIGNS WILL BE ADDED TO GATES OF THE ELECTRICAL EQUIPMENT ENCLOSURES PROVIDING OWNER AND PHONE NUMBER. A CLEARLY VISIBLE SIGN CONCERNING THE PRESENCE OF ALL PAD MOUNTED TRANSFORMERS AND SUBSTATIONS
	85-13-B.4.o	SIGNS - A SIGN NOT TO EXCEED 2.25 SQ. FT. SHALL BE ATTACHED TO A FENCE OR EQUIPMENT ENCLOSURE PROVIDING OWNER AND PHONE NUMBER. A CLEARLY VISIBLE SIGN CONCERNING THE PRESENCE OF ALL PAD MOUNTED TRANSFORMERS AND SUBSTATIONS	

PERMITTED DISTURBANCES

BUILDING	PROPOSED
BUILDING A	890 SF
BUILDING B	719 SF
BUILDING C	870 SF
TOTAL	2,479 SF

PROPOSED PV MODULES

BUILDING	PROPOSED
BUILDING A	3,760
BUILDING B	3,462
BUILDING C	3,150
TOTAL	10,332

PERMIT DRAWING
 6/19/24

AVOCA
 ENGINEERING & ARCHITECTURE, PLLC
 242 OLD NEW BRIDGE ROAD, BROOKHAVEN, NY 11703
 PHONE (732) 455-1002 FAX (732) 455-1005

IT IS A VIOLATION OF THE NEW YORK STATE EOC (ARTICLE 16-A) UNLESS UNDER THE DIRECTION OF A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.

SEAL

DATE: 02/27/2024
 DRAWN BY: KM
 CHECKED BY: KL

BROOKHAVEN
 EXPRESS DRIVE NORTH
 EXPRESS DRIVE NORTH
 YAPHANK, NEW YORK 11980

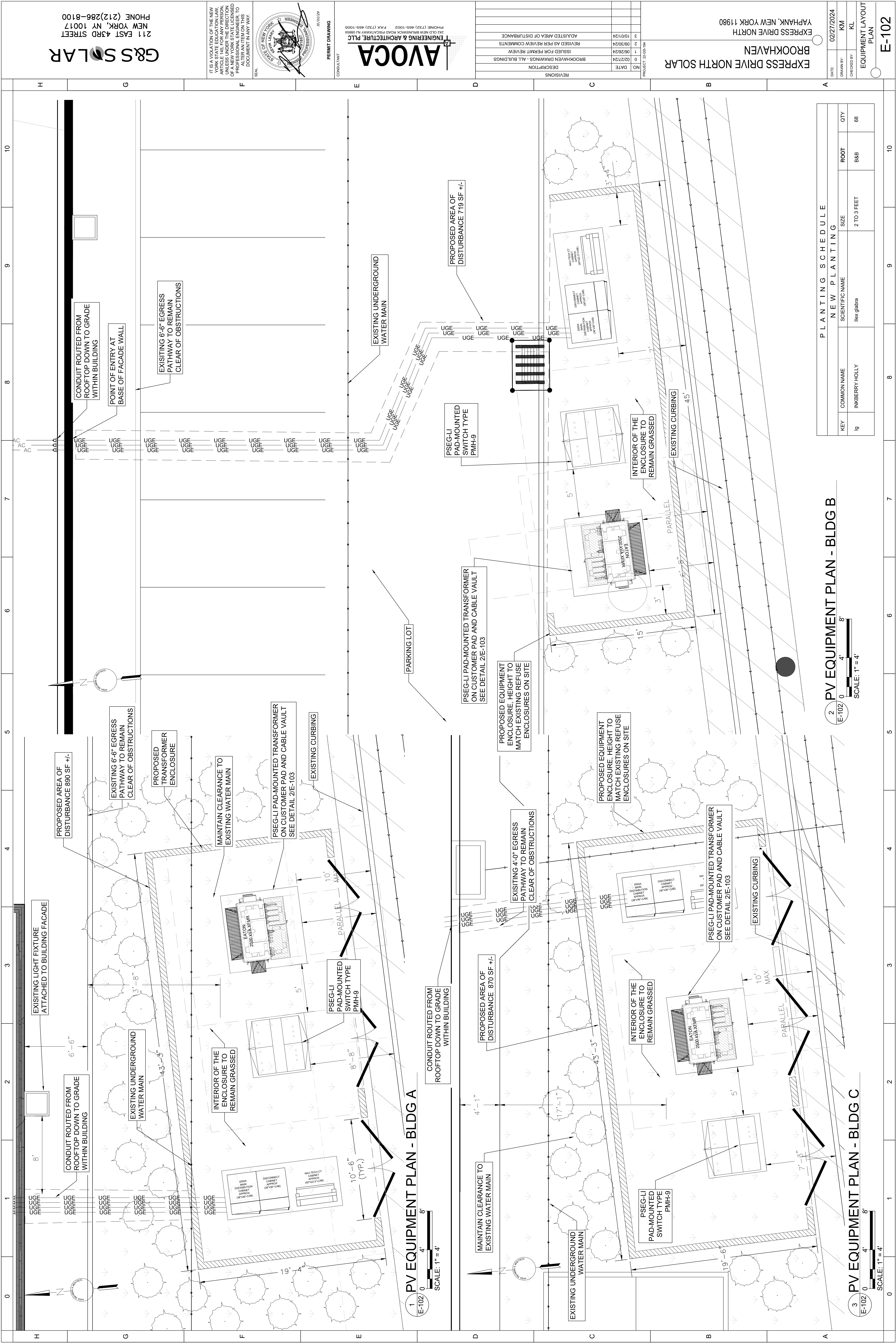
PROJECT 2024-004

DATE: 3/10/24
 2 09/30/24
 1 06/28/24
 0 02/27/24

DESCRIPTION
 BROOKHAVEN DRAININGS - ALL BUILDINGS
 ISSUED FOR PERMIT REVIEW
 REVISED AS PER REVIEW COMMENTS
 ADJUSTED AREA OF DISTURBANCE

E-101
 BUILDING SITE PLAN

1 BUILDING SITE PLAN
 E-101/0
 80' 160'
 SCALE: 1" = 80'



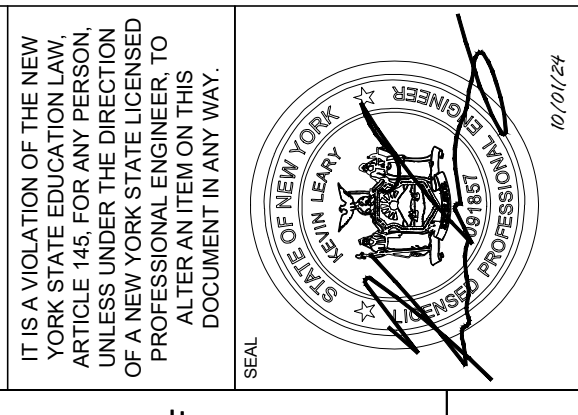
1 PV EQUIPMENT PLAN - BLDG A
E-102 0 4 8
SCALE: 1" = 4'

3 PV EQUIPMENT PLAN - BLDG C
E-102 0 4 8
SCALE: 1" = 4'

2 PV EQUIPMENT PLAN - BLDG B
E-102 0 4 8
SCALE: 1" = 4'

PLANTING SCHEDULE			
NEW PLANTING			
KEY	COMMON NAME	SIZE	ROOT
lg	INKBERRY HOLLY	2 TO 3 FEET	888
	illex glabra		68

G&S SOLAR
211 EAST 43RD STREET
NEW YORK, NY 10017
PHONE (212)286-8100



AVOCA
ENGINEERING & ARCHITECTURE, P.L.C.
242 OLD NEW BRUNSWICK ROAD, BROOKHAVEN, NY 10895
PHONE (732) 455-1002 FAX (732) 455-1005

NO.	DATE	DESCRIPTION
3	10/01/24	ADJUSTED AREA OF DISTURBANCE
2	09/30/24	REVISED AS PER REVIEW COMMENTS
1	06/20/24	ISSUED FOR PERMIT REVIEW
0	02/27/24	BROOKHAVEN DRAWINGS - ALL BUILDINGS

EXPRESS DRIVE NORTH SOLAR
BROOKHAVEN
EXPRESS DRIVE NORTH
YAPHANK, NEW YORK 11980

DATE: 02/27/2024
DRAWN BY: KM
CHECKED BY: KL
EQUIPMENT LAYOUT PLAN
E-102



September 30, 2024

Ms. Julie Hargrave
Policy and Planning Manager
Central Pine Barrens Joint Planning & Policy Commission
624 Old Riverhead Road
West Hampton Beach, NY 11978

Dear Ms. Hargrave,

Thank you for meeting Long Island Rail Road (LIRR) in July to discuss our project to relocate the Yaphank Train Station. We appreciate your assistance with respect to coordination of our application to the Central Pine Barrens Joint Planning and Policy Commission.

As discussed at our meeting we are providing you with a copy of our application and supporting documents.

Section 1266(11) of New York Public Authorities Law (PAL) exempts certain transportation projects implemented by the MTA and its subsidiaries, including the LIRR, from certain sections of the New York Environmental Conservation Law, including SEQRA, if the project is constructed on property used for a transportation purpose, or has an insubstantial (generally considered less than 10 acres) and contiguous addition to that property, which will not change the general character of the prior transportation use in a material respect. MTA LIRR is choosing to assert that exemption from SEQRA for this project.

MTA LIRR has already coordinated with the State Historic Preservation Officer to obtain a finding of no effect in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law).

MTA LIRR is currently coordinating with New York State Department of Environmental Conservation (NYSDEC) to obtain its concurrence that the proposed Yaphank Train Station project will not affect any threatened or endangered species or habitat. A stormwater management pollution prevention plan has been reviewed by NYSDEC.

While MTA LIRR is not required to comply with the provisions of local land use regulations, we have reviewed the project against the standards codified at 85-723 of Town of Brookhaven Town Code, the relevant portion of Town Code implementing the standards of the Long Island Pine Barrens Commission. Specifically, the project would:

- Not generate any sanitary wastewater and thus would not generate any nitrate-nitrogen;
- Not generate significant discharges to groundwater in proximity to any public water supply wells;
- Not disturb any freshwater or tidal wetlands, or the buffer areas of any wetlands, nor affect any lands within the Carmans River wild and scenic rivers area;
- Provide on-site stormwater management such that all stormwater runoff originating from the station is recharged on-site;

- Minimize the areas of clearing on the site to those areas required for construction and operation of the access driveway, parking area, and station plaza and retention of unfragmented open space to the maximum extent practicable given the site's location adjacent to an industrial park and the Long Island Expressway right-of-way. Any new landscaping would be native plantings or species that are not fertilizer-dependent;
- Not result in significant adverse impacts upon habitat essential to any State or Federal rare, threatened, endangered, or species of special concern, or upon any natural communities classified by New York State Natural Heritage Program as G1, G2, G3 or S1, S2, or S3.
- Not be a commercial or industrial development to which Suffolk County Sanitary Code would apply.

MTA LIRR would own the property and would be the entity responsible for managing the property and maintaining compliance with the LIPBC standards.

Please let us know if the Central Pine Barrens Joint Planning & Policy Commission requires any further details on the proposed project.

You may reach me at (516) 523-0894.

Sincerely,



Albert S. Albano, Director, MTA C&D – LIRR Business Unit

On behalf of MTA LIRR, Corporate Safety:

Karlene Mayerhofer, Deputy Chief Safety Officer – Occupational Health and Environmental Safety (347-494-6029, kmayerh@lirr.org), and Magdalena Rychtecka, Director – Environmental Planning and Compliance (347-494-6034, mrychte@lirr.org).

cc: S. Lansdale (Suffolk County Department of Economic Planning & Development)
M. DiBrita (Town of Brookhaven PELM)
H. Garcia (LIRR)
N. Fasano (LIRR)
K. Mayerhofer (LIRR)
M. Rychtecka (LIRR)
D. Betty (MTA C&D)
R. Amanna (MTA C&D)
S. Calvagna (MTA C&D)

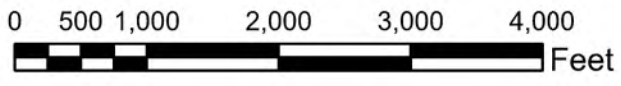


LIRR New Yaphank Station Project Site

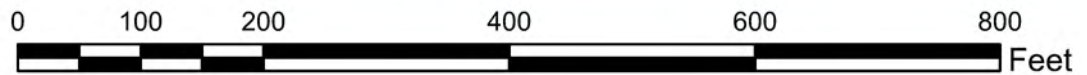
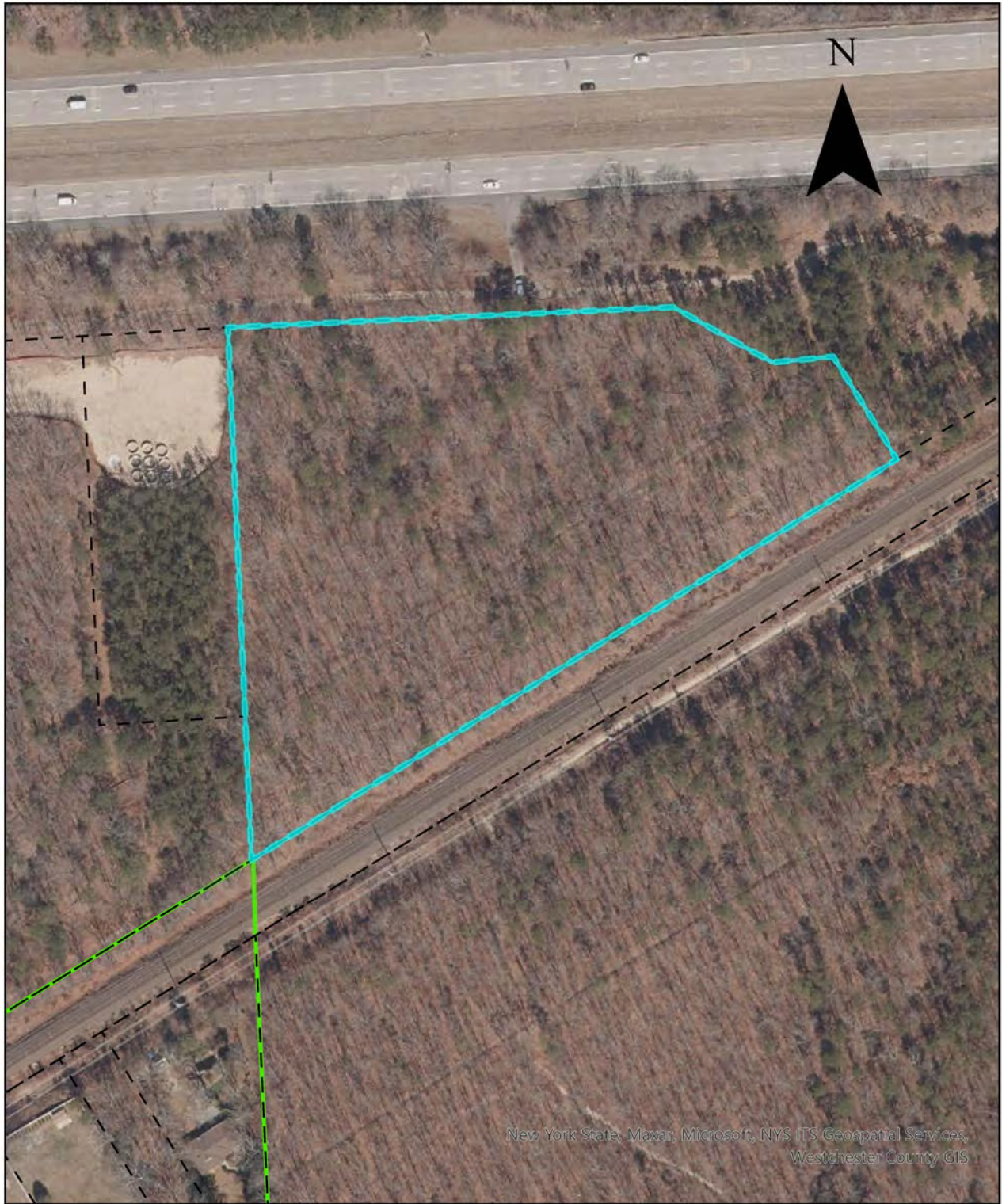
LIE

Wiley Parkway

NYS ITS Geospatial Services, Westchester County GIS/Mayan



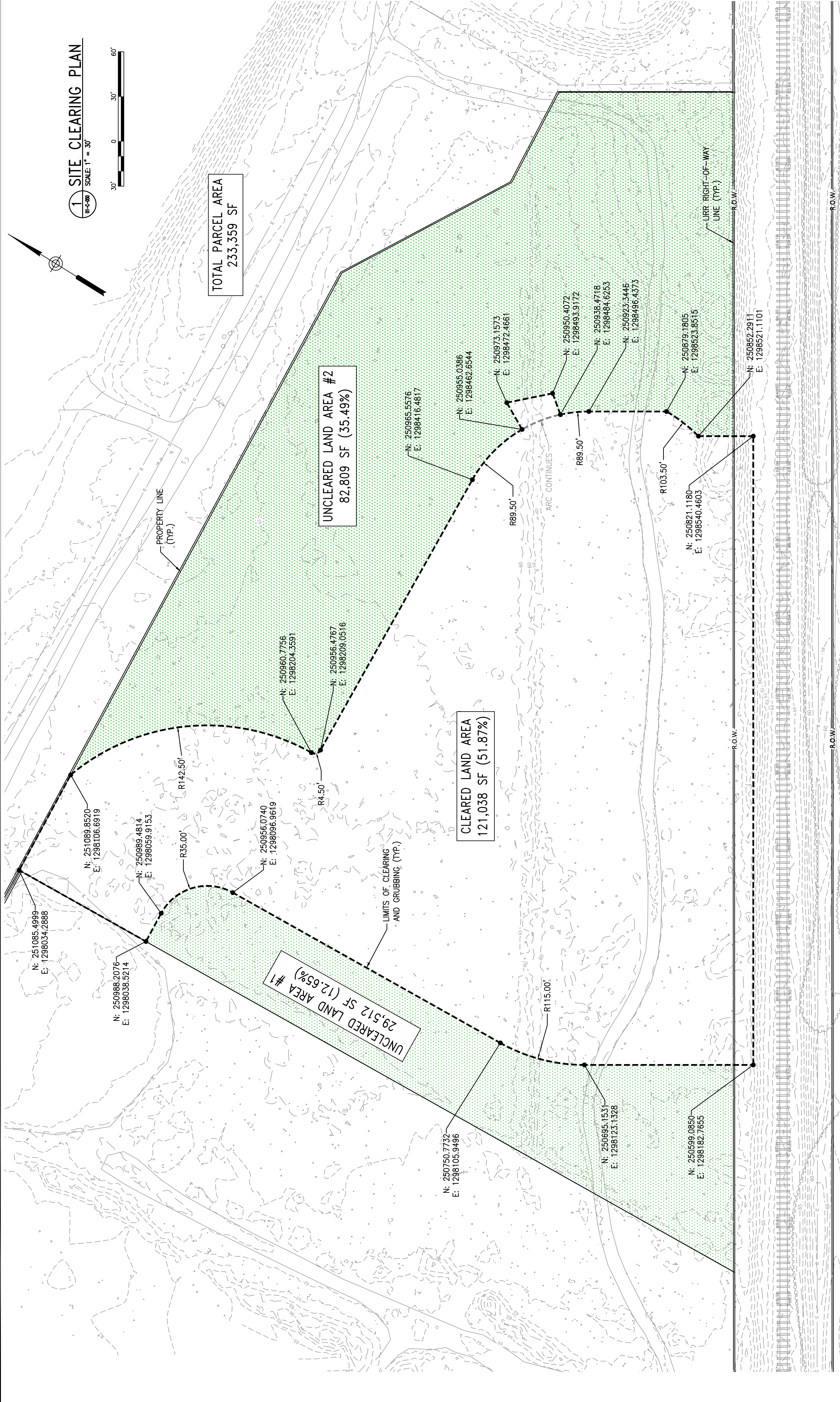
LIRR New Yaphank Station Project Site
SCTM # 200-554-1-2.1



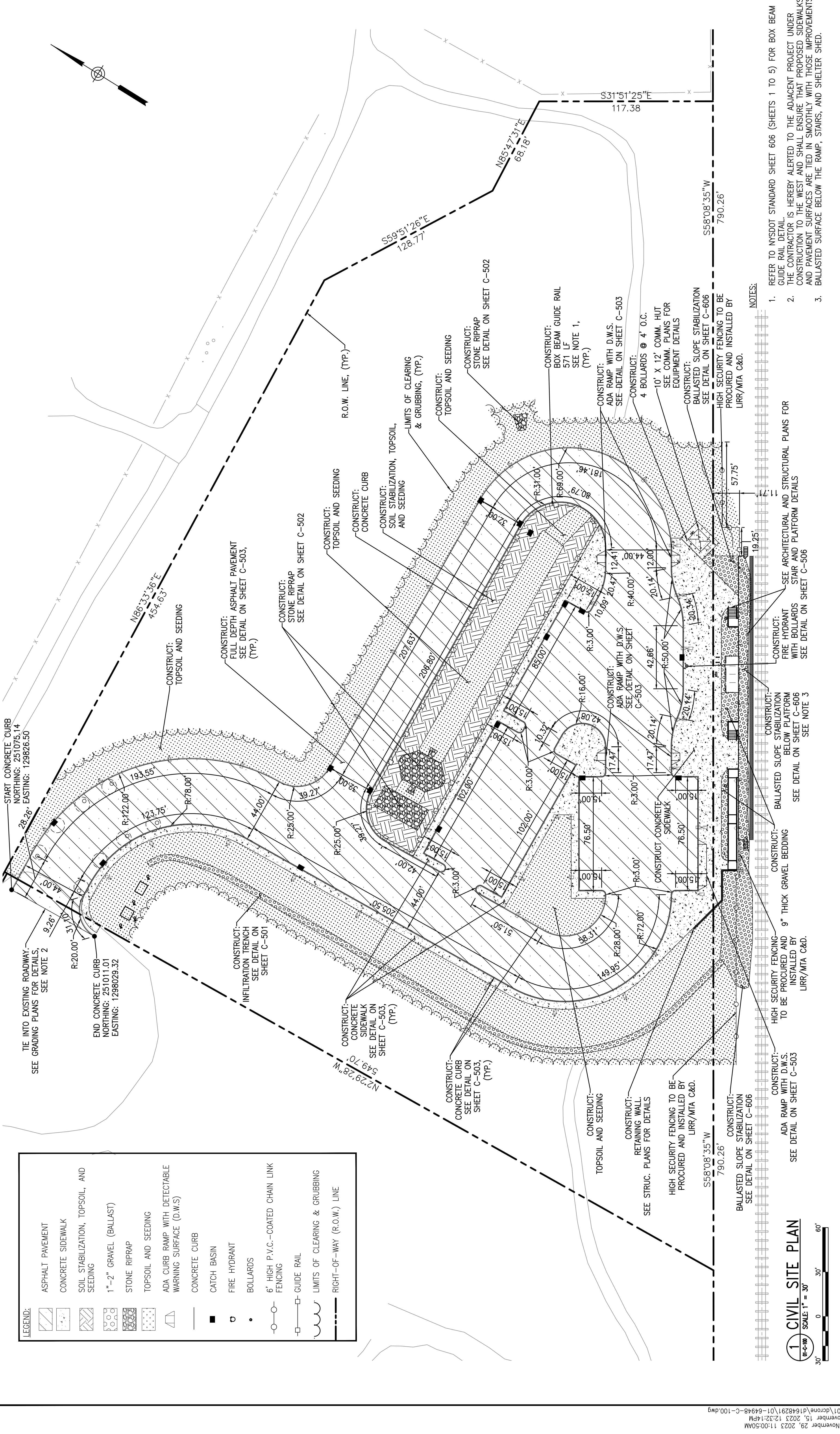
Georeferencing: clearing plan extracted.jpg



1 SITE CLEARING PLAN
(11-C-00) SCALE: 1" = 30'



DRAWN BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:	REV.	DATE	DESCRIPTION
<p>WARNING: IT IS A VIOLATION OF THE ANY PERSON TO ALTER THIS DRAWING IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER/REGISTERED ARCHITECT. THE ALTERING ENGINEER/ARCHITECT SHALL AFFIX TO THE DRAWING HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.</p>				<p>LIRR NEW YAPHANK STATION</p>		
<p>MTA CONSTRUCTION & DEVELOPMENT</p>				<p>LIRR NEW YAPHANK STATION</p>		
<p>GANNETT FLEMING</p>				<p>CIVIL SITE CLEARING PLAN</p>		
<p>PACKAGE: AS NOTED</p>				<p>CONTRACT NO.: 6515</p>		
<p>SCALE: AS NOTED</p>				<p>DRAWING NO.:</p>		
<p>GF PROJECT NO.: 064948</p>				<p>SHEET NO.:</p>		
<p>DATE:</p>				<p> </p>		



REV.	DATE	DESCRIPTION	APPROVED

		CONSTRUCTION & DEVELOPMENT LIRR NEW YAPHANK STATION
DRAWN BY: E. LIANG DESIGNED BY: E. LIANG CHECKED BY: M. SEARS APPROVED BY: M. SEARS		PACKAGE: LIRR NEW YAPHANK STATION SCALE: AS NOTED GF PROJECT NO.: 064948 DATE: NOVEMBER 20, 2023
FILE NAME: C:\pwworking\jgfm01\crown\1648291\01-64948-C-100.dwg SAVER BY: pmmoreno November 15, 2023 12:32:14PM PLOT BY: Corei, Derek A. November 29, 2023 11:00:50AM	CONTRACT NO.: 6515 DRAWING NO.: 01-C-100 SHEET NO.: 14 OF 83	LIRR NEW YAPHANK STATION CIVIL SITE PLAN

COMPATIBLE GROWTH AREA APPLICATION

MTA LIRR New Yaphank Station

Applicant Information	
Name	MTA Long Island Rail Road
Address	Long Island Rail Road - Corporate Safety Department 144-41 94th Avenue, Mail Code 1944 Jamaica, NY 11435
Phone/Fax	Office: (347) 494-6029 Cell: (929) 990-3439
Agent's Name	Karlene Mayerhofer Deputy Chief Safety Officer – Occupational and Environmental Safety
Address	Long Island Rail Road - Corporate Safety Department 144-41 94th Avenue, Mail Code 1944 Jamaica, NY 11435
Phone/Fax	Office – (347) 494-6029 Cell – (929) 990-3439

Project Information	
Project Name	LIRR New Yaphank Station
Tax Map Number(s)	0200-554.00-01.00-002.001
Street Location	Precision Drive
Hamlet & Town	Upton, Town of Brookhaven
Total Project Site Acreage	Lot Size – 5.36 acres Project Footprint – 2.78 acres
Existing Land Use (vacant, residence, etc)	Vacant lot within an industrial subdivision

Present Zoning (if split please give areas within each zone)	Light Industrial 1 (L1)
Project Description	The MTA Long Island Rail Road (LIRR) is relocating its existing Yaphank Station to a new site east of the present station to better meet current and future transit demands associated with existing and future commercial and residential economic development projects in Central and Eastern Suffolk County. The new station site is located on a 5.36-acre parcel, owned by MTA LIRR, at the eastern end of the Brookhaven Technology Center between the existing LIRR right-of-way and the Long Island Expressway. The basic elements of the new station are a single, elevated two-car platform; parking area with approximately 50 parking stalls; bus loop; a “kiss and ride” facility and connection to an existing road for vehicular and pedestrian access.

Permit Information	
State Environmental Quality Review Act (SEQRA) (please note if positive declaration, date of DEIS and FEIS, etc)	The project is exempt from SEQRA as per New York State Public Authorities Law 1266(11). Please refer to the cover letter for additional information.
Town Permits - subdivision, site plan, tree clearing, variance, special permit (please note from which board)	As a State Agency, MTA Long Island Rail Road is not subject to Town permits.
Project Plans Enclosed (site plan, subdivision, etc.) Including drainage or landscape plans	Project plans, including a site plan, drainage plan, and landscape plan are included in Attachment A.
NYS DEC - wetlands, WSR, mining, SPDES, etc.	<p>There are no wetlands within or adjacent to the project site.</p> <p>The project site is not within the Carmans River wild or scenic recreational area.</p> <p>The proposed project does not require any mining permit from NYSDEC.</p> <p>See Attachment B Acknowledgement of Notice of Intent for Coverage Under SPDES General Permit for Storm Water Discharges from Construction Activity – General Permit No. GP-0-20-001 for SPDES Permit.</p>
Suffolk County Department of Health Services - Article 6, 7, 12	The project does not generate any sanitary sewer discharges.
Suffolk County Planning Commission	As a State Agency, MTA Long Island Rail Road is not subject to local land use regulations.

Standard (S)/Guideline (G)		Explanation and Document Page Reference (attach additional sheets if necessary)
S 5.3.3.1.1	Suffolk County Sanitary Code Article 6 compliance	The project does not generate any sanitary sewer discharges.
S 5.3.3.1.2	Sewage treatment plant discharge	The project does not generate any sanitary sewer discharges.
S 5.3.3.1.3	Suffolk County Sanitary Code Articles 7 and 12 Compliance	The project does not generate any sanitary sewer discharges; thus, no on-site sanitary sewer systems are proposed. There is no potential for discharge of industrial wastes, toxic or hazardous materials, or sewage into a disposal system associated with the project. The project does not include the use, storage, or handling of toxic or hazardous materials.
S 5.3.3.1.4	Commercial and industrial compliance with the Suffolk County Sanitary Code	The project is not a commercial or industrial land use.
G 5.3.3.1.5	Nitrate-nitrogen	The project does not generate any sanitary wastewater and thus does not generate nitrate-nitrogen.
S 5.3.3.3.1	Significant discharges and public supply well locations	The project does not generate significant discharges to groundwater in proximity to any public water supply wells.
G 5.3.3.3.2	Private well protection	The project does not include the installation of any wells.
S 5.3.3.4.1	Nondisturbance buffers	The project does not disturb any freshwater or tidal wetlands, or the buffer areas of any wetlands, nor affect any lands within the Carmans River wild and scenic areas.
S 5.3.3.4.2	Buffer delineations, covenants and conservation easements	Not applicable.
S 5.3.3.4.3	Wild, Scenic and Recreational Rivers Act compliance	The project is not within the Carmans River wild and scenic area.
G 5.3.3.4.4	Additional nondisturbance buffers	Not applicable.
S 5.3.3.5.1	Stormwater recharge	All stormwater runoff originating from the project is recharged on site. See Drawing Nos. 01-C-200 and 01-C-201 in Attachment A for Grading and Drainage Plans.
S 5.3.3.5.2	Natural recharge and drainage	The stormwater management design for the project relies on natural recharge to the extent possible. Due to the relatively flat topography, a retention pond above natural soils is proposed. See Drawing Nos. 01-

		C-200 and 01-C-201 in Attachment A for Grading and Drainage Plans.
S 5.3.3.5.3	Ponds	No permanent ponds are proposed as part of the project.
S 5.3.3.5.4	Natural topography in lieu of recharge basins	Natural swales and depressions are used to the maximum extent possible. Two outfalls emanating from the limits of disturbance will direct runoff into existing swales and depressions. See Drawing Nos. 01-C-200 and 01-C-201 in Attachment A for Grading and Drainage Plans.
S 5.3.3.5.5	Soil erosion and stormwater runoff control during construction	All New York State Department of Environmental Conservation standards and guidelines regarding soil erosion and stormwater runoff will be followed during construction.
S 5.3.3.6.1	Vegetation clearance limits	The project is located on a parcel zoned as Light Industrial 1 (L1) and is subject to a maximum overall development project site clearance of 60% as per Figure 5-1 of the Central Pine Barrens Comprehensive Land Use Plan, Volume 1: Policies, Programs and Standards. The total parcel area of the project site is 233,359 SF and an area of 121,038 SF (51.87%) is proposed to be cleared as part of the project. See Attachment C for a Site Clearing Plan.
S 5.3.3.6.2	Open space standard requirement, unfragmented open space and habitat	The project has been designed to recognize abutting open space areas to the west and east. While clearing of land is required, remaining undeveloped space will be located adjacent to open space areas on abutting properties.
S 5.3.3.6.3	Fertilizer-dependent vegetation limit	As per Specification 32 91 01 – Topsoil and Seeding in Attachment D, fertilizer is only called for immediately following the seeding of landscaped areas. No fertilizer will be used during the routine maintenance of the site.
S 5.3.3.6.4	Native plantings	See Specification 32 91 01 – Topsoil and Seeding in Attachment D which includes the seed mixtures specified for the landscaped areas.
S 5.3.3.6.5	Receiving entity and protection for open space areas	MTA LIRR will own the entirety of the parcel and will manage open space areas consistent with Pine Barrens standards.
S 5.3.3.7.1	Special species and ecological communities	MTA LIRR is consulting with NYSDEC regarding potential habitat for any special species and ecological communities.
S 5.3.3.7.2	Bird conservation and protection	No enclosed structures are proposed as part of the project, reducing the potential for any bird strikes.
G 5.3.3.8.1	Clearing envelopes	All clearing for the proposed project will occur in areas with existing slopes of less than ten percent (10%).

G 5.3.3.8.2	Stabilization and erosion control	All construction occurs in areas with existing slopes less than ten percent (10%). Proposed slopes greater than 10% are utilized in the design to facilitate the stormwater management design and minimize the overall project footprint. Slope stabilization details for slopes steeper than 3:1 are shown on Drawing 01-C-403 in Attachment A.
G 5.3.3.8.3	Slope analyses	Site plan drawings include existing and proposed topography. See Drawing No. 01-C-200 in Attachment A
G 5.3.3.8.4	Erosion and sediment control plans	See Drawing Nos. 01-C-401, 01-C-402, and 01-C-403 in Attachment A for Erosion and Sediment Control Plans and Details. No construction activity is proposed in areas of existing slopes greater than fifteen percent (15%).
G 5.3.3.8.5	Placement of roadways	No project roadways traverse a slope greater than ten percent (10%).
G 5.3.3.8.6	Retaining walls and control structures	See Drawing No. 01-S-201 in Attachment A for retaining wall plan and details.
S 5.3.3.9.1	Light pollution prevention	All lighting fixtures direct light downwards and eliminate spill light and direct upward light. See Drawings 01-E-100 and 01-E-200 in Attachment A for Site Lighting Plans. Proposed Luminaire Cutsheets are shown in Attachment E.
S 5.3.3.11.1	Tall structures and scenic resources	There are no structures over 75 feet in height included in the proposed project.
G 5.3.3.11.2	Cultural resource consideration	<p>There are no established recreation and educational trails and trail corridors; active recreation sites; scenic corridors, roads, vistas and viewpoints located in Critical Resource Areas and undisturbed portions of the roadsides of the Long Island Expressway, Sunrise Highway, County Road 111 and William Floyd Parkway; sites on the State or National Register of Historic Places, and historic structures and landmarks recognized by municipal law or statute, or listed on the State or National Registers of Historic Places; and sensitive archaeological areas as identified by the New York State Historic Preservation Office or the New York State Museum within a five hundred (500) foot radius of the outside perimeter of the project site.</p> <p>A Phase 1A/1B report has been prepared for the project site. MTA LIRR has coordinated with the State Historic Preservation Office to obtain concurrence that the project site is not sensitive for archaeological resources (see Attachment F).</p>

G 5.3.3.11.3	Inclusion of cultural resources in applications	Not applicable.
G 5.3.3.11.4	Protection of scenic and recreational resources	Not applicable.
G 5.3.3.11.5	Roadside design and management	Not applicable.

ATTACHMENTS

Attachment A – Project Plans

Attachment B – Acknowledgement of Notice of Intent for Coverage Under SPEDES General Permit

Attachment C – Site Clearing Plan

Attachment D – Topsoil and Seeding Specification

Attachment E – Luminaire Cut Sheets

Attachment F – SHPO Correspondence



October 3, 2024

Julie Hargrave, Principal Environmental Planner
Central Pine Barrens Joint Planning & Policy Commission
624 Old Riverhead Road
Westhampton Beach, NY 11978

**Re: Venezia Square, Wading River, NY
DRS Decision Extension; NPV No. 06180**

Dear Julie:

Due to time needed for the Town to complete their review and issue a SEQRA determination, I am requesting a 6-month extension of the decision deadline to the April 2025 Pine Barrens Commission meeting. As we have previously discussed, if SEQRA is complete sooner, I'll let you know so that the matter can be scheduled for decision at an earlier date.

As an update since the last extension, the Town is reviewing our water supply connection and their consultant is preparing a map and plan for this water service. We are also preparing a traffic signal design at the request of the Planning Board. Once these are complete, we expect that the SEQRA determination will be issued and we will be able to proceed. If this occurs prior to April 2025, I will let you know so that the matter can be scheduled for decision by the Commission.

Thank you for your consideration of this extension request and please contact me should you have any questions. Sincerely,

NELSON, POPE & VOORHIS, LLC

Charles J. Voorhis, CEP, AICP
Principal

cc: Judy, Jakobsen, Central Pine Barrens Commission
John Milazzo, Esq., CPBC Counsel
Joseph Vento, Venezia Square, Applicant
Brianna Sadoski, NPV