Central Pine Barrens Commission Meeting Agenda
Wednesday, December 21, 2022 at 2:00 pm
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

IN PERSON MEETING, NO REMOTE OPTION

1. **Public Hearing at 2:00 pm**
   a. Public hearing to authorize remote meetings pursuant to Open Meetings Law 103-c

2. **Administrative and Public Comment**
   a. Presentation to the winner of the "Pine Barrens Expert" trophy from the Pine Barrens Discovery Day video challenge (*Ms. Parrott*)
   b. Public Comment
   c. Minutes for 11/16/22 and 12/7/22 review (a*pproval*)
   d. 2023 Commission Meeting Schedule (*approval*)

3. **Education and Outreach and Science and Stewardship**
   a. Best of the Rest Presentation *(Mr. Turner)*
   b. Draft resolution to approve the Protected Lands Council chair and vice chair *(Ms. Weigand)*

4. **Planning, Land Use and the Pine Barrens Credit Program**

   Compatible Growth Area
   a. Request for Determination of Jurisdiction / PSEG Manorville Overhead Line Removal Project / Hot Water Street to Bailey Lane right of way / removal of above-ground utility line and utility poles in the right of way between Hot Water Street and the south end of Baily Lane and construction of open trench and 945 linear feet of underground line installation to service an existing cell tower / *Determination* (*Ms. Hargrave*)
   b. Venezia Square Site Plan Development of Regional Significance Jurisdiction Determination / Route 25A, opposite Dogwood Drive, Wading River / 600-73-1-1.4, 1.16, 1.17, 1.18 and 1.19 / development of 40,855 square feet of buildings for retail and restaurants on 6.34 acres / *Determination* (*Ms. Hargrave*)
   c. Brookhaven Referrals:
      i. 4K Property Management LLC Site Plan / 217 Middle Country Road, Middle Island / 200-400-6-21.1 / development of a 9,000 square foot medical office facility on 1.76 acres in the A1 and J Business Zoning Districts / *draft response* (*Ms. Hargrave*)
      ii. Bolla at Yaphank Site Plan / west side of Sills Road, north of the LIE Exit 66, Yaphank / 200-663-1-5 / redevelopment of gas station and 2,600 square foot convenience store on 0.88 acres in the J5 Business Zoning District / *draft response* (*Ms. Hargrave*)
      iii. Nicklan Site Plan / 56 Middle Country Road, Middle Island / 200-431-3-9 through 12 and 13.1 / development of 48,786 square foot two-story ministorage warehouse and 7,500 square foot motor vehicle repair facility and truck repair on 7.97 acres in the L1 Industrial Zoning District / *draft response* (*Ms. Hargrave*)
      iv. Crest Coram Site Plan (Dunkin Donuts, Coram) / 396 Middle Country Road, Coram / 200-476-2-30, 32.1, 34.1 development of 2,079 square foot drive through restaurant on 2.19 acres with freshwater wetlands in the J Business 6 and A-1 Residence Zoning Districts / *draft response* (*Ms. Hargrave*)

5. **Public Comment**

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

Next Commission Meeting, Wednesday, January 18, 2023 at 2:00 pm.
For meeting information visit https://pb.state.ny.us/

Robert Calarco
Chair

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

Resolution No.

WHEREAS, by passing Chapter 56 of the Laws of 2022 ("Chapter 56"), the New York State Legislature amended Section 103 of the Open Meetings Law; and

WHEREAS, Chapter 56 adds Section 103-a of the Open Meetings Law, permitting the Central Pine Barrens Joint Planning and Policy Commission (the "Commission") to authorize its members to attend meetings by videoconferencing under extraordinary circumstances; and

WHEREAS, Section 103-a(2)(a) requires the Commission to adopt a resolution following a public hearing authorizing the limited use of videoconferencing under such circumstances; and

WHEREAS, Section 103-a(2) allows for hybrid meetings by requiring "that a minimum number of members are present to fulfill the public body's quorum requirement in the same physical location or locations where the public can attend"; and

WHEREAS, Section 103-a(2)(c) requires that members be physically present at any such meeting "unless such member is unable to be physically present at any such meeting location due to extraordinary circumstances . . . including disability, illness, caregiving responsibilities, or any other significant or unexpected factor or event which precludes the member's physical attendance at such meeting"; and

WHEREAS, in accordance with Section 103-a(2)(d), any Commission member attending a meeting by videoconference must, except during executive session, be "heard, seen and identified, while the meeting is being conducted, including but not limited to any motions, proposals, resolutions, and any other matter formally discussed or voted upon"; and

WHEREAS, Section 103-a(2)(g) requires that any meeting where a member attends by videoconference be recorded, posted to the Commission's webpage within five business days, and transcribed upon request; and

WHEREAS, Section 103-a(2)(h) requires that members of the public be permitted to attend and participate, if authorized, in any meeting by videoconference if a member attends such meeting by videoconference, now therefore be it,

RESOLVED, that the Commission authorizes its members who experience an extraordinary circumstance, as described above and further defined by any rules or written procedures later adopted, to attend meetings by videoconference: (i) as long as a quorum of the members attend in-person at one or more locations open to the public; (ii) as long as the member can be seen, heard, and identified while the open portion of the meeting is being conducted; and (iii) as otherwise permitted under Chapter 56 of the Laws of 2022; and be it further

RESOLVED, that the Commission shall create written procedures further governing its use of videoconferencing by its members in compliance with Chapter 56 of the Laws of 2022.

Procedures Governing Use of Videoconferencing
by Members of the Central Pine Barrens Joint Planning and Policy Commission

In compliance with Public Officers Law (POL) § 103-a(2)(a), Central Pine Barrens Joint Planning and Policy Commission (the "Commission"), following a public hearing, authorized by resolution on ------, 2022 the use of videoconferencing as described in POL § 103-a.

The following procedures are hereby established to satisfy the requirement of POL § 103-a(2)(b) that any public body which in its discretion wishes to permit its members to participate in meetings by videoconferencing from private locations – under extraordinary circumstances – must establish written procedures governing member and public attendance.

1. Commission members shall be physically present at each Commission meeting or at a location open to the public unless such member is unable to be physically present at one of the designated public meeting locations due to extraordinary circumstances.

2. For purposes of these procedures, the term "extraordinary circumstances" includes disability, illness, caregiving responsibilities, or any other significant or unexpected factor or event which precludes the member's physical attendance at such meeting.

3. If a member is unable to be physically present at one of the designated public meeting locations and wishes to participate by videoconferencing from a private location due to extraordinary circumstances, the member must notify the Commission Chairperson or Executive Director no later than one business day, or as soon as possible given the extraordinary condition, prior to the scheduled meeting in order for proper notice to the public to be given. Upon such notice, the Commission shall update its notice as soon as practicable to include that information. If it is not practicable for the Commission to update its notice, the Commission may, but is not required to, reschedule its meeting.

4. If there is a quorum of members participating at a physical location(s) open to the public, the Commission may properly convene a meeting. A member who is participating from a remote location that is not open to in-person physical attendance by the public shall not count toward a quorum of the Commission but may participate and vote if there is a quorum of members at a physical location(s) open to the public.

5. Except in the case of executive sessions conducted pursuant to POL § 105, the Commission shall ensure that its members can be heard, seen, and identified while the meeting is being conducted, including but not limited to any motions, proposals, resolutions, and any other matter formally discussed or voted upon. This shall include the use of first and last name placards physically placed in front of the members or, for members participating by videoconferencing from private locations due to extraordinary circumstances, such members must ensure that their full first and last name appears on their videoconferencing screen.

6. The minutes of the meetings involving videoconferencing based on extraordinary

circumstances pursuant to POL § 103-a shall include which, if any, members participated by videoconferencing from a private location due to such extraordinary circumstances.

7. The public notice for the meeting shall inform the public: (i) that extraordinary circumstances videoconferencing will (or may) be used, (ii) where the public can view and participate or both in such meeting in the same manner a member of the public physically attending the meeting may , (iii) where required documents and records will be posted or available, and (iv) the physical location(s) for the meeting where the public can attend.

8. The Commission shall provide that each open portion of any meeting conducted using extraordinary circumstances videoconferencing shall be recorded and such recordings posted or linked on the Commission website within five business days following the meeting, and shall remain so available for a minimum of five years thereafter. Such recordings shall be transcribed upon written request.

9. If members of the Commission are authorized to participate by videoconferencing from a private location due to extraordinary circumstances, the Commission shall provide the opportunity for members of the public to view such meeting by video, and to participate in proceedings by videoconference in real time where public comment or participation is authorized in the same manner a member of the public physically attending the meeting may. The Commission shall ensure that where extraordinary circumstances videoconferencing is used, it authorizes the same public participation or testimony as in person participation or testimony.

10. Open meetings of the Commission conducted using extraordinary circumstances videoconferencing pursuant to the provisions of POL § 103-a shall utilize technology to permit access by members of the public with disabilities consistent with the 1990 Americans with Disabilities Act (ADA), as amended, and corresponding guidelines. For the purposes of this guideline, “disability” shall have the meaning defined in Executive Law § 292.

11. The in-person participation requirements of POL § 103-a(2)(c) shall not apply during a state disaster emergency declared by the governor pursuant to Executive Law § 28 or a local state of emergency proclaimed by the chief executive of a county, city, village or town pursuant to § 24 of the Executive Law if the Commission Chairperson or its Executive Director determines that the circumstances necessitating the emergency declaration would affect or impair the ability of the Commission to hold an in-person meeting.

12. These procedures shall be conspicuously posted on the Commission’s website.

Central Pine Barrens Commission
2023 Meeting Schedule
(Updated 12/07/2022)

Wednesday, January 18, 2023 at 2:00 pm – ***Riverhead***

Wednesday, February 15, 2023 at 2:00 pm – ***Riverhead***

Wednesday, March 15, 2023 at 2:00 pm – ***Brookhaven***

Wednesday, April 19, 2023 at 2:00 pm – ***Southampton***

Wednesday, May 17, 2023 at 2:00 pm – ***Wertheim Refuge***

Wednesday, June 21, 2023 at 2:00 pm – ***Brookhaven***

Wednesday, July 19, 2023 at 2:00 pm – ***Brookhaven***

Wednesday, August 16, 2023 at 2:00 pm – ***Wertheim Refuge***

Wednesday, September 20, 2023 at 2:00 pm **–** ***Riverhead***

Wednesday, October 18, 2023 at 2:00 pm – ***Southampton***

Wednesday, November 15, 2023 at 2:00 pm – ***Brookhaven***

Wednesday, December 20, 2023 at 2:00 pm – ***Riverhead***

Location Confirmed

Robert Calarco
Chairman

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

624 Old Riverhead Road
Westhampton Beach, NY
11978

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www.pb.state.ny.us

Robert Calarco
Chair

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

Central Pine Barrens Joint Planning and Policy Commission Meeting
Wednesday, June 15, 2022
Brookhaven Town Hall
1 Independence Hill, Farmingville, NY

Draft Resolution of the Central Pine Barrens Joint Planning and Policy Commission ("Commission") to appoint the Protected Lands Council ("PLC") Chair and Vice Chair for Calendar Year 2023

Present:

(for Suffolk County Executive)
(Brookhaven Town Supervisor)
(Riverhead Town Supervisor)
(Southampton Town Supervisor)

WHEREAS, the Commission created the Central Pine Barrens Protected Lands Council ("PLC") in 1995 to assist the Commission, through cooperative management, in the protection, restoration and enhancement of natural resources, recreation, and cultural resources on public lands as provided for in New York State Environmental Conservation Law Article 57; and

WHEREAS, the current PLC Chair, Mr. Thomas Casey, Vice President of the *Long Island Greenbelt Trail Conference*, a Board Member of the *Long Island Pine Barrens Society*, and President of the Board of *Quogue Wildlife Refuge* has demonstrated exceptional leadership and the ability to professionally represent the PLC throughout his term; and

WHEREAS, Mr. John Wernet, Supervising Forester of the *New York State Department of Environmental Conservation, Region 1*, has been an active participant in Protected Lands Council activities and possesses extensive experience in forestry, natural resource management and supervision of various recreational and other miscellaneous activities on public lands; and

WHEREAS, both Mr. Casey and Mr. Wernet have indicated a willingness to serve as Chair and Vice Chair, respectively, in 2023; now, therefore, be it

RESOLVED, that the Commission, after due consideration, hereby appoints Mr. Casey as the Chair, and Mr. Wernet as the Vice Chair, of the Protected Lands Council for a one-year term for calendar year 2023.

Motion by:
Seconded by:
Ayes:
Nays:
Abstentions:

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

DRAFT

Land Use
Ecological Services, Inc.

RECEIVED
OCT 13 2022
Central Pine Barrens Joint
Planning & Policy Commission

October 5, 2022

Central Pine Barrens Joint Planning & Policy Commission
624 Old Riverhead Road
Westhampton Beach, NY 11978

RE: Request for No-Development Determination
PSEG Long Island | Manorville Overhead Line Removal Project
Right-of-Way from Hot Water Street to Bailey Lane

Dear Sir or Madam:

Land Use Ecological Services, Inc., on behalf of PSEG Long Island, as agent for Long Island Lighting Company d/b/a LIPA, a wholly owned subsidiary of Long Island Power Authority, is requesting confirmation that work proposed within the Compatible Growth Area (CGA) of the Pine Barrens does not constitute "development" as per NYS ECL Article §57-0107(13)(i) or (vi). PSEG Long Island is proposing the removal of a section of overhead ("OH") electric utilities along the existing utility right-of-way (ROW) and installation of underground utilities ("UG") along the public ROW running southeast from Hot Water Street to south of Oceanview Boulevard, Town of Brookhaven, Suffolk County, New York located within the Compatible Growth Area.

The project involves removal of the existing above-ground utility line and associated utility poles within the right-of-way between Hot Water Street and the southern end of Bailey Lane. No cutting of trees or widening of the right-of-way is necessary for the proposed removal of the utility line. No heavy equipment will be used for pole removal; poles will be cut to grade and removed using carts along the ROW.

The existing UG distribution cable will be extended approximately 945 linear feet to service the existing cell tower site. An approximately 25-foot portion of the UG service will be installed via guide drill and the remainder will be installed via open trench adjacent to the existing access road. Approximately 0.06 acres (2,850 SF) of ground disturbance will be required to facilitate cable installation via open trench. Standard UG structures (i.e. splices and an interrupter) will be required along the new UG cable. The area along the roadway where open trenching is proposed is sparsely vegetated. Upon completion of construction, all disturbed areas will be revegetated with appropriate native species. Tree removal is not required.

In accordance with ECL § 57-0107 (13) (ii), the project as described does not constitute development as it is "work by any utility not involving substantial engineering redesign for the purpose of inspection, maintenance or renewal on established utility rights-of-way or the likes, and any work pertaining to water supply for the residents of Suffolk county." I respectfully request that the Commission confirm this in writing at your earliest convenience.

570 Expressway Drive South, Suite 2F • Medford, New York • 11763
631-727-2400 • Fax 631-727-2605

In support of this request for No-Development Determination, I have enclosed the *Existing Conditions and ET Species Assessment* report with attachments including project location, preliminary plans, and photographs of the site.

If you have any questions or require additional information to enable review and confirmation of no development, please contact me at (631) 727-2400 or krisotto@landuse.us. Thank you.

Sincerely,

Kelly Risotto
Senior Ecologist / GIS Manager

Enc.
Via Priority Mail and Email

Manorville Cell Tower

Overhead Utility Line Removal and Underground Utility Line Installation

Existing Conditions and Assessment of Potential Impacts to E/T Species

1) Ecological Conditions

The ecological communities surrounding the Hot Water Street to Bailey Lane PSEG right-of-way (Figure 1, Location Map) consist of high quality, coastal oak-heath forests (Photos 1 and 2). These forests are dominated by white oak (*Quercus alba*), black oak (*Quercus velutina*), scarlet oak (*Quercus coccinea*), chestnut oak (*Quercus montane*), and pitch pine (*Pinus rigida*) with a dense, continuous understory comprised of low heath shrubs such as lowbush blueberries (*Vaccinium pallidum, V. angustifolium*) and black huckleberry (*Gaylussacia baccata*). The more open conditions within the right-of-way result in greater plant diversity with the above species represented along with scrub oak (*Quercus ilicifolia*), sweet fern (*Comptonia peregrina*), and trailing arbutus (*Epigaea repens*) and herbaceous species such as bracken fern (*Pteridium aquilinum var. latiusculum*), Pennsylvania sedge (*Carex pensylvanica*), hairgrass (*Deschampsia sp.*), cowwheat (*Melampyrum lineare)*, striped wintergreen (*Chimaphila maculata*), intermediate and spreading dogbane (*Apocynum apocynum* and *A. androsaemifolium*), whorled loosestrife (*Lysimachia quadrifolia*), sundrops (*Oenothera fruticosa ssp. glauca*), and wintergreen (*Gaultheria procumbens*), The abundance of invasive plant species is very low through the project site with stands of invasive plants observed adjacent to the residential properties, particularly near areas of dumped landscaping debris.

The forest community along the existing access road to the Manorville cell tower from Oceanview Boulevard has similar species composition as the Hot Water Street to Bailey Lane reach, but tends to have a greater proportion of pitch pine in the canopy and successional hardwoods such as black cherry (*Prunus serotina*), sassafras (*Sassafras albidum*), and red maple (*Acer rubrum*) along the margins of the access road (Photo 3).

The dirt path along the right-of-way between Hot Water Street and the Manorville cell tower is narrow, typically 5 to 8-ft wide, with small reaches as wide as 15-ft. The path is heavily trafficked by ATVs and motorbikes resulting in bare, disturbed sandy soils. The path is also deeply incised in many locations due to the combined effects of ATV/motorbike use, steep slopes, and erosion/rilling (Photos 4-6). The existing utility poles within the right-of-way are often surrounded by native plant species typical of open, successional sites in pine-barrens habitats (Photos 7 and 8).

2) Description of Project Impacts to Endangered or Threatened Species

Two wildlife species with endangered or threatened protection status in New York State have been identified as being on or in the vicinity of the project site: eastern tiger salamander (*Ambystoma tigrinum*, NYS Endangered) and northern long-eared bat (*Myotis septentrionalis*, NYS Threatened).

No tree clearing is necessary to complete the removal of the utility poles. Accordingly, no potential impacts to roosting northern long-eared bats are expected. However, if any hardwood trees (greater than 3-in DBH) must be removed for site access, the tree clearing shall occur during the winter months (Dec 1- February 28) to avoid potential impacts to roosting northern long-eared bats.

Cranberry Pond and its associated freshwater wetlands (NYSDEC-regulated FWW ID# M-6), located approximately 700 feet east of the northern ROW entrance, to the north of Hot Water Street, are known to support breeding tiger salamanders (Figure 2, Project Map). Tiger salamanders spend the large majority of the year in Pine Barrens, deciduous forests (red maple and oak spp.), and mixed pine-deciduous forests (pitch pine-oak spp.) with a blueberry understory located within 1,000 feet of breeding ponds (NYNHP, 2022). During this time, adult tiger salamanders are found in loose, sandy, surficial soils suitable for burrowing and in soils with extensive networks of burrows from small mammals. Adult migration to the breeding ponds can occur anytime between November and April (M. Gibbons, pers. comm.) depending on weather and pond ice conditions. Tiger salamanders breed in seasonal or permanent ponds such as coastal plain ponds and vernal ponds. Eggs hatch approximately 3-6 weeks and larvae remain in the breeding pond until they metamorphose in late summer (Gibbs et al, 2007). Juvenile salamanders migrate out of the ponds between late June and September.

a) Impacts Associated with Proposed Project

The applicant proposes to remove the existing above-ground utility line and associated utility poles within the right-of-way between Hot Water Street and the southern end of Bailey Lane. No cutting of trees or widening of the right-of-way is necessary for the proposed removal of the utility line; accordingly, the project will not result in any permanent loss of upland oak forest habitat typically used by tiger salamanders (NYNHP, 2022) or naturally vegetated corridors that connect existing salamander habitats.

Potential impacts to tiger salamanders could result from disturbance, injury, or mortality to salamanders at the soil surface or in shallow burrows during construction with heavy equipment or ground disturbance. These potential impacts are not anticipated, due to the following construction methods: 1) minimizing ground disturbance and size of needed equipment by pole removal by cutting poles to grade and removing the poles via carts along the right-of-way; 2) not using trucks or heavy equipment for the pole removal (all trucks/heavy equipment will be staged on the paved roadways near the ROW entrance); and 3) retaining all existing trees. It should be noted that the existing right-of-way is currently heavily trafficked by ATVS and motorbikes resulting in compacted or disturbed soils along the right-of-way that can be utilized for site access and pole removal via cart without significant changes to site conditions or potential impacts to salamanders.

Overall project impacts will be minimized in the 835-ft reach of new underground cable between the Manorville cell tower and Oceanview Boulevard by installing the cable beneath or within the cleared/disturbed area immediately adjacent to the existing access road, to avoid trenching/ground disturbance in the oak-pine-heath forest located between the access road and the residential properties on the west side of Oceanview Boulevard. Trenching in this area also avoids the ~8-15% slope between the existing access road and the residential properties (Photo 3).

3) Assessment of the Project's Potential to Threaten Continued Existence of Tiger Salamanders in Adjacent Wetlands

The proposed actions do not threaten the continued existence of tiger salamanders in the freshwater wetlands of Cranberry Pond and the adjacent upland forests as 1) no loss of existing natural ecological communities utilized by tiger salamanders as upland habitat (i.e. coastal oak-heath forest, pine-oak forest, and woodlands) will occur and 2) proposed construction methods outlined above serve to minimize the potential impacts associated with the proposed project.

a) Reasonable Foreseeable Impacts from Other Projects

No other projects adjacent to the NYSDEC M-6 and M-41 wetlands are known.

4) Measures to Avoid E/T Species Impacts

The following measures have been incorporated into the project's construction methodology to avoid potential impacts to salamanders or their habitat and avoid a potential take of this species:

- No loss or disturbance to upland forest habitat;
- No clearing or trimming of trees to preserve and maintain forest habitat;
- Cutting poles at ground level to avoid ground disturbance;
- No use of trucks or heavy equipment to avoid ground disturbance and potential crushing injury or mortality to salamanders in surficial burrows;

5) Literature Cited

Gibbs JP, AR Breisch, PK Ducey, G Johnson, JL Behler, R Bothner. 2007. Amphibians and reptiles of New York State: Identification, natural history, and conservation. Oxford University Press. 504 pages.

Madison D and VR Titus. 2009. Final report for New York State Department of Environmental Conservation: Tiger salamander upland habitat requirements. Project MOU # AM 05513.

NYSDEC. 2010. Guidance for Land Cover Set Asides for Conservation of the Eastern Tiger Salamander And Suggested Methods to Avoid, Minimize, and Mitigate Impacts. Dated October, 26, 2010.

New York Natural Heritage Program. 2022. Online Conservation Guide for Ambystoma tigrinum. Available from: https://guides.nynhp.org/tiger-salamander/ . Accessed April 8, 2022.New York Natural Heritage Program.

PSEGLI- Manorville Pine Barrens

Article 11 Supplemental Information

Hot Water Street to Oceanview Boulevard, Manorville NY 11949

PHOTOS 1 and 2

NOTES:
1. Coastal Oak-Heath Forests adjacent to Hot Water Street-Manorville Cell Tower Right-of-Way. Photos taken June 16, 2022.

PSEGLI- Manorville Pine Barrens

Article 11 Supplemental Information

Hot Water Street to Oceanview Boulevard, Manorville NY 11949

PHOTOS 3 and 4

NOTES:
1. Dirt Path along Hot Water Street-Manorville Cell Tower Right-of-Way. Photos taken June 16, 2022.

PSEGLI- Manorville Pine Barrens

Article 11 Supplemental Information

Hot Water Street to Oceanview Boulevard, Manorville NY 11949

PHOTOS 5 and 6

NOTES:

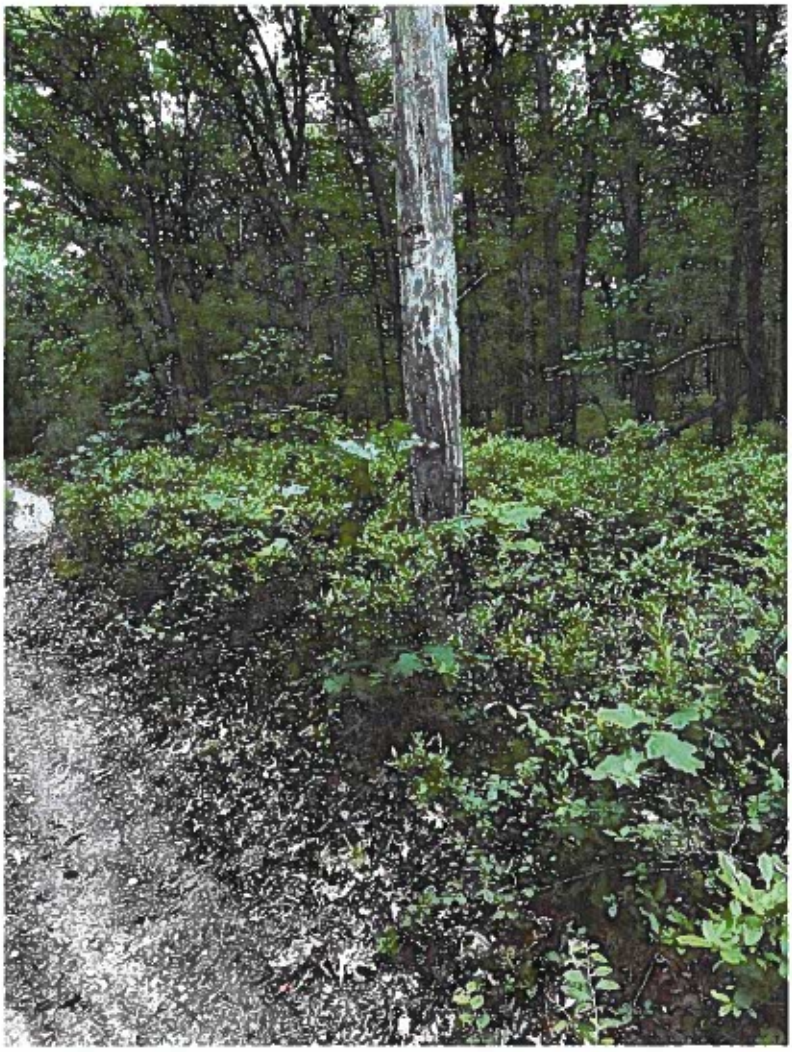
1. Above: Deeply Incised Dirt Path along Hot Water Street-Manorville Cell Tower Right-of-Way. Photo taken June 16, 2022.
2. Below: Paved Access Road between Manorville Cell Tower and Oceanview Boulevard. Photo taken June 16, 2022.

PSEGLI- Manorville Pine Barrens

Article 11 Supplemental Information

Hot Water Street to Oceanview Boulevard, Manorville NY 11949

PHOTO 7



NOTES:
1. Utility Pole (typical) to be Removed from Hot Water Street-Manorville Cell Tower Right-of-Way. Photos taken June 16, 2022.

PSEGLI- Manorville Pine Barrens

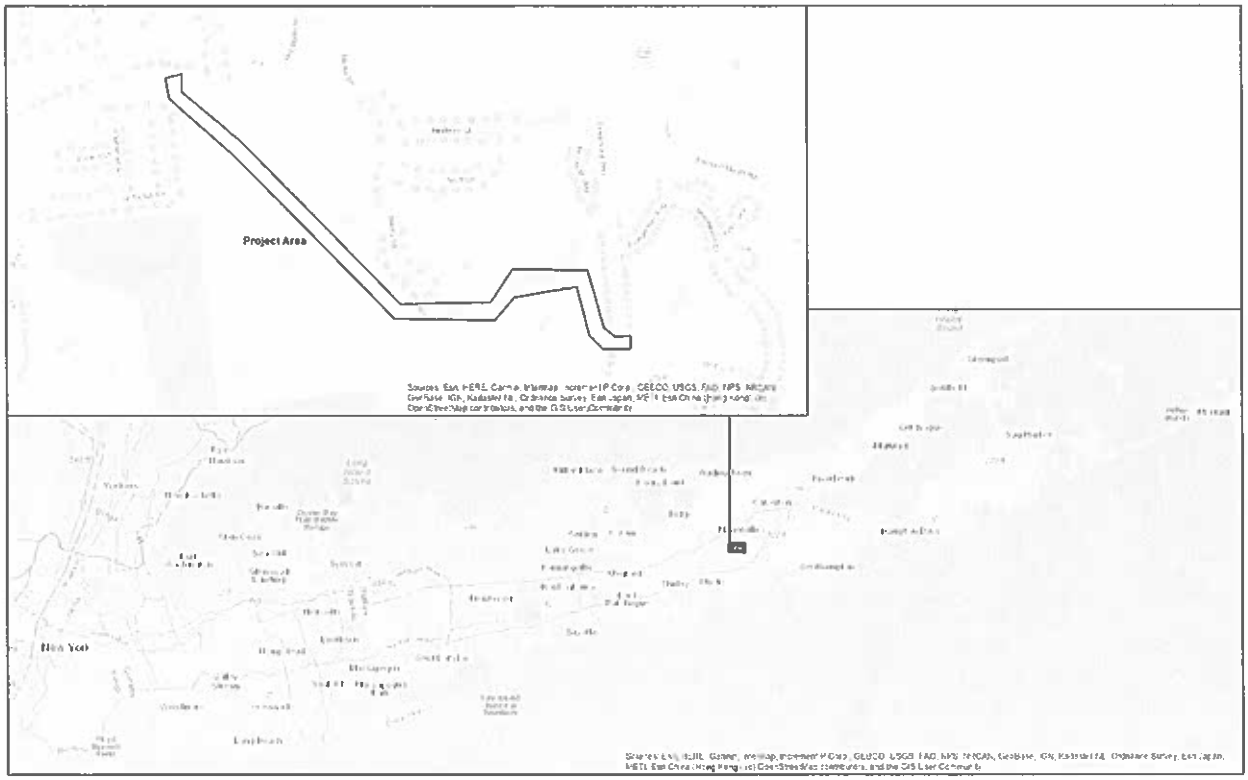
Article 11 Supplemental Information

Hot Water Street to Oceanview Boulevard, Manorville NY 11949

PHOTO 8

NOTES:
1. Utility Pole (typical) to be Removed from Hot Water Street-Manorville Cell Tower Right-of-Way. Photos taken June 16, 2022.

Figure 1. Location Map depicting the area of proposed utility line work.



- Existing Pole (remove)
- Existing Overhead Primary Line (remove)
- Existing Overhead Secondary Line (remove)
- Proposed Underground Line
- Existing Underground Line (abandon in place)
- Existing Underground Line

PSEGLI line data obtained from H2M and PSEGLI.

N

1 in = 400 ft

0 200 400 ft

Land Use Ecological Services, Inc.

RECEIVED

OCT 13 2022

Central Pine Barrens Joint Planning & Policy Commission

Prepared By: Land Use Ecological Services, Inc.
570 Expressway Drive South, Suite 2F
Medford, NY 11763

Project: PROJECT INFORMATION
For: PSEG Long Island
At: Manorville Cell Tower
SCTM #various

Date: 3/29/2022	Revised:	Scale: As Noted	Figure 2

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 1
SUNY @ Stony Brook, 50 Circle Road, Stony Brook, NY 11790
P: (631) 444-0365 I F: (631) 444-0360
www.dec.ny.gov

LETTER OF NO JURISDICTION
ENDANGERED SPECIES ACT
FRESHWATER WETLANDS

November 22,2022

Via email only

Long Island Power Authority
c/o PSEG Long Island
175 East Old Country Road
Hicksville, NY 11801
Attn: Hannah Emouna

Re: NYSDEC Application # 1-4722-07218/00001
Manorville Cell Tower, ROW Bailey Ln., Hot Water St., Manorville
Replace Overhead Line and Poles with Underground Line

Dear Ms. Emouna;

The Department of Environmental Conservation (DEC) has documented the occurrence of the eastern tiger salamander, and the northern long-eared bat, both species listed as endangered in 6 NYCRR Part 182, in the vicinity of the above referenced project site, and as you are aware, the "take" of a species listed as endangered or threatened is prohibited in the absence of authorization from the DEC pursuant to ECL § 11-0535. Although both species are known to occur at or near your project location, DEC has determined the proposed project is not likely to result in the take of threatened or endangered species, and therefore, no permit is required at this time pursuant to the implementing regulations (6NYCRR Part 182) of the New York State Endangered Species Act (Article 11-0535).

In addition, DEC staff find that the project as shown on the plans referenced below, is located more than 100 feet from NYS-regulated Freshwater Wetlands and is beyond the jurisdiction of the Freshwater Wetlands Act (Article 24) and it's implementing regulations (6NYCRR Part 663). Therefore, no freshwater wetland permit is required for this project as proposed.

These determinations are based on the information submitted on October 13 and 21, 2022, which includes the project plans dated March 29, 2022 prepared by Land Use Ecological Services, and project narrative also prepared by Land Use Ecological Services. The proposed project shown on the March 29, 2022 plans meets the DEC's *Guidance for Land Cover Set Asides for Conservation of the Eastern Tiger Salamander*. While a portion of the project falls within 1000 feet of the documented breeding pond, the plans indicate that no work would take place within 535' of the breeding pond and there will be no habitat loss within 1,000 feet of the breeding pond. The application indicates no tree removal is proposed for this project

If you have questions regarding the impact of project design parameters on these two species, please be aware that DEC staff is available to provide assistance to the design professionals who would be responsible for the final project design. Although this letter indicates no permit is required at this time, you are advised that any changes in location, expansion of the footprint of the project, modifications of the scope, or changes in the timing of proposed actions that are not identified in the submission referenced above may trigger DEC authorization. Be sure to reinitiate contact with this office if such activities are contemplated.

Please note that this letter does not relieve you of the responsibility of obtaining any necessary permits or approvals from other agencies or local municipalities.

Sincerely,

Kevin Kispert
Permit Administrator

cc: NYSDEC BoEH
Land Use Ecological Services

CENTRAL PINE BARRENS
JOINT PLANNING & POLICY COMMISSION

December 21, 2022

Charles J. Voorhis, CEP, AICP
Principal
Nelson, Pope & Voorhis, LLC
70 Maxess Road
Melville, New York 11747

Re: Request for Development of Regional Significance Jurisdiction Determination
Venezia Square, Route 25A, Wading River, Town of Riverhead
SCTM #s 600-73-1-1.4, 1.16, 1.17, 1.18 and 1.19
Compatible Growth Area of the Central Pine Barrens

Robert Calarco
Chair

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

Dear Mr. Voorhis:

On December 12, 2022, the Central Pine Barrens Commission received your letter requesting a Development of Regional Significance Jurisdiction Determination for the referenced project. The project site is in the Compatible Growth Area of the Central Pine Barrens.

The Commission responded to a Request for Determination of Jurisdiction for this project on August 15, 2018 by stating that the project was a Development of Regional Significance (DRS).

Existing Conditions and Project Description

The 6.34-acre Project Site is on the south side of New York State Route 25A, 130 feet east of the boundary of the Town of Brookhaven, in the hamlet of Wading River, Town of Riverhead. It is in the Business CR Zoning District. The Project Site is undeveloped and vegetated with a successional shrubland ecological community.

The proposal is the development of 40,855 square feet of buildings for commercial uses including restaurants, bank and retail establishments. Infrastructure including drainage, parking, sanitary systems and landscaping will also be constructed. A new signalized intersection is proposed.

Central Pine Barrens Status

The proposal constitutes development pursuant to New York State Environmental Conservation Law (ECL) §57-0107(13) and meets the Plan's criteria for a Development of Regional Significance due to levels of service changes caused by the traffic impacts precipitated by the project . Therefore, the proposal must conform to the standards and guidelines for land use in Chapter 5 of the Central Pine Barrens Comprehensive Land Use Plan (the Plan).

Development of Regional Significance

Chapter 4 of the Plan, Section 4.5.5.1(4), defines a Development of Regional Significance as:

"A development project resulting in a traffic impact which would reduce service by two (2) levels below existing conditions or to a level of service of D or below."

The Expanded Environmental Assessment Form, dated December 1, 2022, includes the project's Traffic Study. It reports that in at least seven turning movements the level of service

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(LOS) is reduced below C to either E or F. Therefore, the project achieves a threshold definition of a Development of Regional Significance (DRS). The applicant asserts that the LOS degrades in the No Build Condition and regardless of the Build Condition. Here is one of the summaries of traffic data provided by the Applicant.

Table 1. Overall LOS Analysis Summary

Peak Period	Existing Conditions	No Build Conditions	Build Conditions
Midday Peak	LOS C 25.0 s/veh	LOS C 25.9 s/veh	LOS C 26.7 s/veh
PM Peak	LOS C 25.3 s/veh	LOS C 27.6 s/veh	LOS C 29.5 s/veh
Saturday Peak	LOS C 29.6 s/veh	LOS D 35.6 s/veh	LOS D 42.6 s/veh

As a DRS, an application must be submitted directly to the Commission for its review and decision. A DRS project must conform to the Standards and Guidelines outlined in the Plan.

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: Judith Jakobsen, Executive Director
John Milazzo, Counsel

Commission Meeting
December 21, 2022
Venezia Square
Route 25A, Wading River
SCTM # 600-73-1-1.4, 1.16, 1.17, 1.18, 1.19

0 90 180 360 540 720 Feet

2020 aerial

NELSON POPE VOORHIS
environmental • land use • planning

December 12, 2022

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

Re: Venezia Square, Wading River; DRS Jurisdiction Determination; NPV No. 06180

Dear Julie:

Attached, please find the Expanded Environmental Assessment Form (EEAF) dated December 1, 2022 submitted to the Town of Riverhead Planning Board for review in connection with the above referenced site plan application which is currently under review. The EEAF includes two (2) traffic impact studies (TISs) prepared by Schneider Engineering, one prepared in 2018 and one prepared in May 2022.

The original 2018 TIS showed Level of Service (LOS) of C (Midday Peak), D (PM Peak) and E (Saturday Peak) for Future "No Build" Conditions. When compared to Future "Build" Conditions the LOS decreased from C to D (Midday Peak), remained the same D to D (PM Peak) and decreased from E to F (Saturday Peak). The 2022 revised TIS shows the following with respect to LOS:

Table 1. Overall LOS Analysis Summary

Peak Period	Existing Conditions	No Build Conditions	Build Conditions
Midday Peak	LOS C 25.0 s/veh	LOS C 25.9 s/veh	LOS C 26.7 s/veh
PM Peak	LOS C 25.3 s/veh	LOS C 27.6 s/veh	LOS C 29.5 s/veh
Saturday Peak	LOS C 29.6 s/veh	LOS D 35.6 s/veh	LOS D 42.6 s/veh

These levels are based on no mitigation. In other words, the Future "No Build" conditions are unchanged by the proposed project. The 2022 TIS states the following with respect to this analysis:

> In this report we prepared an updated LOS analysis at the intersection with new turning movement counts (2022) and updated background traffic growth from other proposed developments in the immediate vicinity. Our finding is that under a conservative analysis, the future no build scenario will have an overall LOS C during the peak midday and PM conditions and LOS D during the Saturday condition. In the build scenario service levels will not be reduced from the no build scenario. Therefore, the proposed development will not result in a traffic impact that reduces service levels.

Logically, if the proposed project does not cause a decrease in service level, how can it be considered a DRS under the applicable definition? It is requested that the Commission acknowledge that the proposed project is not a DRS based on this definition and the data provided. Once determined, the Town will perform review of the site plan under Town of Riverhead Zoning and Land Development Code, Chapter 301; Article XLI; Pine Barrens Overlay District in conformance with established procedures. Please feel free to call if questions.

Very truly yours,
NELSON, POPE & VOORHIS, LLC

Charles J. Voorhis, CEP, AICP; Principal

cc: Jefferson Murphree, Town of Riverhead
Joseph Vento, Venezia Square Applicant
Steven Schneider, Schneider Engineering

EXPANDED ENVIRONMENTAL ASSESSMENT FORM (EAF)

Venezia Square

Site Plan Application

Hamlet of Wading River, Town of Riverhead, NY

NPV No.06180

Prepared for Submission to:

Riverhead Town Planning Board
c/o Town Planning Department
201 Howell Avenue
Riverhead, New York 11901
Contact: Jefferson V. Murphree, AICP, Building & Planning Administrator
Phone: (631) 727-3200

Prepared by:

NELSON POPE VOORHIS

environmental • land use • planning

70 Maxess Road
Melville, NY 11747
Contact: Charles J. Voorhis, CEP, AICP; Principal
Phil Malicki, CEP, AICP LEED AP; Senior Environmental Planner
office: 631.427.5665 | cvoorhis@nelsonpopevoorhis.com

December 1, 2022

EXPANDED ENVIRONMENTAL ASSESSMENT FORM

VENEZIA SQUARE

Site Plan Application

NYS Route 25A, opposite Dogwood Drive
SCTM: 0600-73-1-1.4 & 1.16 to 1.19

Hamlet of Wading River, Town of Riverhead
Suffolk County, New York

Prepared for:

Venezia Corp./Joseph Vento
15 Seville Lane
Stony Brook, NY 11790
Contact: Mr. Joseph Vento
(631) 941-0456

For Submission to:

Riverhead Town Planning Board
c/o Town Planning Department
201 Howell Avenue
Riverhead, New York 11901
Contact: Jefferson V. Murphree, AICP; Building & Planning Administrator
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Prepared by:

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A **SEQRA Staff Report**, Jeffrey Seeman, CEP; Environmental Planner, *January 7, 2016*

B **Conformance to CPB Standards and/or Guidelines**
- B-1 Conformance to Town Pine Barrens Standards
- B-2 Conformance to CPB CLUP Standards and Guidelines for Land Use

C **Cultural Resources-Related Documents**
- C-1 Archaeological Investigation, Phase I, Tracker Archaeological Services, Inc., *July 2016*
- C-2 No-Effect Letter, SHPO, *February 15, 2017*

D **NYS Natural Heritage Program Correspondence**

E **Updated Traffic Impact Study**, Schneider Engineering, PLLC, *December 2018*

F **Revised Traffic Impact Study**, Schneider Engineering, PLLC, *May 10, 2022*

PLANS:

(In pouches at the back of this document)

Boundary & Topographic Survey, Control Point Associates, Inc., *revised 1-18-16*
Site Plan, Bohler Engineering, *revised 11/18/15*

1.0 INTRODUCTION

This document is an Expanded Environmental Assessment Form (EEAF) that has been prepared in response to the Town Planning Department Staff Report (see **Appendix A**) on a pending site plan application for a proposed commercial development known as "Venezia Square" (hereafter, the "proposed project"). The purpose of this EEAF is to provide the Riverhead Town Planning Board (hereafter, "the Board"), the entity having discretionary jurisdiction over the site plan application, with information necessary to support the Determination of Significance that the Board is required to prepare, under the New York State (NYS) Environmental Quality Review Act (SEQRA).

The site of the proposed project is located on the south side of Sound Avenue (NYS Route 25A), approximately 780 feet west of Wading River Road, in the hamlet of Wading River, Suffolk County, New York (see **Figures 1a and 1b,** *located immediately following the text portion of this document*). The property is comprised of 6.34 acres of successional field. The site was cleared of natural vegetation in the past for farming and has been undergoing successional revegetation for a number of years. The site is not characteristic of native pine barrens habitat (see **Figure 2**) as the site habitat is characterized as an overgrown successional field.

The subject property is surrounded by vacant, commercial and residential uses. Residential uses are generally located to the south, commercial uses to the west, north and east along Sound Avenue (NYS Route 25A) and farmland abuts the property to the east. As shown in **Figure 3**, abutting the site to the west is a funeral home (in the Town of Brookhaven); land to the north across Sound Avenue (NYS Route 25A) is a mix of vacant and commercial uses (i.e., at the northeast corner of the intersection of Dogwood Dr. is a dentist's office, for which a site plan application was submitted for an addition). Toward the northeast there is vacant wooded land, an automotive garage, and a small shopping center with various uses including another dental office and a Subway sandwich shop); to the east is vacant, naturally-vegetated land and farmed land (on the Mays Farm parcel, for which a site plan has been submitted for two buildings, one to be built initially for office use, including a veterinary office, and a future building for office/retail), and to the south are single-family residences and farmland.

The subject property is zoned Business CR, which matches that of abutting properties and much of the area, particularly along the Sound Avenue (NYS Route 25A) commercial corridor (see **Figure 4**). Additionally, R-80 Residence zoning and development is located immediately south of the subject property and to the north, beyond the Business CR-zoned land along the Sound Avenue (NYS Route 25A) commercial corridor. Zoning in the vicinity also includes sites zoned in the SC-Shopping Center, VC-Village Center, and IN-Institutional districts.

As shown in the **Boundary & Topographic Survey** (*in a pouch at the back of this document*), the project site consists of five tax lots (as designated in the Suffolk County Tax Map; see **Table 1**):

TABLE 1
TAX LOTS

District	Section	Block	Lot(s)
0600	73	1	1.4
			1.16
			1.17
			1.18
			1.19

This document is organized to address each of issues specified in the Town Staff Report. This format provides the Town Planning Board with information that is responsive to staff comments pertaining to potential environmental impacts of the proposed action and facilitates staff and Town review and use of this EEAF as a decision-making document.

This EEAF ensures that the Board has sufficient information to take a "hard look" at the proposed project prior to issuing its Determination of Significance pursuant to Title 6, New York Code of Rules & Regulations (6 NYCRR), Part 617, which administers the SEQRA review process.

2.0 DESCRIPTION OF THE PROPOSED PROJECT

As depicted on the **Site Plan** (*in a pouch at the back of this document*), the proposed project conforms to all of the bulk and setback requirements of the Town Code, as well as to the requirements of Central Pine Barrens (CPB) Comprehensive Land Use Plan (CLUP). As a result, no variances, special exceptions or special permits are needed to implement the project and pending Town review and confirmation of consistency with the project with the Town's Pine Barrens Overlay District [Article XLI; Chapter 301; §301-197 A. (1) through (16)], no separate review by the Central Pine Barrens Joint Planning & Policy Commission is needed (CPBJPPC).

The proposed commercial development will include five (5) one-story buildings, with sizes varying from 4,000 square feet (SF) to 10,000 SF. Specifically, there will be a 6,000 SF building for two "take-out" restaurants (1,500 SF/16 seats each) and a 3,000 SF/84 seat "sit-down" restaurant; a 4,000 SF bank (with drive-thru service; and three 10,000 SF retail buildings. Thus, the total floor area of the project is 40,000 SF. With an additional 855 SF in the project's outdoor sign and other small structures, the total building coverage of the site is 40,855 SF.

The site has been designed so that the developed area will occupy the northern and central portions of the site, so that the southerly and easterly portions, abutting vacant lands, would remain undisturbed and naturally-vegetated. Such an arrangement will maximize the contiguity of natural vegetation, for aesthetic and habitat benefits.

The five structures are arranged so the bank will be located in the center of the site's developed area, with the other four structures arrayed around it; these latter four buildings will be oriented so that their front facades will face inward, toward the bank. In this way, the focus of the overall development would stress internal aesthetics and walkability with a sense of place through inclusion of a sitting area with a water feature planned for the area adjacent to the bank but open to all site patrons. Sidewalks, crosswalks and pedestrian ramps along all buildings fronts will enable safe movement within the site; these will also connect to sidewalks to be installed along the south side of Sound Avenue (NYS Route 25A).

Approximately 0.94 acres of the site will be covered with buildings, another 2.32 acres will be paved surfaces, and new landscaping will cover 0.84 acres; the remaining 2.24 acres of the site will be retained naturally-vegetated land.

One combined vehicle access into and exit from the site is planned, off Sound Avenue (NYS Route 25A) opposite Dogwood Drive, which will have been created as a four-way intersection controlled by a new traffic signal. The eastern portion of the site will be provided with a right turn/exit only, configured to direct exiting vehicles in the eastbound direction on Sound Avenue (NYS Route 25A). This exit will be controlled by a Stop sign. At the developed area's eastern boundary, a parking area aisle is designed so as to be available for conversion to an internal access to the undeveloped land abutting to the east, should this land be developed in the future. This is consistent with Town of Riverhead planning goals to reduce curb cuts on Sound Avenue (NYS Route 25A), provide

interconnected parking and ultimately create a through road from the subject site east to Wading River Road.

A minimum of 186 parking spaces are required by Town Code for the uses and yields proposed; the project will provide 186 parking spaces, in conformance with this requirement. Storm water drainage features will be provided to capture, store and recharge runoff generated by impervious surfaces.

The property is located in Groundwater Management Zone III, wherein the maximum allowed sanitary wastewater generation is 300 gallons per day (gpd)/acre, if an on-site septic system is used. For the 6.34-acre subject site, this means that, if septic systems are desired, the total wastewater generation of the project may not exceed 1,902 gpd. Based on the uses and yields proposed, and the applicable standards of the Suffolk County Sanitary Code (SCSC) Article 6 for wastewater system design, the proposed project will generate a total of 1,320 gallons of sanitary wastewater daily (gpd; see **Table 2**). Thus, septic systems would be allowed under SCSC Article 6, and will be used; each of the five proposed buildings will be provided with a separate septic system. Note that the above 1,320 gpd represents only one part of the overall domestic water use value of the project; according to SCSC Article 6, the total domestic flow of the project (i.e., the total amount of water used in the structures for combined sanitary and other purposes), will be 2,040 gpd. This value represents the amount of water conveyed to the project's treatment systems.

TABLE 2
ANTICIPATED WATER USE/WASTEWATER GENERATION
Proposed Project

Project Component	**Yield**	**Sanitary Flow** (per SCSC Article 6)	**Sanitary Flow** (gpd)	**Total Flow** (per SCSC Article 6)	**Total Flow** (gpd)
Take Out Restaurant	1,500 SF/16 seats	0.03 gpd/SF	45	0.15 gpd/SF	225
Take out Restaurant	1,500 SF/16 seats	0.03 gpd/SF	45	0.15 gpd/SF	225
Restaurant	3,000 SF/84 seats	0.03 gpd/SF	90	0.15 gpd/SF	450
Bank	4,000 SF	0.06 gpd/SF	240	0.06 gpd/SF	240
Retail	10,000 SF	0.03 gpd/SF	300	0.03 gpd/SF	300
Retail	10,000 SF	0.03 gpd/SF	300	0.03 gpd/SF	300
Retail	10,000 SF	0.03 gpd/SF	300	0.03 gpd/SF	300
Totals	---	---	*1,320*		*2,040*
Landscape Irrigation	0.84 acres (max.)	---	---	---	0/2,433*
TOTALS	**---**	**---**	**1,320**	**---**	**2,040/4,473**

* Indicates range in irrigation demand over the course of a calendar year; averages 2,433 gpd during the 5-month irrigation season, and 0 gpd outside of irrigation season.

Finally, assuming an irrigation rate of 16 inches over the irrigation season, an irrigation season of five months duration (mid-April to mid-September assumed), and 0.84 acres of landscaped area, it

is calculated that irrigation demand will vary from 0 gpd outside of the irrigation season to 2,433 gpd during the 150-day irrigation season.

Based on the above discussion of water use, the project's total demand on the Riverhead Water District will average 4,473 gpd from mid-April to mid-September, and decrease to an average of 2,040 gpd from mid-September to mid-April.

A natural buffer will be located between the backs of the two southern retail structures and the southern property line. This buffer will vary in depth from 104 feet to 243 feet. Along the western side of the site, a 36-foot deep buffer of natural vegetation will be retained between the property line and the internal access roadway. For the eastern side, a buffer of natural vegetation varying between 30 feet and 121 feet will be retained. Landscaping will be installed along the site's northern boundary abutting Sound Avenue (NYS Route 25A); this area will feature a landscaped buffer between 38 feet and 55 feet in depth.

3.0 ANALYSIS OF POTENTIAL IMPACTS

3.1 Critical Environmental Area: SGPA

A "Special Groundwater Protection Area" (SGPA) is defined in the NYS Environmental Conservation Law (ECL) as:

> A recharge watershed area within a designated sole source aquifer area contained within counties having a population of one million or more which is particularly important for the maintenance of large volumes of high quality groundwater for long periods of time. For the purposes of this article, each "special groundwater protection area" shall be classified as a critical area of environmental concern as used under article eight of this chapter (Section 55-0107 ECL Article 55).

In response to this legislation, the SGPA Plan was prepared by the Long Island Regional Planning Board in 1992 to study land use and groundwater quality within the several SGPAs designated on Long Island. The subject site was designated within the Central Suffolk SGPA (North) sector, and is recommended for Commercial Use (see **Figure 5**). The SGPA Plan makes general recommendations that are applicable to all of the identified SGPA, as well as specific recommendations for development within each SGPA. Where restrictions of the CPB CLUP, as promulgated under the Long Island Pine Barrens Protection Act, duplicate those of the SGPA Plan, the former supersedes those of the latter. The plan is useful for historical context but it is recognized that groundwater protection can be achieved through development that conforms to current sanitary and stormwater management standards as well as recommendations of the SGPA Plan.

The following is that portion of the “Opportunities” segment of the SGPA Plan that discusses issues of concern in the Central Suffolk SGPA (North) sector pertaining to the subject site.

> The northeast sector of the Central Suffolk SGPA contains a continuous belt of farmland that extends from Wading River on the west to the Riverhead-Southold town boundary on the east, and from Route 25 on the south to Sound Avenue on the north. With selective acquisitions that belt could be linked with the farm areas in western Southold. Over 3,000 acres of productive agricultural land have been protected from development, primarily through the Suffolk County Farmland Development Rights Program. There is an opportunity to expand the Farm Preserve through continued purchase of development rights, albeit on a reduced scale, and through the transfer of development rights to sites outside the SGPA. The use of mandatory clustering with the reservation of at least half of the property for agriculture or open space could allow further expansion of the protected area at minimal cost. Such clustering could preserve half of the farmland while allowing development that meets Health Department regulations to occur on the remainder.
>
> It would be most desirable to transfer the development rights of properties that are surrounded by protected farmland to areas north of Sound Avenue or around the hamlet of

Riverhead. Admittedly, farming activities have been a source of groundwater contamination, however, there is an opportunity to employ modern best management practices that reduce the reliance on agricultural chemicals and lessen the threat to groundwater.
The acquisition of selected woodland and other non-farm parcels could facilitate watershed preservation and wellhead protection. Purchase of the unused portion of Camp Wauwepex in Wading River could protect pine barrens land and provide a well site that would be preferable to the proposed Wading River Road site in the middle of the farmland. A few smaller acquisitions in the Town of Riverhead could enhance the already partially protected Peconic River corridor.

Most of the commercial development in Riverhead is outside or at the periphery of the SGPA, and could be confined to present locations. There are some commercial services located at the end of the Expressway, and the edge of the Wading River business district is in the SGPA. There are also small business areas in Jamesport and Aquebogue, and a few neighborhood or highway commercial establishments on Sound Avenue, Middle Road and Route 25. In western Southold, there is extensive commercial development south of the railroad tracks in Mattituck and a small cluster of commercial development south of the railroad tracks in Mattituck and a small cluster of commercial buildings on Aldrich Land and Route 25 in Laurel. The siting of new business development at locations outside the SGPA or within the boundaries of existing commercial areas within the SGPA could help to maintain the integrity of the agricultural and open space lands that protect the groundwater and surface waters in this sector.

Specific SGPA Plan recommendations for the Central Suffolk SGPA (North) sector include the following:

- Suffolk County, together with the Towns of Riverhead and Southold should expand the existing agricultural preserve. The County should continue to acquire development rights under its Farmland Preservation Program.
- The Town of Riverhead should amend its zoning to require a five-acre minimum lot size for all farmland located within the SGPA. At the same time, it should provide for the transfer of development rights to non-farm sites outside the SGPA at one dwelling unit per two acres.
- The Town of Riverhead should require clustering of development on those parcels where TDR [transfer of development rights] is not feasible. The County and the Town of Southold should use a combination of selective acquisition, TDR and mandatory clustering to assemble and protect a 200+ acre watershed preserve in the vicinity of Laurel Lake. Such a preserve would comprise both woodlands and portions of farm parcels.
- The Towns of Riverhead and Southold should review their zoning ordinances and amend them as necessary to preclude the expansion of commercial activities beyond the limits of those SGPA areas where such activities currently exist.

The proposed project will conform to the Commercial Use recommended for the subject property in the SGPA Plan.

The project will eliminate the potential for a renewal of farming on the project site. However, such activity ceased on the site a number of years ago, which would presumably have reflected the farmer's response to conditions no longer conducive to farming on this small parcel of land.

The elimination of farming on the subject site would also end the use of any agricultural chemicals (e.g., pesticides, herbicides, fungicides) on the site, which incrementally reduce impacts to groundwater quality in the area. The proposed 0.84 acres of landscaped area is small, conforms to the CPB CLUP and Town Code §301-197 A.(9), and will require minimal maintenance.

The subject site is located along the northern boundary of the SGPA, where analysis indicates that the water recharged on the subject site will flow northward, away from the SGPA.

The site is located at the periphery of the Wading River business district [within the Sound Avenue (NYS Route 25A) commercial corridor], and is on land zoned for commercial use. This would suggest that the Town Board has determined that, assuming that the requirements of the Town Zoning Code, CLUP and SCSC Article 6 are met, the location would be appropriate for commercial use.

3.2 Critical Environmental Area: Central Pine Barrens

The Long Island Pine Barrens Act of 1993 divided the Long Island Pine Barrens into two geographic areas, the entire CPB of about 100,000 acres, and within this larger area is the smaller 52,500-acre Core Preservation Area (CPA). Areas not contained within the CPA are referred to as the Compatible Growth Area (CGA) and comprise approximately 47,500 aces. As shown in **Figure 6**, the subject site is in the CGA. As a result, under NYS ECL 57-0123(2)(a) and Section 4.5.4 of the CPB CLUP, the project is subject to conformance with the CPB CLUP. The Town of Riverhead adopted the Town Pine Barrens Overlay District [Article XLI; Chapter 301; §301-197 A. (1) through (16)], which establishes standards or development in the CGA of the CPB. If the project is not a Development of Regional Significance, and the applicable Pine Barrens standards are adhered to, then no separate review by the CPBJPPC is needed. The applicant has reviewed the applicable Town standards in the Pine Barrens Overlay District and it is believed that the project is consistent with all applicable standards (see **Appendix B-1**).

In addition, **Appendix B-2** presents each of standards and guidelines of the CPB CLUP for development within the CGA, with accompanying descriptions/discussions of whether and how the proposed project conforms to each. The table demonstrates that the proposed project is in conformance with and consistent with the Standards and Guidelines of the CPB CLUP as well as the Town Pine Barrens Overlay District.

Finally, the updated Traffic Impact Study (TIS) for the project (see **Appendix E**) determined that the proposed project, with mitigation at the intersection of NYS Route 25A and Wading River-Manor Road, would not result insignificant adverse impacts to traffic conditions:

> The capacity analysis results demonstrate that the addition of Venezia Square will impact the NYS Route 25A and Wading River Manor Road intersection LOS at the Midday and Saturday peak periods, lowering each from a C to a D and an E to an F, respectively. However, if the signal timing is changed, the LOS at these peak periods can be a C and a D, respectively. To further help improve traffic conditions and the LOS, we recommend installing a right-turn lane at the eastbound approach. Overall, the addition of Venezia Square will not significantly impact traffic conditions.

The significance of this potential impact is that, under CLUP Section 4.5.5.1, *"A development project resulting in a traffic impact which would reduce service by two (2) levels below existing conditions or to a level of service of D or below"* would constitute a Development of Regional Significance (DRS), requiring a Hardship application and review by the CPBJPPC. In response, the Applicant had a revised analysis prepared to establish whether the intersection in question would still experience the same reduction in LOS if the mitigation described in the TIS were not implemented. This revised analysis (see **Appendix F**) states:

> Schneider Engineering, PLLC has prepared this report to serve as an updated version of the Traffic Impact Study we had submitted in December 2018 for the Venezia Square project. The location of this project is on NY-25A across from Dog Wood Drive, Wading River, New York.
>
> In a letter from the Town of Riverhead Planning Department dated February 15, 2022 to Nelson, Pope & Voorhis, LLC, concern was expressed regarding the Level-of-Service (LOS) impact at the intersection of NYS 25A and Wading River Manor Road. The 2018 existing conditions capacity analysis identified the overall LOS as operating at LOS C during the peak midday, PM and Saturday conditions. The future build scenario with mitigation measures identified the overall LOS reducing from a C to a D during the PM peak hour and Saturday peak hour. The Town's concern is that the proposed development would result in a traffic impact which would reduce service to a level D or below.
>
> In this report we prepared [a new] LOS analysis at the intersection with new turning movement counts (2022) and [new] background traffic growth from other proposed developments in the immediate vicinity. Our finding is that under a conservative analysis, the future no build scenario will have an overall LOS C during the peak midday and PM conditions and LOS D during the Saturday condition. In the build scenario service levels will not be reduced from the no build scenario. Therefore, the proposed development will not result in a traffic impact that reduces service levels.

The above-described revised traffic impact analysis indicates that the proposed project does not qualify as a DRS under the CLUP, so that no Hardship submission to the CPBJPPC is necessary or warranted.

3.3 Proximity to Cultural Areas

As shown in **Figure 9**, the site lies within a NYS-designated archaeologically sensitive area, which suggests that cultural resources (e.g., surface or subsurface pre-historic era or historic era cultural remains) may be present. As a result, the applicant has elected to complete a full Phase I Archaeological Investigation of the site and vicinity, to determine the presence and location of such resources and, if found, to estimate the potential for impacts. That document is presented herein in **Appendix C-1**. The following has been taken from the Phase I Archaeological Investigation.

INTRODUCTION

Between July 7 and 20, 2016, TRACKER Archaeology, Inc. conducted a Phase IA documentary study and Phase IB archaeological testing and reconnaissance at the proposed Venezia Square subdivision, in Wading River, Township of Riverhead, Suffolk County, New York.

The purpose of the documentary study was to determine the prehistoric and historic potential of the project area for the recovery of archaeological remains. This was accomplished by a review of the original and current environmental data, archaeological site files, other archival literature, maps, and documents.

A prehistoric and historic site file search was conducted utilizing the resources of the New York State Historic Preservation Office [NYSHPO] in Waterford, New York. Various historic and archaeology web sites were visited to review any pertinent site information.

The purpose of the Phase IB field survey was to determine the presence or absence of archaeological sites on the property. This was accomplished through subsurface testing and ground surface reconnaissance.

The project area (APE [area of potential effect]) consists of the about 4.5 acres from the approximate 6-acre property. The property is located on the south side of Port Jefferson-Riverhead Road (NYS Route 25A, Sound Avenue) at the intersection of Dogwood Drive. It is bound to the north by Port Jefferson-Riverhead Road (NYS Route 25A, Sound Avenue) and to the remaining sides by other private properties.

CONCLUSIONS AND RECOMMENDATIONS

Based upon topographic characteristics and distance to known prehistoric sites and Indian trails, the property was assessed as having a higher than average potential for encountering prehistoric sites. Based upon topographic characteristics and distance to historic map

> documented structures, reported wigwams, and Indian trails, the property was assessed as having a moderate potential for encountering historic aboriginal sites.
>
> During the course of the Phase IB archaeological field survey, 79 ST [shovel test] holes were excavated. No prehistoric or historic sites were encountered. No historic sites were encountered. No further work is recommended.

The Phase I Archaeological Investigation concludes that there are no cultural (i.e., prehistoric or historic era) resources on the project site, so that there could be no impact on such resources associated with the proposed project.

Appendix C-2 contains correspondence from the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) that states:

> We have reviewed the report entitled "Phase I Archaeological Investigation at the Venezia Subdivision, Wading Rover, Town of Riverhead, Suffolk County, New York" (July 2016). No archaeological resources were identified and no additional archaeological work is necessary.
>
> We have no concerns regarding the project's potential to impact historic architectural resources. Therefore, it is OPRHP's opinion that the project will have No Impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.

3.4 Proximity to Threatened and Endangered Species

Figures 10 and 11 depict the presence and proximity of freshwater wetlands to the subject site, for wetlands designated by the NYS Department of Environmental Conservation (NYSDEC) and the National Wetlands Inventory (NWI), respectively. As can be seen, there is only one surface water body in the vicinity; it is named Deep Pond (designated by the NYSDEC as freshwater wetland W-1), and is located about 3,800 feet to the southeast of the site.

The property is presently comprised of 6.34 acres of successional old field previously utilized for farming practices. The site was cleared of natural vegetation by virtue of its past use as farmland; no significant vegetation or habitats are present on the subject property. Information on the potential presence of rare, threatened, endangered or special concern species that may inhabit or use the subject site was solicited from the NYS Natural Heritage Program (NYSNHP); the response is provided in **Appendix D**. The endangered Tiger Salamander was identified as being present approximately 1/3 mile from the project site. The species would have no association with the site due to the following:

- The species travels upland from vernal ponds typically in the range of 535 feet, but sometimes just over 1,000 feet. The location (1/3 mile away) is more than 1,700 feet from the subject site and as a result, migration to the property is not expected.

- There is intervening development south of the site between the Tiger Salamander breeding pond and the subject site.
- The site does not contain suitable upland sandy soil, pine barrens habitat for mole habits of the Tiger Salamander.

As a result, no impact is expected with respect to the Tiger Salamander.

Finally, it should be noted that not all of the site's existing natural habitat will be removed; an estimated 2.24 acres of successional old field vegetation (35.3% of the site, in conformance with the CLUP Standard), will remain. This will enable the site to continue to support wildlife and plant life.

3.5 Clearing

The Town Pine Barrens Overlay District, §301-197 A. (8) and the CPB CLUP allows, for development of a commercial use, a maximum of 65% of the site to be cleared. As noted above, the subject site is presently fully covered by successional field vegetation. Thus, the clearing standard would permit clearing of up to 4.12 acres of this natural vegetation. As shown on the **Site Plan**, the proposed project seeks to clear 4.10 acres of land, which is 64.6% of the total site. Thus, the proposed project conforms to the clearance standard of the CPB CLUP.

3.6 Parking Sufficiency

As shown in the **Site Plan**, a total of at least 186 parking spaces are required by Town Code Section 108-60A. **Table 3** presents the individual minimum parking requirements for each of the three commercial use types proposed:

TABLE 3
PARKING REQUIREMENTS

Commercial Use Proposed	**Commercial Yield Proposed**	**Parking Space Rate** (per Town Code, minimum)	**Parking Spaces Required** (minimum)
Bank	4,000 SF	1 space/150 SF	27
Retail (total)	30,000 SF	1 space/250 SF	120
Restaurants (total)	116 seats	1 space/3 seats	39
Total Parking	**---**	**---**	**186 spaces**

The **Site Plan** shows that the project will provide a total of 186 parking spaces, in conformance with the Town Code.

3.7 Traffic Impacts

The following discussion and analysis of the traffic-related aspects of the project has been taken from the TIS prepared for the project, by Schneider Engineering, PLLC of Ronkonkoma, New York. The entire revised TIS is contained herein, as **Appendix E**.

Existing Conditions

The area surrounding the subject development site contains a mixture of commercial uses and undeveloped land parcels. The western perimeter of the site borders Alexander Rothwell Funeral Home. The eastern and southern perimeter of the site borders on undeveloped land parcels. The northern perimeter of the site borders NYS Route 25A.

NYS Route 25A is a two-lane state highway (one lane in each direction) serving eastbound and westbound traffic. It is classified as a Principal Urban Arterial (FC-14) and is under the jurisdiction of the NYSDOT. At and near the proposed site, the lanes on the highway are approximately 12 feet in width in each direction with paved shoulders at approximately 8 feet in width. The posted speed limit in the vicinity of the site is 45 mph for both directions.

Dogwood Drive, on the north side of NYS Route 25A and across from the proposed site, is a two-lane local roadway serving northbound and southbound traffic that forms the northern leg of a three-legged T-intersection with NYS Route 25A. It intersects NYS Route 25A with a slight skew and traffic is STOP controlled on the side street. Traffic on NYS Route 25A at that intersection is not controlled. While it is not marked as a two-lane approach, the roadway is flared at the intersection and allows ample room for the queuing of vehicles turning left and right. The roadway serves commercial and residential properties located near NYS Route 25A. It is under Town of Riverhead Jurisdiction. The road is approximately 30 feet wide although there is no centerline marking installed. Sidewalk is present only on the departure lane adjacent to the Astoria Bank. The posted speed limit is 30 mph for both directions.

The intersection of NYS Route 25A and Wading River Manor Road is a four-way signalized intersection, with NYS Route 25A running east and west and Wading River Manor Road running north and south. The speed limit on Wading River Manor Road is 30 mph. Each of the four approaches has an exclusive left-turn lane and a shared through and right turn lane. Surrounding the intersection are commercial-use buildings such as McDonald's, Speedway, BNB Bank, Greek Island Diner, Little Bay Realty, Phil's Restaurant, and more along NYS Route 25A. The intersection is controlled by a multiphase semi-actuated uncoordinated signal with the following phasing:

- Eastbound and westbound protected left turns
- East-west through movements with permitted left turns
- North-south protected left turns
- North-south through movements with permitted left turns

2018 Existing Conditions Traffic Volumes

Peak periods for the proposed site, as it is classified as a Shopping Center (Land Use 820) by ITE in its Trip Generation Manual, are expected to be 11:00AM-1:00PM and 4:00PM-6:00PM during the week and 11:00AM-2:00PM on weekends. Turning movement counts were collected for these times on dates Thursday, October 18, 2018 and Sunday, October 28, 2018 at the intersections of NYS Route 25A with Dogwood Drive and Wading River Manor Road. The Sunday counts were taken because of very poor weather conditions on Saturday and will be used as Saturday peak volumes. The difference effects are expected to be negligible to our analysis due to the urban nature of the area. The turning movement count data are presented in Appendix A [of **Appendix E**].

Since the traffic counts were conducted in October, a seasonal factor was applied to the recorded peak hour traffic to account for the summer months when traffic in the area increases. A factor of 1.23 was applied to the midday and PM peak hour traffic, and a factor of 1.19 was applied to the Saturday peak hour traffic. The 2017 NYSDOT seasonal adjustment factors that were used can be found in Appendix B [of **Appendix E**].

At the intersection of NYS 25A and Dogwood Drive, the traffic volume data revealed that the midday peak period occurred at 12:30PM, the PM peak period occurred at 5:30PM, and the Saturday peak period occurred at 1:30PM. The peak hour traffic volumes for NYS 25A and Dogwood Drive are depicted in Figure 4 [of **Appendix E**].

At the intersection of NYS Route 25A and Wading River Manor Road, the traffic volume data revealed that the midday peak period occurred at 12:45PM, the PM peak period occurred at 5:15PM, and the Saturday peak period occurred at 12:30PM. The peak hour traffic volumes for NYS 25A and Wading River Manor Road are also depicted in Figure 4 [of **Appendix E**].

2018 Existing Conditions Capacity Analysis

The existing conditions capacity analysis results are illustrated in **Table 4** for intersections NYS Route 25A and Dogwood Drive and NYS Route 25A and Wading River Manor Road. The capacity analysis reports for the existing conditions are presented in Appendix C [of **Appendix E**].

TABLE 4
2018 EXISTING CONDITIONS CAPACITY ANALYSIS

Intersection	Movement	Lane Group	Midday		PM		Saturday	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS
NYS Route 25A & Dogwood Drive	SB	RL	23.8	C	48.6	E	25.5	D
NYS Route 25A & Wading River Manor Road	EB	L	10.4	B	13.6	B	12.4	B
		TR	18.8	B	19.8	B	28.2	C
		Approach	17.8	B	19.1	B	26.8	C
	WB	L	13.6	B	13.3	B	19.8	B
		TR	16.0	B	18.8	B	17.3	B
		Approach	15.7	B	18.0	B	17.7	B
	NB	L	45.7	D	48.4	D	44.1	D
		TR	56.2	E	57.0	E	61.0	E
		Approach	51.5	D	53.1	D	53.7	D
	SB	L	43.9	D	44.3	D	46.7	D
		TR	54.7	D	52.6	D	55.6	E
		Approach	50.4	D	49.4	D	51.9	D
	Overall		**28.5**	**C**	**29.0**	**C**	**34.0**	**C**

2020 No Build Conditions

In order to examine the effects of the proposed development on the surrounding roadway network, first the existing condition traffic volumes must be projected for the year in which the project is anticipated to be completed. Based on the NYSDOT *Long Island Transportation Plan (LITP)*, the traffic volumes were projected by applying an annual growth rate of 1.7% annually to account for normal background traffic growth. Therefore, a total growth rate of 3.4% was utilized (1.7% x 2 years) for developing the background growth for the estimated time of completion (ETC) of Venezia Square in 2020.

In addition to normal background growth, we examined traffic associated with other nearby projects presently under development or planned for the near future. The Planning Departments at the Towns of Brookhaven and Riverhead identified several projects containing new development or the expansion of existing developments. The projects and their descriptions are listed as follows:

- **Central Square** – is located along the south side of Route 25A, approximately a quarter mile to the east of the intersection of Wading River Manor Road and Route 25A. The proposed development is comprised of a restaurant, 14,076 SF of retail space, a 4,250 SF bank with drive thru and 28,962 SF of professional office space.
- **6333 Realty Group** – is located adjoining Venezia Square on the east. This proposed development comprises of 6,960 SF of Medical Offices and 1,120 SF of General Office.

- **6336 Route 25A** – is located on the northeast corner of Route 25A and Dogwood Drive. This proposed development includes a proposed 1,212 SF addition to an existing medical office building for the purpose of providing a 15-seat take-out restaurant.
- **Hamlet Professional Offices** – is located on the north side of NYS Route 25A, east of Wading River Manor Road. This proposed development will consist of 5 office buildings for use as professional offices with a gross floor area of 31,181 SF.
- **Real Life Church of Wading River** – is located approximately 315 FT north of the intersection of Route 25A and Dogwood Drive. The proposed development includes a proposed 2,952 SF expansion to the existing 2,533 SF church, which will include approximately 1,220 SF of office area in the basement of the church, 1,323 SF of meeting rooms in the basement, and 409 SF of sanctuary space to include 205 seats.

The other planned development traffic volumes are illustrated in Figure 5 [of **Appendix E**]. To obtain the 2020 No Build traffic volumes at the study intersections, the trips anticipated to be generated by the other planned developments in the vicinity of Venezia Square were added to the resulting volumes inflated by the background growth factor. The 2020 No Build traffic volumes are illustrated in Figure 6 [of **Appendix E**].

2020 No Build Capacity Analysis

The anticipated future no build conditions capacity analysis results are illustrated in **Table 5** for the intersections of NYS Route 25A with Dogwood Drive and Wading River Manor Road. The capacity analysis reports for the future no build conditions are included in Appendix D [of **Appendix E**].

TABLE 5
2020 FUTURE NO BUILD CONDITIONS CAPACITY ANALYSIS

Intersection	Movement	Lane Group	Midday		PM		Saturday	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS
NYS Route 25A & Dogwood Drive	SB	RL	36.3	E	147.3	F	66.2	F
NYS Route 25A & Wading River Manor Road	EB	L	14.4	B	28.7	C	19.7	B
		TR	28.4	C	34.9	C	84.1	F
		Approach	26.7	C	34.2	C	77.9	E
	WB	L	21.0	C	25.9	C	41.2	D
		TR	21.6	C	38.7	C	27.8	C
		Approach	21.6	C	36.7	D	29.9	C
	NB	L	41.8	D	46.3	D	77.7	E
		TR	62.9	E	65.7	E	64.9	E
		Approach	53.8	D	57.0	E	70.3	E
	SB	L	45.5	D	41.9	D	108.7	F
		TR	50.2	D	49.0	D	56.7	E
		Approach	48.1	D	46.0	D	79.8	E
	Overall		**33.5**	**C**	**40.6**	**D**	**63.6**	**E**

Venezia Square Trip Generation

The proposed development is a 37,000 SF shopping center consisting of a bank with three drive thru windows (4,000 SF), three retail buildings (10,000 SF for two of those buildings and 7,000 SF for one), two fast food restaurants (1,500 SF each), and an 84-seat sit-down restaurant (3,000 SF). In order to assess its potential impact on future traffic conditions, the total traffic generated by the new facility was estimated for each analysis period. The trip generation was based on data from the ITE Trip Generation Manual, 9th Edition, where Shopping Center (Land Use Code 820) was selected as most appropriate for the proposed development based on the description in the manual. We decided to use a component size of 40,000 SF to be conservative and account for additional traffic using the cross-access from the adjoining eastern property, 6333 Realty Group.

The trip generation calculations are presented in **Table 6**.

TABLE 6
VENEZIA SQUARE SITE GENERATED TRIPS

Project Component	Size	Midday Peak Hour		PM Peak Hour		Saturday Peak Hour	
ITE #820 Shopping Center	40,000 SF	Trips = EXP(0.67*LN (X/1,000) +3.31)		Trips=EXP(0.67*(X/1,000) +3.31)		Trips=EXP(0.67*LN(X/1,000) +3.78)	
		Entering 48% 158	Exiting 52% 166	Entering 48% 158	Exiting 52% 166	Entering 52% 252	Exiting 48% 231
		Total = 324		**Total = 324**		**Total = 483**	

Pass-by trips involve traffic already on the road making an unplanned stop at the particular land use. According to ITE's Trip Generation Handbook, 3rd Edition, there is a pass-by credit associated with the shopping center land use. ITE recommended an average pass-by percentage of 34% during the PM peak hour and 26% during the Saturday peak hour. We applied the recommended PM Peak hour 34% pass-by rate to the traffic generated during the midday and PM peak hour traffic and the recommended 26% pass-by rate to the Saturday peak hour.

The new versus pass-by generated trips are presented in **Table 7**.

TABLE 7
NEW vs. PASS-BY SITE GENERATED TRIPS

	Midday Peak Hour		PM Peak Hour		Saturday Peak Hour	
	Enter	Exit	Enter	Exit	Enter	Exit
New	104	112	104	112	186	165
Pass-by	54	54	54	54	66	66
Total	**158**	**166**	**158**	**166**	**252**	**231**

2020 Build Condition Traffic Volumes

The site generated traffic volumes were added to the 2020 No Build condition traffic volumes at the intersections NYS Route 25A with Dogwood Drive and Wading River Road, and the site's right-turn out only driveway to establish the 2020 Build Condition traffic volumes. This condition represents the anticipated traffic volumes that will occur in the build-out year and includes background growth, other development growth, and site generated traffic. The 2020 Build Condition traffic volumes are presented in Figure 8 [of **Appendix E**].

2020 Build Condition Capacity Analysis

The anticipated future build conditions capacity analysis results are found in **Table 8** for the intersections of NYS Route 25A with Dogwood Drive and Wading River Manor Road. A capacity analysis was also performed for the site's right turn out only driveway 360± feet east of the site's main drive. The capacity analysis reports for the future build conditions are included in Appendix E [of **Appendix E**].

TABLE 8
FUTURE WITH BUILD CONDITIONS CAPACITY ANALYSIS

Intersection	Movement	Lane Group	Midday		PM		Saturday	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS
NYS Route 25A & Dogwood Drive	EB	L	6.6	A	32.9	C	12.3	B
		TR	12.7	B	20.8	C	31.8	C
		Approach	12.5	B	21.2	C	31.4	C
	WB	L	9.5	A	20.9	C	33.5	C
		TR	9.4	A	35.3	D	14.5	B
		Approach	9.4	A	34.5	C	16.4	B
	NB	L	49.3	D	49.6	D	52.7	D
		TR	47.3	D	48.5	D	47.2	D
		Approach	48.6	D	49.2	D	50.8	D
	SB	TLR	47.3	D	47.6	D	45.6	D
	Overall		**14.3**	**B**	**29.6**	**C**	**26.2**	**C**
Venezia Square Right Turn Out Exit	NB	R	18.6	C	24.7	C	25.8	D

Intersection	Movement	Lane Group	Midday		PM		Saturday	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS
& NYS Route 25A								
NYS Route 25A & Wading River Manor Road	EB	L	15.7	B	38.3	D	23.1	C
		TR	33.5	C	46.5	D	128.9	F
		Approach	31.4	C	45.5	D	118.8	F
	WB	L	25.0	C	38.7	D	41.2	D
		TR	23.4	C	53.0	D	32.3	C
		Approach	23.6	C	50.9	D	33.6	C
	NB	L	46.4	D	54.2	D	136.4	F
		TR	62.8	E	65.7	E	64.8	E
		Approach	55.3	E	60.3	E	97.6	F
	SB	L	45.5	D	41.9	D	108.4	F
		TR	51.3	D	49.2	D	60.7	E
		Approach	48.8	D	46.2	D	81.4	F
	Overall		**36.0**	**D**	**50.3**	**D**	**85.3**	**F**

Since the worst conditions occur on Saturday where the LOS for the intersection at NYS Route 25A and Wading River Manor Road becomes an F, we recommend changing the signal timing of the light following the capacity analysis reports in Appendix [of **Appendix E**] in order to result in better and more acceptable LOS as shown in **Table 9**.

TABLE 9
FUTURE WITH BUILD CONDITIONS CAPACITY ANALYSIS WITH MITIGATION MEASURES

Intersection	Movement	Lane Group	Midday		PM		Saturday	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS
NYS Route 25A & Wading River Manor Road	EB	L	14.7	B	38.0	D	18.5	B
		TR	28.8	C	34.8	C	67.8	F
		Approach	27.1	C	35.2	D	63.0	E
	WB	L	22.0	C	33.8	C	61.1	E
		TR	21.9	C	41.8	D	25.3	C
		Approach	21.9	C	40.6	D	30.5	C
	NB	L	49.3	D	56.8	E	69.3	E
		TR	54.9	D	54.0	D	53.9	D
		Approach	52.3	D	55.4	E	61.2	E
	SB	L	47.1	D	43.3	D	68.8	E
		TR	51.8	D	50.5	D	53.3	D
		Approach	49.7	D	47.4	D	60.2	E
	Overall		**33.4**	**C**	**42.1**	**D**	**53.1**	**D**

Conclusions

This updated traffic impact study was performed to investigate the potential impacts from traffic associated with Venezia Square, a 40,000 SF proposed shopping center, located along NYS Route 25A adjacent to the Alexander-Rothwell Funeral Home in Wading River, Riverhead. The intersections examined in this study were NYS Route 25A with Dogwood Drive and NYS Route 25A with Wading River Manor Road. Presently, the site is vacant. The estimated time of completion (ETC) of the project is 2020.

Existing traffic volume counts were taken in October, and the appropriate seasonal factors were applied to account for the area's busier season. Traffic volumes were then projected to the project year of completion using conservative background growth rates of 1.7% per annum in addition to adding site generated trips from new or expanded development in the area. These projections were used to perform capacity analysis to estimate the likely future traffic conditions with, and without, the proposed development. The results were compared to determine the difference in traffic conditions and if this difference would result in any appreciable impact on the surrounding roadway network.

The capacity analysis results demonstrate that the addition of Venezia Square will impact the NYS Route 25A and Wading River Manor Road intersection LOS at the Midday and Saturday peak periods, lowering each from a C to a D and an E to an F, respectively. However, if the signal timing is changed, the LOS at these peak periods can be a C and a D, respectively. To further help improve traffic conditions and the LOS, we recommend installing a right-turn lane at the eastbound approach. Overall, the addition of Venezia Square will not significantly impact traffic conditions.

The accident history review examined all of the accidents that occurred at the study intersections and surrounding roadway segments for the most recently available three year period. The analysis revealed that there is a pattern of rear-end accidents occurring at both intersections of NYS Route 25A with Dogwood Drive and Wading River Manor Road. General countermeasures for rear-end accidents can be found in Table 10. Additionally, a handful of deer-crossing related accidents occur in this area each year, but these accidents are unrelated to the roadway design. The to-be installed signalized light at Dogwood Drive with NYS Route 25A is expected to relieve the frequency of rear-end accidents occurring at this location.

As noted in **Section 3.2**, the updated TIS of December 2018 was revised in May 2022 in response to a Town Planning Department inquiry as to whether the intersection of NYS 25A and Wading River Manor Road would experience the same reduction in LOS if the mitigation described in the updated TIS were not implemented. The revised analysis (see **Appendix F**) indicates that, with new turning movement counts and considering updated background traffic growth, the future no build scenario will have an overall LOS C during the peak midday and PM conditions and LOS D during the Saturday condition. In the build scenario, service levels will not

be reduced from the no build scenario. Therefore, the proposed development will not result in a traffic impact that reduces service levels.

3.8 Cumulative Impacts

This subsection analyzes the impacts of the other projects in the area whose impacts, in conjunction with those of the proposed project, may cumulatively result in impacts that are significantly greater than the individual impacts that would occur from each project.

Based on the revised TIS (as determined by the Towns of Riverhead and Brookhaven planning departments for that study), there are two (2) other development project pending in the vicinity of the subject site:

- **Central Square** - is located along the south side of NYS Route 25A, approximately a quarter mile to the east of the intersection of Wading River Manor Road and NYS Route 25A. The proposed development is comprised of a restaurant, 14,076 SF of retail space, a 4,250 SF bank with drive thru and 28,962 SF of professional office space.

- **Real Life Church of Wading River** - is located approximately 315 feet north of the intersection of NYS Route 25A and Dogwood Drive. The proposed development includes a proposed 2,952 SF expansion to the existing 2,533 SF church, which will include approximately 1,220 SF of office area in the basement of the church, 1,323 SF of meeting rooms in the basement, and 409 SF of sanctuary space to include 208 seats.

The following briefly describes and discusses potential cumulative impacts that may be expected.

- It should be noted that each of these proposals would be constructed independently of the other, on separate time schedules. As a result, the construction-related impacts anticipated from <u>each</u> proposal may not occur simultaneously with the other project, which would mitigate the potential <u>cumulative</u> construction-related impacts.
- Temporary increases in the potential for fugitive dust and construction-related traffic and noise impacts would be expected for any proposal. However, as these impacts would be temporary in nature, no significant cumulative construction impacts are expected.
- In total, these proposals would involve some disturbance to local geological resources, primarily as a result of excavations for building foundations and utility connections. The area is relatively flat, so extensive volumes of soil are not expected from site grading operations.
- Each of these applications will conform to the requirements of SCSC Article 6, ensuring that significant adverse impacts to groundwater quality do not occur, either separately or cumulatively

- There are no freshwater wetlands in the vicinity of these proposals, so no impacts to surface water bodies are expected, as each development site will have to conform to Town requirements for on-site retention of stormwater runoff.
- As the proposal sites are either already developed or do not have significant ecological resources, no adverse cumulative impacts to ecological resources are expected, from habitat loss, removal of significant natural vegetation, or eradication of significant flora or fauna.
- New uses are anticipated to occupy buildings that would conform to height, bulk and setback requirements of their respective zonings, unless special permits or variances are requested. For each of these five proposals, the applicable Town entity would be responsible to determine the degree of conformance to, among other parameters, the patterns of land uses and zoning in the area, the applicable zoning requirements, and the recommendations of the Town Land Use Plan, the SGPA, the CPB CLUP, and any other applicable plans. As a result, development of each of these sites would have to demonstrate conform to a range of established land use and development controls, thereby minimizing the potential for adverse impacts to the use, zoning and planning environment in the area.
- Each of the proposals under consideration here are relatively small in scale, so that the anticipated traffic-related impacts of each on the local roadway network would also be relatively small. Cumulatively, however, these small impacts may result in a large impact on the operation of local intersections, necessitating improvements such as signal timing changes, new signal installations, road striping, roadside drainage systems, road lighting, turning lanes or road widenings. However, the revised TIS that was prepared for the proposed project (see **Appendix F**) included the two other development proposals in its analysis, so that the cumulative traffic-related impacts of all three proposals has been addressed. That analysis concluded that no significant adverse impacts to traffic conditions would occur.
- While these applications would combine to increase the demand upon local community services (e.g., schools, fire and police protection, public water supply, solid waste handling, etc.), these service demand increases would be incremental in nature, and would not introduce any new service needs. On the other hand, each of these services will receive an increase in funds from the tax revenues generated from the developments, which would offset at least a portion of the increased expenditures made necessary by these new developments, enabling these service providers to continue to have sufficient capability to provide services.
- As each of these projects would change the use and appearance of their sites, there will be a cumulative impact on the visual resources and character of the community. However, the area is already significantly developed with uses of a type similar to those of these five proposals.

In general, while some impacts are anticipated from these projects, based on the forgoing considerations, it is the applicant's opinion that impacts would not cumulatively be significant. Ultimately the involved agencies will review each application on its own merits, will weigh the

potential cumulative impacts outlined herein, and will render a decision on the significance of impacts and appropriateness of each project.

4.0 SUMMARY & CONCLUSIONS

The investigations contained in this document are useful in determining the importance of the proposed project's impacts, based on the criteria included in the format for an Expanded EAF. The criteria are as follows:

- the probability of the impact occurring,
- the duration of the impact,
- its irreversibility, including permanently lost resources of value,
- whether the impact can or will be controlled,
- the regional consequence of the impact,
- the potential divergence from local needs and goals,
- whether known objections to the project relate to this impact.

The following summarizes the anticipated impacts of the proposed project, as described and discussed in **Section 3.0** of this document.

4.1 Summary

<u>Critical Environmental Area: SGPA</u>

- The proposed project will conform to the Commercial Use recommended for the subject property in the SGPA Plan.
- The project will eliminate the potential for a renewal of farming on the project site. However, such activity ceased on the site a number of years ago, which would presumably have reflected the farmer's response to conditions no longer conducive to farming on this small parcel of land.
- The elimination of farming on the subject site would also end the use of any agricultural chemicals (e.g., pesticides, herbicides, fungicides) on the site, which incrementally reduce impacts to groundwater quality in the area. The proposed 0.84 acres of landscaped area is small, conforms to the CPB CLUP and Town Code §301-197 A.(9), and will require minimal maintenance.
- The subject site is located along the northern boundary of the SGPA, where analysis indicates that the water recharged on the subject site will flow northward, away from the SGPA.
- The site is on the periphery of the Wading River business district (within the Sound Avenue/NYS Route 25A commercial corridor), and is on land zoned for commercial use. This would suggest that the Town Board has determined that, assuming that the requirements of the Town Zoning Code, the Town Pine Barrens Overlay District, the CLUP and SCSC Article 6 are met, the location would be appropriate for commercial use.

<u>Critical Environmental Area: Central Pine Barrens</u>

- The tables in **Appendix B** presents each of standards and guidelines of the Town Pine Barrens Overlay District and the CPB CLUP for development within the CGA, with accompanying

descriptions/discussions of whether and how the proposed project conforms to each. The tables **(Appendices B-1 and B-2**) demonstrate that the proposed project is in conformance with and consistent with the Town Pine Barrens Overlay District and the Standards and Guidelines of the CPB CLUP.

- The revised TIS indicates that the intersection of NYS Route 25A and Wading River-Manor Road will not experience any decline in LOS, so that the project would not qualify as a DRS under CLUP, and no Hardship review by the CPBJPPC would be necessary or warranted.

<u>Proximity to Cultural Areas</u>

- The Phase I Archaeological Investigation concludes that there are no cultural (i.e., prehistoric or historic era) resources on the project site, so that there could be no impact on such resources associated with the proposed project.
- **Appendix C-2** contains correspondence from the NYS OPRHP that states:
  - We have reviewed the report entitled "Phase I Archaeological Investigation at the Venezia Subdivision, Wading Rover, Town of Riverhead, Suffolk County, New York" (July 2016). No archaeological resources were identified and no additional archaeological work is necessary.
  - We have no concerns regarding the project's potential to impact historic architectural resources. Therefore, it is OPRHP's opinion that the project will have No Impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.

<u>Proximity to Threatened and Endangered Species</u>

- The endangered Tiger Salamander was identified by the NYS NHP as being present in ponds approximately 1/3 mile from the project site. The species would have no association with the site due to the following:
  - The species travels upland from vernal ponds typically in the range of 535 feet, but sometimes just over 1,000 feet. The location (1/3 mile away) is more than 1,700 feet from the subject site and as a result, migration to the property is not expected.
  - There is intervening development south of the site between the Tiger Salamander breeding pond and the subject site.
  - The site does not contain suitable upland sandy soil, pine barrens habitat for mole habits of the Tiger Salamander.
- As a result, no impact is expected with respect to the Tiger Salamander.
- It should be noted that not all of the site's existing vegetation will be removed; an estimated 2.24 acres of successional old field vegetation (35.3% of the site, in conformance with the Town and CLUP Standard), will remain. This will enable the site to continue to support wildlife and plant life.

<u>Clearing</u>

- The Town Pine Barrens Overlay District and the CPB CLUP allow, for development of a commercial use, a maximum of 65% of the site to be cleared. The subject site is presently fully covered by successional farm field vegetation. Thus, the clearing standard would

permit clearing of up to 4.12 acres of this natural vegetation. As shown on the **Site Plan**, the proposed project seeks to clear 4.10 acres of land, which is 64.6% of the total site. Thus, the proposed project conforms to the clearance standard of the Town Pine Barrens Overlay District and the CPB CLUP.

Parking Sufficiency

- As shown in the **Site Plan**, a total of at least 186 parking spaces are required by Town Code Section 108-60A. The **Site Plan** shows that the project will provide a total of 186 parking spaces, in conformance with the Town Code.

Traffic Impacts

- An updated TIS (2018) and a revised TIS (2022) were prepared to investigate the traffic and transportation impacts of the proposed project. Traffic volumes anticipated to be generated by the project were calculated using established background growth rates and allowances for new or expanded development in the area. These projections were used to perform capacity analyses to estimate the likely future traffic conditions with, and without, the proposed development. The results were compared to determine the difference in traffic conditions and if this difference would result in any appreciable impact on the surrounding roadway network. The results demonstrate that the proposed development will not have any appreciable impact on the surrounding roadway network.

Cumulative Impacts

- In general, while some impacts are anticipated from the three projects evaluated, based on the forgoing considerations, it is the applicant's opinion that impacts would not cumulatively be significant. Ultimately the involved agencies will review each application on its own merits, will weigh the potential cumulative impacts outlined herein, and will render a decision on the significance of impacts and appropriateness of each project.

4.2 Conclusions

The environmental review process is a balancing process, wherein the potential adverse impacts of the proposed project are weighed against its merits, to give reviewing entities sufficient information and analysis to render an informed decision to approve or deny the application. The analyses in this document (and summarized in **Section 4.1** above) support a conclusion that the potential adverse impacts of the proposed project will not be significant and will, in any case, be geographically localized.

This report has been structured to provide additional information on the issues specified in the Town Planning Department memo, which reflects the concerns of the Town planning and environmental staff acting on behalf of the Town Board. The impact discussions and analyses herein are to be used to determine the environmental significance of the proposed project. Therefore, based on the contents of this EEAF, it is respectfully submitted that no significant impacts are expected to occur, and thus, a Negative Declaration is appropriate for the proposed project.

FIGURES

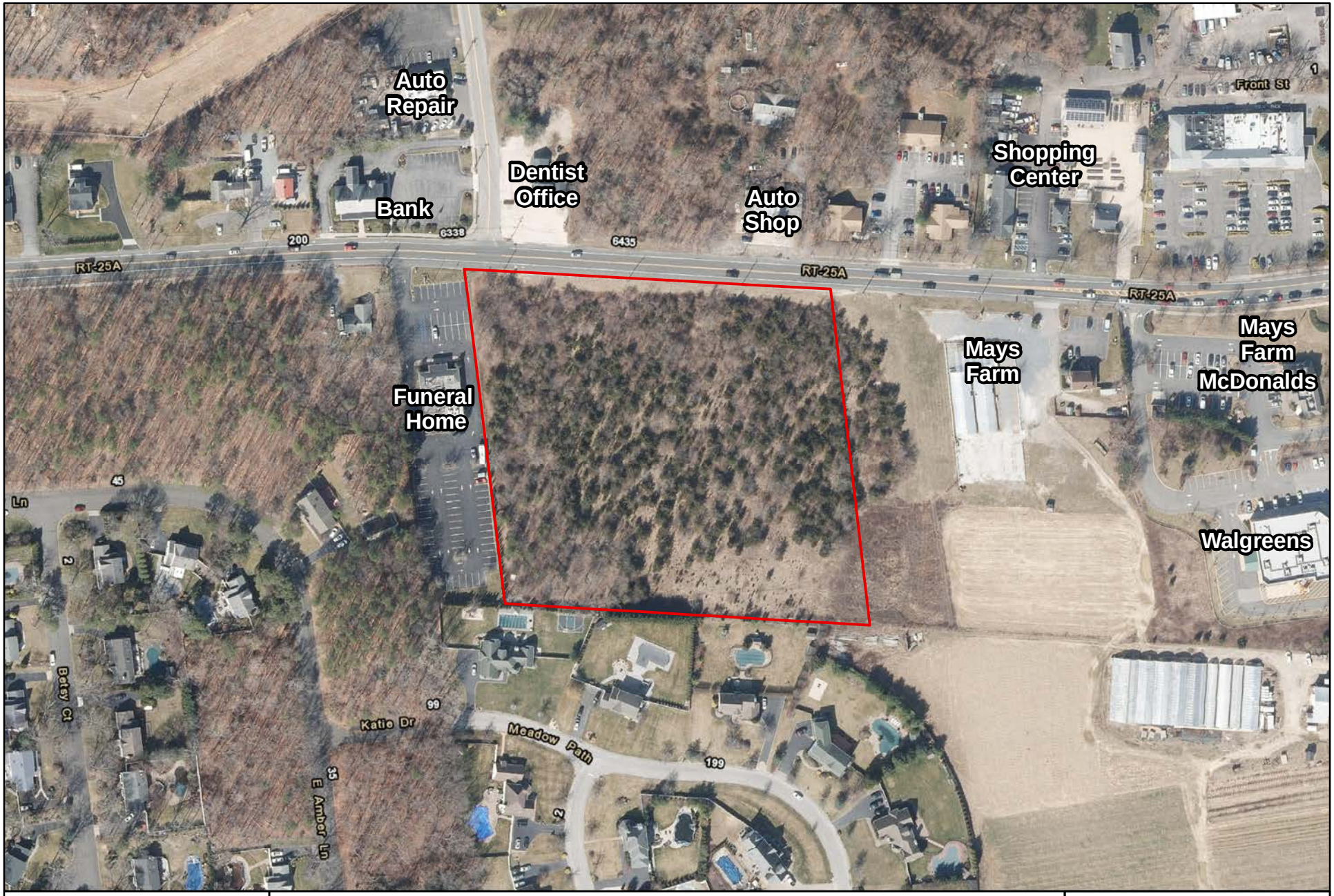
NPV

FIGURE 1a
LOCATION MAP, REGIONAL

Source: ESRI WMS
Scale: 1 inch = 1,000 feet

N

Venezia Square
Wading River
Site Plan Application
Expanded EAF



NPV

FIGURE 1b
LOCATION MAP, LOCAL

Source: NYS Orthophotography, 2020

Scale: 1 inch = 200 feet

N

Venezia Square
Wading River
Site Plan Application
Expanded EAF

NPV

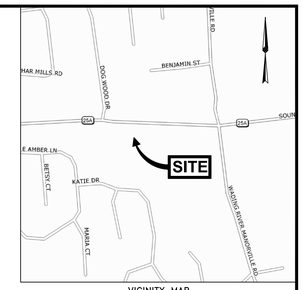
FIGURE 2
EXISTING CONDITIONS

Source: NYS Orthophotographyk, 2020

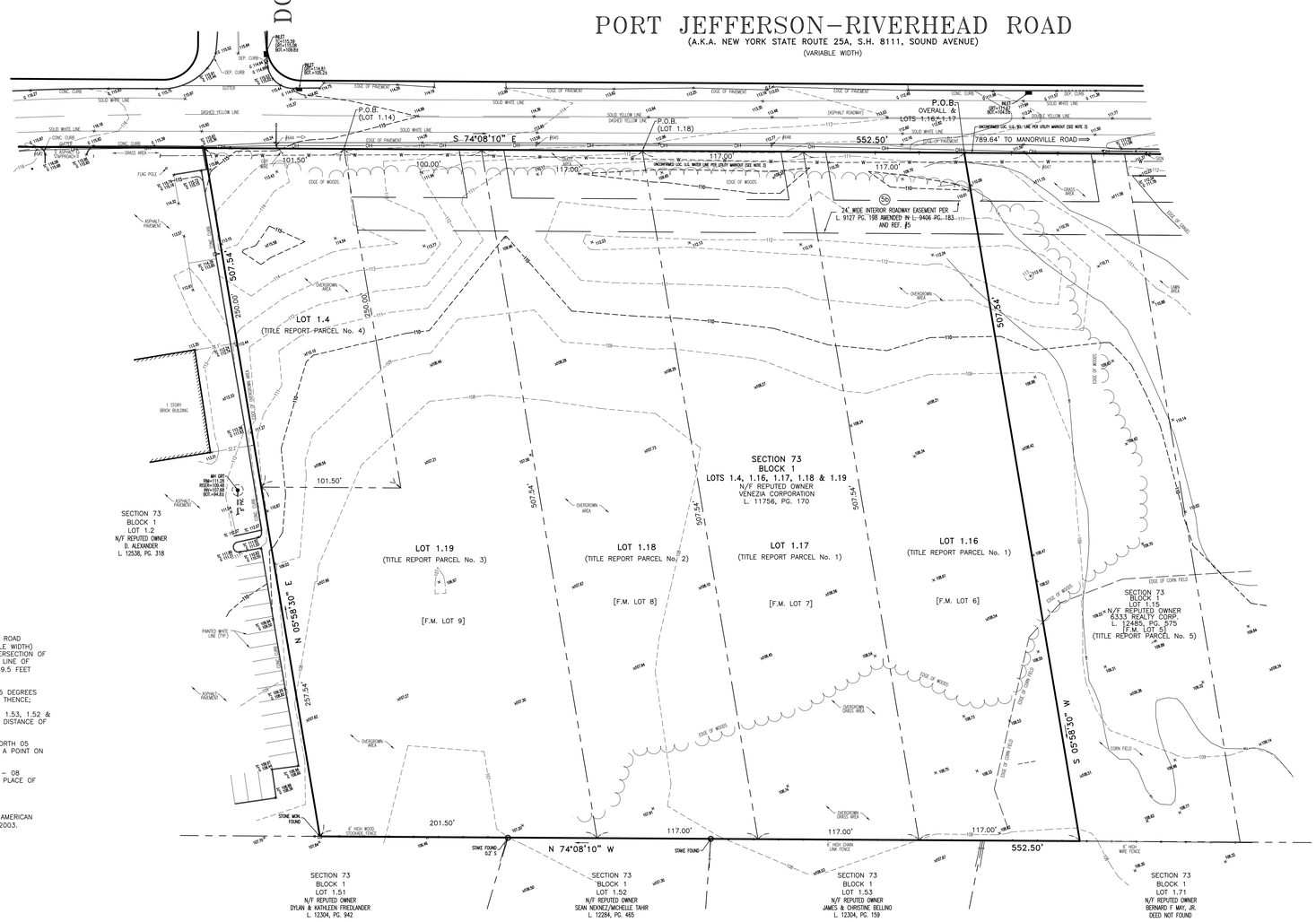
Scale: 1 inch = 100 feet

N

Venezia Square
Wading River
Site Plan Application
Expanded EAF



VICINITY MAP
©1997 DeLorme. Street Atlas USA



METES AND BOUNDS DESCRIPTION
LOTS 1.4, 1.16, 1.17, 1.18 AND 1.19, BLOCK 1
SECTION 73, DISTRICT 0600
WADING RIVER, TOWN OF RIVERHEAD
SUFFOLK COUNTY, NEW YORK

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF PORT JEFFERSON – RIVERHEAD ROAD (A.K.A. NEW YORK STATE ROUTE 25A, STATE HIGHWAY 8111, SOUND AVENUE, VARIABLE WIDTH) SAID POINT BEING DISTANT 789.64 FEET WESTERLY ALONG THE SAME FROM THE INTERSECTION OF THE SOUTHERLY LINE OF PORT JEFFERSON – RIVERHEAD ROAD WITH THE WESTERLY LINE OF MANORVILLE ROAD (A.K.A. WADING RIVER – MANORVILLE ROAD, COUNTY ROUTE 25, 49.5 FEET WIDE) AND FROM SAID POINT OF BEGINNING RUNNING THENCE;

1. ALONG THE DIVIDING LINE BETWEEN LOT 1.16 AND LOT 1.15, BLOCK 1, SOUTH 05 DEGREES – 58 MINUTES – 30 SECONDS WEST, A DISTANCE OF 507.54 FEET TO A POINT, THENCE;
2. ALONG THE DIVIDING LINE BETWEEN LOTS 1.16, 1.17, 1.18, 1.19 AND LOTS 1.71, 1.53, 1.52 & & 1.51, BLOCK 1, NORTH 74 DEGREES – 08 MINUTES – 10 SECONDS WEST, A DISTANCE OF 552.50 FEET TO A STONE MONUMENT FOUND, THENCE;
3. ALONG THE DIVIDING LINE BETWEEN LOTS 1.19 & 1.4 AND LOT 1.2, BLOCK 1, NORTH 05 DEGREES – 58 MINUTES – 30 SECONDS EAST, A DISTANCE OF 507.54 FEET TO A POINT ON THE SOUTHERLY LINE OF PORT JEFFERSON – RIVERHEAD ROAD, THENCE;
4. ALONG SAID LINE OF PORT JEFFERSON – RIVERHEAD ROAD, SOUTH 74 DEGREES – 08 MINUTES – 10 SECONDS EAST, A DISTANCE OF 552.50 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 276,249 SQUARE FEET OR 6.342 ACRES

THIS DESCRIPTION IS WRITTEN WITH REFERENCE TO A TITLE REPORT PREPARED BY AMERICAN LAND SERVICES, INC., TITLE No. SS–16680, WITH AN EFFECTIVE DATE OF JULY 17, 2003.

LEGEND

123	EXISTING CONTOUR
X 123.45	EXISTING SPOT ELEVATION
X TC 123.45	EXIST. TOP OF CURB ELEVATION
X G 122.95	EXIST. GUTTER ELEVATION
X TW 123.45	EXIST. TOP OF WALL ELEVATION
X BW 122.95	EXIST. BOTTOM OF WALL ELEVATION
OH	OVERHEAD WIRES
T	UNCONFIRMED LOC. UNDERGROUND TEL. LINE
W	UNCONFIRMED LOC. UNDERGROUND WATER LINE
	UTILITY POLE
	UTILITY POLE/LIGHT POLE
	LIGHT POLE
	GUY WIRE
	MONITORING WELL
	ELECTRIC METER
	SIGN
	MAIL BOX
	AREA LIGHT
	PAINTED ARROWS
10	DENOTES PARKING SPACE COUNT
[F.M. LOT 9]	FILED MAP LOT NUMBER
5a	TITLE REPORT EXCEPTION

NOTES:

1. PROPERTY KNOWN AS LOTS 1.4, 1.16, 1.17, 1.18 & 1.19, BLOCK 1, SECTION 73, AS SHOWN ON THE OFFICIAL TAX MAPS OF SUFFOLK COUNTY, NEW YORK
2. AREA = 276,249 S.F. OR 6.342 AC.
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK–OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY AMERICAN LAND SERVICES, INC., TITLE No. SS–16680, WITH AN EFFECTIVE DATE OF JULY 17, 2003. WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B;
   - (5a) COVENANTS AND RESTRICTIONS IN LIBER 8147, PG. 398, AFFECTS PROPERTY – BLANKET, NOT SHOWN.
   - (5b) COVENANTS, RESTRICTIONS AND 24' WIDE INTERIOR ROADWAY EASEMENT IN LIBER 9127, PG. 198 AMENDED IN LIBER 9406, PG. 183, AFFECTS LOTS 1.15 THRU 1.19 – EASEMENT SHOWN.
   - (5c) COVENANTS AND RESTRICTIONS IN LIBER 11892, PG. 509, AFFECTS LOT 1.15 – BLANKET, NOT SHOWN.
6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
7. ELEVATIONS ARE BASED UPON NAVD 88, REF. BM #Z38, ELEV=117.80'
8. PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOODPLAIN) PER REF. #2
9. THE NEW YORK STATE D.O.T. HAS NOT YET RESPONDED TO A REQUEST FOR HIGHWAY PLANS.

REFERENCES:

1. THE OFFICIAL TAX MAPS OF SUFFOLK COUNTY, NEW YORK
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, SUFFOLK COUNTY, NEW YORK, (ALL JURISDICTIONS), PANEL 428 OF 1026, MAP NUMBER 36103C0428 G, EFFECTIVE DATE: MAY 4, 1998.
3. MAP ENTITLED "AS–BUILT SURVEY, McDONALD'S CORPORATION, LOTS 1.12 & 1.20, BLOCK 1, SEC. 073, DIST 0600, PORT JEFFERSON–RIVERHEAD ROAD & MANORVILLE ROAD, WADING RIVER, TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 8–29–01, FILE NO. C98345AB.
4. MAP ENTITLED "SITE PLAN PREPARED FOR ARTHUR KRETSCHMER AT WADING RIVER, TOWN OF RIVERHEAD, SUFFOLK COUNTY, N.Y." PREPARED BY HOWARD W. YOUNG, DATED OCT. 3, 1990, LAST REVISED OCT. 2, 1991
5. MAP ENTITLED "SUBDIVISION MAP FOR WADING RIVER MANOR ASSOCIATES AT WADING RIVER, TOWN OF RIVERHEAD, SUFF. CO., N.Y." PREPARED BY YOUNG & YOUNG, DATED JUNE 9, 1983, REVISED JUNE 15, 1983, FILED IN THE SUFFOLK COUNTY CLERK'S OFFICE ON JULY 12, 1983 IN FILE No. 7201, ABS #9425
6. MAP ENTITLED "MAP OF SUBDIVISION AT WADING RIVER, SUFFOLK COUNTY, N.Y., KNOWN AS TERMINAL PARK" PREPARED BY H.J. MILLER, DATED MAY, 1926, FILED IN THE SUFFOLK COUNTY CLERK'S OFFICE ON AUG 25, 1926 IN FILE No. 815, ABS #518
7. MAP ENTITLED "NEW YORK STATE DEPARTMENT OF TRANSPORTATION, DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY, PORT JEFFERSON–RIVERHEAD, PART 2B, S.H. 8111, SUFFOLK COUNTY," MAP NO. 18, PARCEL NO. 28, SHEET 1 OF 2.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY THE NEW YORK ONE CALL SYSTEM (1–800–272–4480) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
SERIAL NUMBER(S): 2020249 (2003 MARKOUT)

UTILITY COMPANY	PHONE NUMBER
LIPA	(631) 755 – 6900
KEYSPAN	(631) 289 – 8262
CABLEVISION RIVERHEAD	(631) 727 – 6300
TOWN OF RIVERHEAD	(631) 727 – 3200
VERIZON	(631) 435 – 2205

No.	DESCRIPTION OF REVISION	DRAWN:	APPROVED:	DATE
2	REVISE PER FIELD UPDATE	M.H.S.	J.P.L.	1–18–2016
1	REVISE TITLE BLOCK	G.J.S.	J.P.L.	2–3–2015

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB–DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL

1–18–2016
DATE

JOHN P. LYNCH
NEW YORK PROFESSIONAL LAND SURVEYOR #50720

FIELD DATE	5–28–08
FIELD BOOK NO.	08–16
FIELD BOOK PG.	23
DRAWN:	J.R.W.
REVIEWED:	T.F.M.
APPROVED:	T.F.M.

BOUNDARY & TOPOGRAPHIC SURVEY
THE NORTHWIND GROUP, LLC
PORT JEFFERSON–RIVERHEAD ROAD (N.Y.S.R. 25A)
LOTS 1.4, 1.16, 1.17, 1.18 & 1.19, BLOCK 1, SECTION 73, DISTRICT 0600
WADING RIVER, TOWN OF RIVERHEAD
SUFFOLK COUNTY, NEW YORK

CONTROL POINT ASSOCIATES, INC.
35 TECHNOLOGY DRIVE
WARREN, NJ 07059
908.668.0099 • 908.668.9595 FAX
NEW BRITAIN CORPORATE CENTER
1600 MANOR DRIVE, SUITE 120
CHALFONT, PA 18914
215.712.9800 – 215.712.9802 FAX

DATE	SCALE	FILE NO.	DWG. NO.
6–4–2008	1"=40'	C03243.01	1 OF 1

CONTROL POINT ASSOCIATES, INC. – ALL RIGHTS RESERVED
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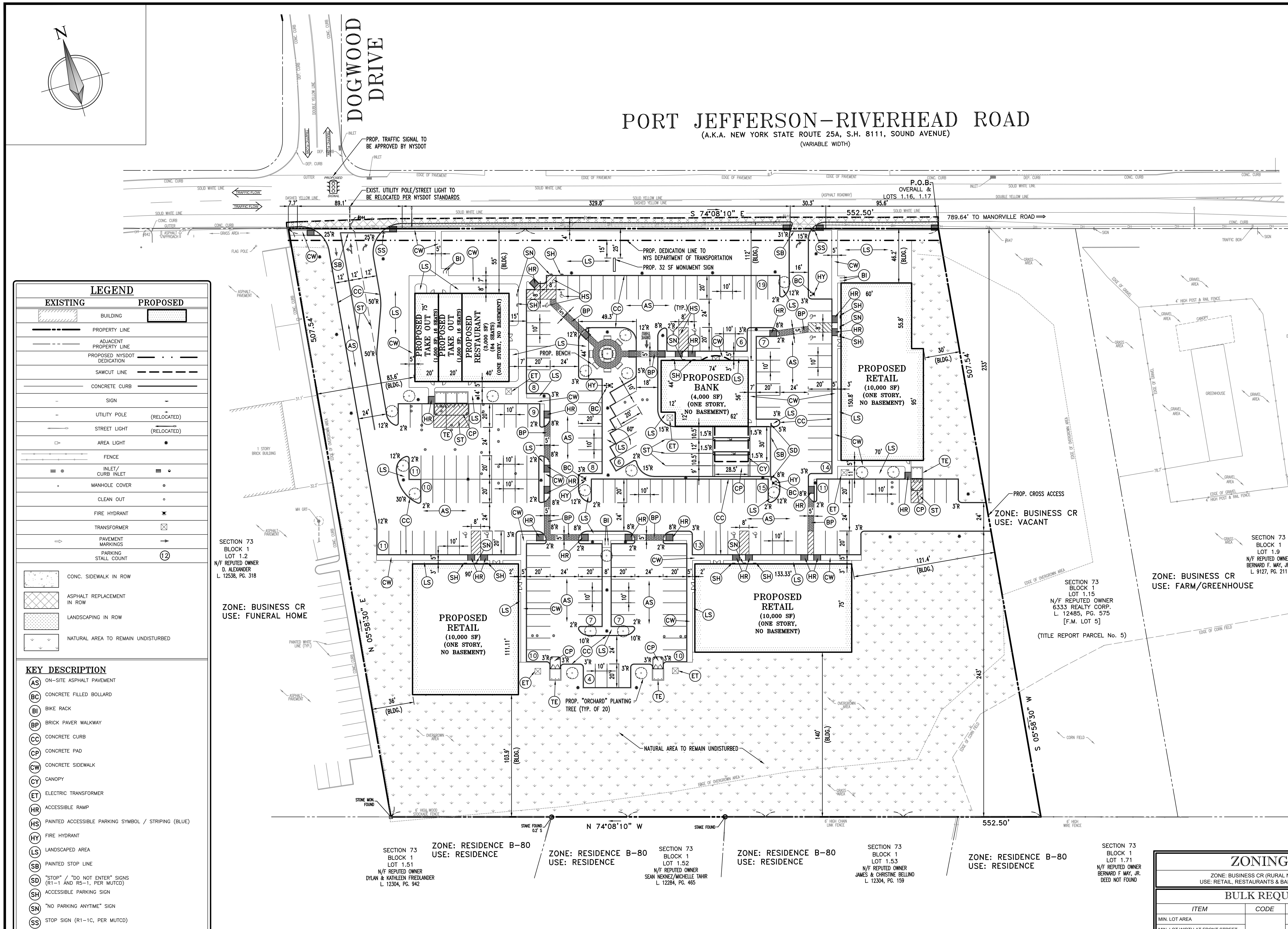
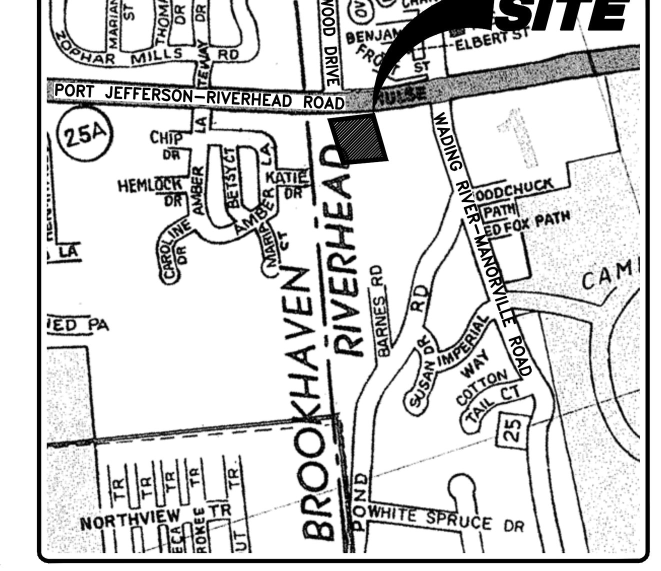


SCALE

1 inch = 40 ft.

DO NOT SCALE



SITE LOCATION MAP

N.T.S.

Copyright Hagstrom/ American Map Corporation PUN HA0212222005

SITE PLAN NOTES

1. **THE GENERAL NOTES SHEET SHALL BE PART OF THIS ENTIRE DOCUMENT PACKAGE AND IS PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES SHEET IS REFERENCED HEREIN AND IS TO BE REFERRED TO BY THE CONTRACTOR. THE CONTRACTOR IS TO FAMILIARIZE HIMSELF AND ACKNOWLEDGES HIS FAMILIARITY WITH ALL THE NOTES ON THE GENERAL NOTES SHEET AS WELL AS ANY AND ALL DRAWING SHEET SPECIFIC NOTES BELOW.**
2. SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH §108–56, THE SIGNAGE ORDINANCE. SIGNS TO BE FILED UNDER SEPARATE APPLICATIONS.
3. LIGHTING FIXTURES SHALL BE "FULL CUTOFF" TYPE AND SHALL BE SHIELDED SO AS NOT TO SHINE ONTO NEIGHBORING PROPERTIES AND CANNOT BE METAL HALIDE.
4. LOCATION OF EXISTING AND PROPOSED SERVICES SHOWN ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR WITH THE UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF DISCREPANCIES EXIST, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING.
5. STORMWATER RUNOFF WITHIN PROPERTY TO BE COLLECTED ON–SITE WITH NO OVERLAND RUNOFF ONTO RIGHT–OF–WAY OR ADJACENT PROPERTIES.
6. UNSUITABLE MATERIAL, CONSTRUCTION DEBRIS, EXCESS SOILS, ETC. SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF–SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND LAWS.
7. THE CONTRACTOR IS RESPONSIBLE TO TAKE EROSION CONTROL MEASURES NECESSARY IN ACCORDANCE WITH NYS GUIDELINES FOR URBAN EROSION & SEDIMENT CONTROL TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES.
8. DIRECTIONAL SIGNAGE TO COMPLY WITH THE LATEST NYS MUTCD STANDARDS.
9. ALL SIDEWALKS, CURBS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED, WHETHER SPECIFIED ON THIS PLAN OR NOT.
12. ALL TRASH GENERATED BY THE PROPOSED BANK WILL BE STORED INDOORS AND COLLECTED NIGHTLY FOR DISPOSAL DUE TO THE SENSITIVE NATURE OF THE MATERIAL. AN OUTDOOR TRASH ENCLOSURE WILL NOT BE PROVIDED.
13. RELOCATION AND/OR REMOVAL OF EXISTING UTILITY POLES, TRAFFIC SIGNS, ETC., SHALL BE COORDINATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FIELD–VERIFYING THEIR PRESENCE.
14. EXCAVATION SHALL BE PROPERLY BACKFILLED WITH CLEAN MATERIALS. CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEER REPORTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION TESTING AND SHALL SUBMIT SUCH REPORTS AND RESULTS TO THE ENGINEER OF RECORD AND OWNER.
15. WORK WITHIN THE R.O.W. OF PORT JEFFERSON–RIVERHEAD ROAD SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF NEW YORK STATE DEPARTMENT OF TRANSPORTATION.
16. OWNER/ OPERATOR SHALL FILE THE NOI FOR NPDES PERMITS AT APPROPRIATE TIMEFRAMES BASED UPON THE DESIRED START OF CONSTRUCTION. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN, PER TOWN OF RIVERHEAD REQUIREMENTS). THE CONTRACTOR SHALL STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).

TOWN OF RIVERHEAD NOTES

1. FOR ALL PARCELS THREE (3) ACRES OR GREATER IN AREA, THE PROPOSED FLOOR AREA SHALL BE DISTRIBUTED INTO A MINIMUM OF FOUR (4) BUILDINGS.
2. ONLY ONE ROW OF PARKING IS ALLOWED IN FRONT YARDS, WITH A PAVED AREA NOT TO EXCEED FORTY (40) FEET IN DEPTH, MEASURED PERPENDICULAR TO THE FRONT STREET.
3. TRASH/DUMPSTER AREAS SHALL BE SCREENED BY WOOD FENCES OR LANDSCAPING, OR A COMBINATION THEREOF, PURSUANT TO §98–8.
4. FRONT YARDS, STREET FACING SIDE YARDS AND REAR YARDS SHALL BE LANDSCAPED OR MAINTAINED AS NATURAL OPEN SPACE. TO THE EXTENT POSSIBLE, EXISTING WOODLANDS, STANDS OF OR INDIVIDUAL TREES AND OTHER UNIQUE, INDIGENOUS OR SIGNIFICANT VEGETATION WITHIN SUCH SETBACKS SHOULD BE PROTECTED.
5. CURB CUTS SHALL BE LIMITED TO ONE CURB CUT EVERY FOUR HUNDRED (400) LINEAR FEET ON PUBLIC FRONT AND SIDE STREETS. DRIVEWAY ENTRANCES TO ADJACENT PARKING LOTS SHALL BE SHARED AND CONSOLIDATED.
6. NO RETAIL BUSINESS ESTABLISHMENT SHALL REMAIN OPEN FOR BUSINESS DURING THE FIVE HOUR PERIOD BETWEEN 12:00 MIDNIGHT AND 5:00 A.M.. EVERY RETAIL BUSINESS ESTABLISHMENT SHALL BE CLOSED TO THE PUBLIC DURING THE AFOREMENTIONED FIVE HOUR PERIOD, AND BUSINESS WITH THE PUBLIC THEREIN IS PROHIBITED AFTER THE HOUR OF 12:00 MIDNIGHT AND BEFORE THE HOUR OF 5:00 A.M. OF EVERY DAY, PURSUANT TO §108–296C.(1).

SIGNAGE REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MAX. NUMBER OF PRIMARY SIGNS	§ 108-56C.	1	1 (FREESTANDING SIGN)
MAX. FREESTANDING SIGN AREA	§ 108-56C.(3)(b)	32 SF	32 SF
MIN. FREESTANDING SIGN SETBACK	§ 108-56C.(3)(d)	15' (FRONT/REAR) 25' (SIDES)	25' (FRONT) 267.86' (SIDE)
MAX. FREESTANDING SIGN HEIGHT ABOVE GRADE	§ 108-56C.(3)(c)	10'	10'

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE	§ 108-60E.(2)	10' X 20'	10' X 20'
MIN. AISLE WIDTH	§ 108-60E.(1)	24' (90° STALLS) 18' (60° STALLS)	24' (90° STALLS) 18' (60° STALLS)
MIN. NUMBER OF STALLS	§ 108-60A.	186	186

REQUIRED FOR BANK = 1 STALL/150 SF = 4,000 SF X 1/150 SF = 27 STALLS
REQUIRED FOR RETAIL = 1 STALL/250 SF = 30,000 SF X 1/250 = 120 STALLS
REQUIRED FOR RESTAURANT = 1 STALL/3 SEATS = 116 SEATS X 1/3 = 39 STALLS
TOTAL STALLS REQUIRED = 186 STALLS
TOTAL STALLS PROVIDED = 186 STALLS (INCLUDING 10 ACCESSIBLE STALLS)

PINE BARRENS COMPATIBLE GROWTH AREA

ITEM	CODE	PERMITTED	PROPOSED
MAX. CLEARING OF NATURAL VEGETATION	§ 108-179A.(8)(a)	65% (179,561.85 SF)	64.62% (178,511.13 SF)
MAX. FERTILIZER DEPENDENT VEGETATION	§ 108-179A.(9)	15%	TBD

ZONING TABLE

ZONE: BUSINESS CR (RURAL NEIGHBORHOOD BUSINESS)
USE: RETAIL, RESTAURANTS & BANKS PERMITTED PER §108-294A.

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN. LOT AREA	TOWN OF RIVERHEAD COMMERCIAL DISTRICTS SCHEDULE OF DIMENSIONAL REGULATIONS	40,000 SF	276,249 SF (6.342 AC)
MIN. LOT WIDTH AT FRONT STREET		200'	552.50'
MIN. FRONT YARD		30'	46.2'
MIN. SIDE YARD		25' EACH / 50' COMBINED	30' (MIN.) / 66' COMBINED
MIN. REAR YARD		25'	103.9'
MAX. BUILDING HEIGHT		35'	<35'
MAX. FAR		0.20	0.148 (40,855 SF)
MAX. BUILDING COVERAGE		15%	14.79% (40,855 SF)
MAX. IMPERVIOUS SURFACE		75%	51.35% (141,854.35 SF)
MIN. BUFFER ADJOINING RESIDENTIAL USE	§ 108-64.1A.(2)	10' W/ MIN. 8' HIGH EVERGREEN PLANTINGS	COMPLIES
MIN. STREET TREES	§ 108-64.1B.	SPACED AT AVERAGE DIAMETER OF BRANCHING HABIT AT MATURITY	COMPLIES
MIN. LANDSCAPE ISLANDS	§ 108-64.1D.	20 SF OF LANDSCAPE ISLAND PER STALL; MIN. 8' WIDE W/ 1 TREE PER 100 SF (3,720 SF)	3,936.53 SF
MIN. LANDSCAPE COVERAGE WITHIN PARKING FIELD	§ 108-296B.(7)	15% (12,373.26 SF)	16.81% (13,866.18 SF)
MIN. TREES WITHIN PARKING FIELD	§ 108-296B.(8)	1 TREE / 10 STALLS = 19 TREES	20 TREES

BOHLER ENGINEERING

WARREN, NJ - CORPORATE OFFICE
WHITE PLAINS, NY · CENTER VALLEY, PA
ALBANY, NY · SOUTHBOROUGH, MA
BOWIE, MD · STERLING, VA
TOWSON, MD · WARRENTON, VA
CHALFONT, PA · FT. LAUDERDALE, FL

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)

APPROVALS

REVISIONS

No.	Date	DESCRIPTION
1	12/3/09	REVISED AS PER SCDHS COMMENTS
2	11/18/15	REV. PER TOWN PLANNING DEPARTMENT COMMENTS

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
2929 EXPRESSWAY DRIVE NORTH
HAUPPAUGE, NY 11749
Phone: 631.738.1200
Fax: 631.285.6464
WWW.BOHLERENGINEERING.COM

JOSEPH A. DEAL
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 087122

DATE:	09/18/08	DRAWN BY:	MD
SCALE:	AS SHOWN	CHECKED BY:	JPC
CAD I.D. No.:	N08029-SS-2A	PROJECT No.:	N08029

NOT FOR CONSTRUCTION

NYSDOT CASE #: N/A
HEALTH DEP. REF. #: N/A

CLIENT/ PROJECT: VENEZIA SQUARE, LLC c/o THE NORTHWIND GROUP
PORT JEFFERSON-RIVERHEAD ROAD (NYS ROUTE 25A)
WADING RIVER
TOWN OF RIVERHEAD
SUFFOLK COUNTY, NY 11792
TAX MAP # : 600-73-1-1.4, 1.16-1.19

TITLE: **SITE PLAN**

SHEET NO. **C-3** OF 13 REV. 2

~~CONSTRUCTION SET~~ SUBMISSION SET

CENTRAL PINE BARRENS
JOINT PLANNING & POLICY COMMISSION

December 21, 2022

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

Re: Referral: 4K Property Management Site Plan - Revisions
Middle Country Road, Middle Island
SCTM # 200-400-6-21.1; Log # 19SP0053
Compatible Growth Area of the Central Pine Barrens

Robert Calarco
Chair

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

Dear Ms. Moody:

On November 15, 2022, the Central Pine Barrens Commission office received Revised Site Plan materials from the Brookhaven Town Planning Board for the subject application. The project site is in the Compatible Growth Area of the Central Pine Barrens.

The Commission responded to prior referrals on February 2, 2010 and August 9, 2010.

Existing Conditions and Project Description

The 1.75-acre site is in the J4 Business and A1 Residence Zoning Districts. It is on the north side of Route 25 in Middle Island. The property is currently naturally vegetated and undeveloped except for a small cleared area on the roadside. Large oak trees and other natural vegetation exists on the property.

The proposal is to develop 9,000 square feet of medical office with a parking lot, sanitary structures, drainage and landscaping.

Central Pine Barrens Status

The proposal appears to constitute development activity pursuant to the Long Island Pine Barrens Protection Act (the Act), embodied in 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) implemented by the Town Code. 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.

At the time of the Act, the property was identified as lot 21 and was approximately 4.28 acres. A two-lot subdivision occurred since the Act that resulted Lot 21.1 and Lot 21.2 in order to convey the rear portion of the site to Brookhaven Town.

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

Comments

- Please ensure the applicant has demonstrated that the Project conforms with the Plan. If it does not conform, the applicant must revise it to conform or must seek a hardship waiver.

- The area to remain natural must be protected. The recording of legal instruments such as covenants or easements provide long-term protection The recording and proof should be submitted to the Town prior to the issuance of permits to clear and develop the site.

- The site plan appears to preserve in place at least 4 existing large trees including one on the west side and three on the east side that are 36", 28" and 24" wide. This is supported and preserves existing indigenous pine barrens habitat. The applicant should attempt to retain the existing very large oak tree near the road frontage. Large oak trees take many decades to mature and some of the oak trees on the site are unusually large. One oak tree for instance has the potential to provide habitat for at least 500 species of wildlife including birds, insects, mammals, reptiles and amphibians (Tallamy, 2007).

- Where landscaping is necessary continue to utilize native plant species. Currently the landscaping plan lists proposed trees including: 4 red maples, 9 pitch pine, 7 American Holly and a magnolia. Where shrubs or screening is necessary consider bayberry or inkberry rather than non-native arborvitae. Planting native species supports local wildlife and ecosystems and minimizes irrigation and maintenance requirements.

- Please require that the project and its design elements including lighting, signage, colors and materials protect the character of the Central Pine Barrens.

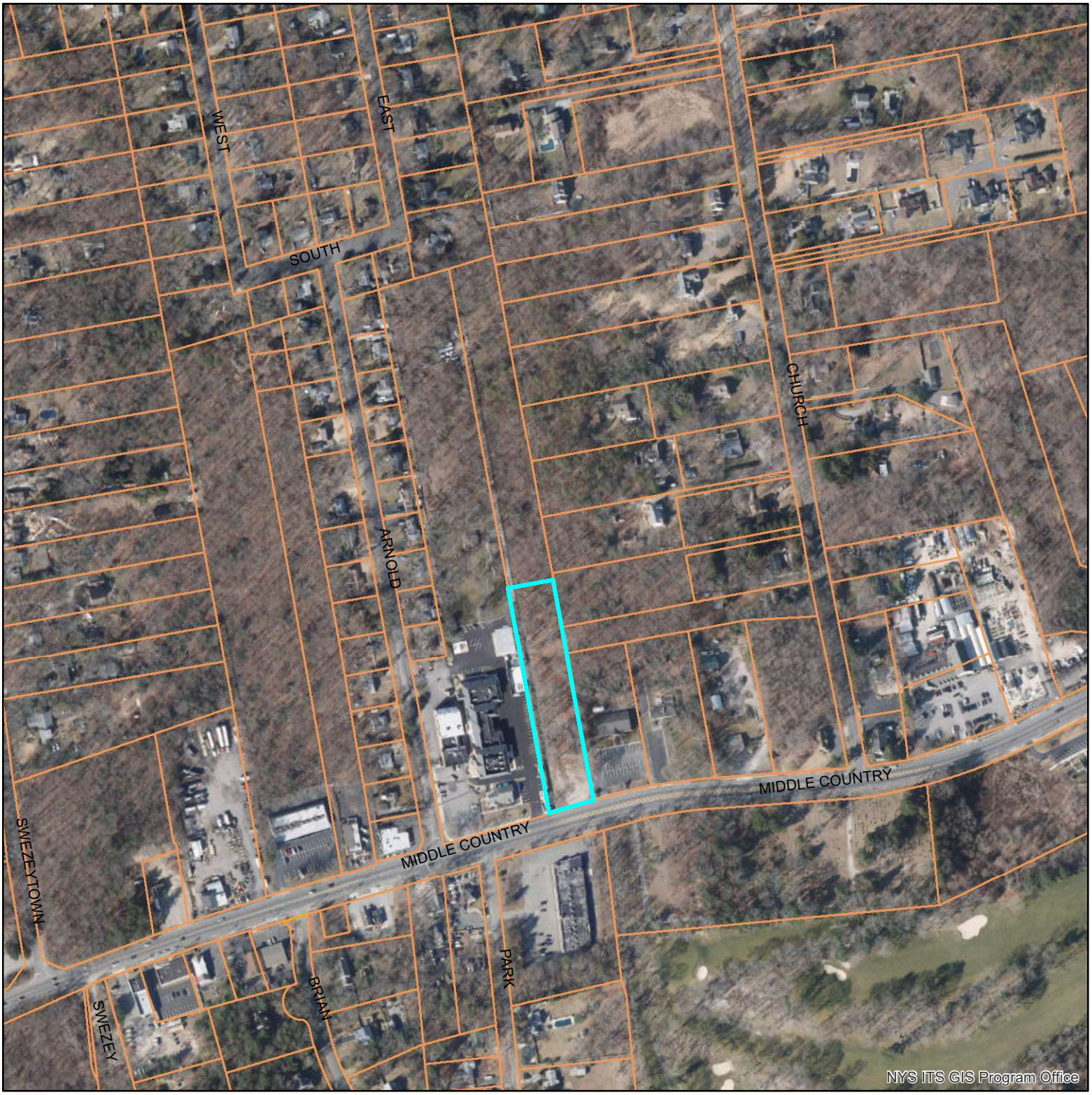
The proposal must conform to all other involved agency jurisdictions and permit requirements in effect on the project site. Thank you for your attention, and if you have any questions, please do not hesitate to contact me at (631) 218-1192.

Sincerely,

Julie Hargrave
Policy and Planning Manager

cc: Judy Jakobsen, Executive Director
John Milazzo, Counsel

Commission Meeting
December 21, 2022
4K Property Manangement referral
Middle Country Road, Middle Island
SCTM # 200-400-6-21.1



0 110 220 440 660 880 Feet

2020 aerial

Town of Brookhaven
Long Island

Edward P. Romaine, Supervisor

DATE: November 15, 2022

TO: Bruce Schaal, Town of Brookhaven, Division of Engineering
Peter E. Fountaine, Town of Brookhaven, Division of Environmental Protection
Christopher Mehrman, Town of Brookhaven, Division of Fire Prevention
Kerri Berberich, Town of Brookhaven, Division of Traffic Safety
Judy Jakobsen, Central Pine Barrens Joint Planning & Policy Commission
Gregson H. Pigott, Suffolk County, Department of Health Services
Melik Tariq, P.E, New York State, Department of Transportation
Luke Ormand, Town of Brookhaven, Land Management

FROM: Amy Moody
Planning Division

RE: Site Plan: **4K Property Management, LLC @ Middle Island,** Log # **19SP0053 *REVISIONS***
Proposed construction of a 9,000 SF medical office building with unfinished basement with associated site improvements.
N/s Middle Country Rd., 300' E/o Arnold Dr., Middle Island
Suffolk County Tax Map #: 0200 40000 0600 021001, 1.75 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.

AM/ar

Department of Planning, Environment and Land Management
James M. Tullo, Commissioner
One Independence Hill • Farmingville • NY 11738 • Phone (631) 451-6400 • Fax (631) 451-6419•

Print Form

Town of
Brookhaven
Long Island, New York

One Independence Hill, Farmingville, NY 11738

Land Use Application

Form PL-01 rev E 6/2/15

Please check the appropriate application request:

1. TOWN BOARD:

- ☐ 1a. AMENDMENT OF RESTRICTIVE COVENANT (TBR)
- ☐ 1b. CHANGE OF ZONE (CZ)
- ☐ 1c. PLANNED DEVELOPMENT DISTRICT (PDD)(CZ)
- ☐ 1d. SPECIAL PERMIT (CZ)

Case Number:

Application Date:

Town Use Only

2. PLANNING BOARD:

- ☐ 2a. AMEND RESTRICTIVE COVENANT (Relief of Covenant) PBR
- ☐ 2b. FINAL SUBDIVISION - FS
- ☐ 2c. LAND DIVISION - LD
- ☐ 2d. PLANNING BOARD VARIANCE
- ☐ 2e. PRELIMINARY FINAL SUBDIVISION - FS
- ☐ 2f. PRELIMINARY SUBDIVISION - PS
- ☐ 2g. ROAD IMPROVEMENT/RESUBDIVISION - RI
- ☐ 2h. SINGLE FAMILY RESIDENCE - SF
- ☒ 2i. SITE PLAN/AMENDED SITE PLAN - SP
- ☐ 2j. SPECIAL PERMIT - SP
- ☐ 2k. 278 CLUSTER TREATMENT (Submitted w/PS, FS, PF, LD or RI)
- ☐ 2l. OTHER:

(I.e. Removal of Excess Materials, Foundation Permit, Variances, Relief of Clearing Limits, Pre-application conference, etc.)

Application is hereby made to the Town of Brookhaven for the application type requested.

By application submittal, the applicant does hereby authorize employees or agents of the Town of Brookhaven to enter and inspect the project site as necessary in conjunction with this application.

3. PLANNING DIVISION:

- ☐ 3a. CHANGE OF USE - CU
  (including facade and minor additions up to 500 sf)
- ☐ 3b. FIRE/AMBULANCE, ETC. - OM
- ☐ 3c. TEST HOLE - TH
- ☐ 3d. TREE CLEARING - TC
- ☐ 3e. REVEGETATION PLAN- RV

Town of
Brookhaven
Long Island, New York

Land Use Application

Form PL-01 rev E 6/2/15

I. GENERAL APPLICATION:

A. PROPERTY LOCATION:

Suffolk County Tax Map (SCTM) Property Number: (Use "Scope of Work" section below to list any additional SCTM #'s)

DISTRICT	SECTION	BLOCK	LOT
0200	400	6	21.1

Name of Application: 4K PROPERTY MANAGEMENT LLC

Located at #: 217, on the ● N ○ E ○ S ○ W side of: MIDDLE COUNTRY ROAD

Distance: 300.00', ○ N ● E ○ S ○ W of: ARNOLD DRIVE

Hamlet: MIDDLE ISLAND

Post Office: MIDDLE ISLAND - 11953

Ambulance District: MIFD

School District: LONGWOOD CENTRAL

Fire District: MIFD

*Total Proposed S.F. of Building(s): 9000

Property Size (Acres):

OR Square Feet: 76,181.2

Disturbed Property Size (Acres):

OR Square Feet: 53,078

Present Zoning/Use of Site: J-2 BUS / A-1 RES

Proposed Zoning/Use of Site: MEDICAL BUILDING

Name of Subdivision: N/A

Subdivision Lot Number: N/A

● Yes ○ No Does the property in question conform to the lot area requirement?

Scope of Proposed Work: *(Please list all SCTM #'s associated with application)*

CONSTRUCTION OF A PROPOSED 9000 SQ.FT. MEDICAL BUILDING W/UNFINISHED BSMT ALONG WITH PROPOSED SITE IMPROVEMENTS SUCH AS PARKING WITH STRIPING, DRAINAGE, LIGHTING, AND CURBING

B. PROPERTY OWNER/ENTITY CONSENT: *(separate sheets may be used for multiple owners)*

Be advised that I am the owner of record of the property referenced herein and hereby consent to this application. By this application, the owner does hereby authorize employees or agents of the Town of Brookhaven, in conjunction with this application, to enter and inspect the project site as necessary.

Owner/Entity Name: 4K PROPERTY MANAGEMENT LLC

Firm Name: 4K PROPERTY MANAGEMENT LLC

Address: 516 RT 25A

Hamlet: MT. SINAI State: NY Zip: 11766 Tel#: 631-928-0220

E-mail: CKOKOLAKIS@KOKOCONTRACTING.COM Fax#:

If corporation, name of responsible officer: GEORGE KOKOLAKIS Title

IN WITNESS WHEREOF I have hereto set my hand onto this day of ,

Sign By Owner/Officer

STATE OF NEW YORK)
) ss.:
COUNTY OF SUFFOLK)

On the 15th day of April in the year 2022 before me, the undersigned, personally appeared George Kokolakis personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individuals(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

ALEX KARAGIANNAKIS
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Suffolk County
01KA6261262
MY COMMISSION EXPIRES 06/10/2024

C. APPLICANT/CONTRACT VENDEE/LESSEE

(If same as owner, state in name field below)

Name: SAME AS OWNER Firm Name:

Street Address:

City: State: Zip: Tel#:

E-mail: Fax#:

D. PLAN PREPARER

Name: CHRISTOPHER LABATE Firm Name: LABCREW ENGINEERING, P.C.

Street Address: 460 HAWKINS AVENUE

City: RONKONKOMA State: NY Zip: 11779 Tel#: 631-676-4881

E-mail: LABCREW@OPTONLINE.NET Fax#:

E. ATTORNEY/AGENT (If applicable):

Name: Firm Name:

Street Address:

City: State: Zip: Tel#:

E-Mail: Fax#:

F. Removal of Excess Materials

Engineers Certification:

The site plan or subdivision submitted to the Board depicts an excess of 921.5 **cubic yards, proposed to be removed from the premises.**

Name: CHRISTOPHER LABATE Phone Number 631-676-4881

E-mail: LABCREW@OPTONLINE.NET License Number: 088475

Signature: Date: 4/14/22

Town of
Brookhaven
Long Island, New York

Land Use Application

Form PL-01 rev E 6/2/15

II. BOARD OF ETHICS TRANSACTIONAL DISCLOSURE:

Case Number:

Application Date:

A. APPLICANT

Name: 4K PROPERTY MANAGEMENT LLC Address: 516 RT 25A

City: MT. SINAI State: NY Zip: 11766 Tel#: 631-928-0220

E-Mail CKOKOLAKIS@KOKOCONTRACTING.COM Fax#:

○ Yes ● No Does any officer of the State of New York, officer or employee of the Town of Brookhaven, officer or employee of Suffolk County,officer of a political party in Suffolk County or his or her spouse, brother, sister, parent, child, grandchild, or the spouse of any of them have an interest in this application by virtue of being the actual applicant, or, by virtue of having an interest in the corporation, partnership, or association making such application?

B. If you checked "Yes" above, please complete the following section below:

Interested Party and Nature of Interest:

Name: Address:

City: State: Zip:

Title: Department:

Relationship to Public Officer/Employee and Title if other than Self:

○ Yes ○ No 1. Is the owner of greater than five percent (5%) of the corporate stock of the application when the applicant is a corporation whose stock is listed on the New York or American Stock Exchanges,

○ Yes ○ No 2. The actual applicant,

○ Yes ○ No 3. An Officer, Director, Partner, or Employee of the applicant, or ,

○ Yes ○ No 4. Legally or beneficially owns or controls any stock of a non-publicly traded corporate applicant or is a member of a partnership or association of the applicant.

George Kokolakis

Print Name: Signature:

On the 15th day of April in the year 2016, before me, the undersigned, a Notary Public in and for said State, appeared George Kokolakis, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and they by his/her/their signature(s), on the instrument, the individual(s), or the person(s) upon behalf of which the individual(s) acted, executed the instrument.

ANTHONY GIANNARDO NOTARY PUBLIC STATE OF NEW YORK Qualified in Suffolk County 01KA6261462 MY COMMISSION EXPIRES 06/07/2019

Notary Public:

III. A. PROJECT DATA

○ Yes ● No 1. Is the property within 500' of the boundary of any village or town? Village/Town

● Yes ○ No 2. Within 500' of any existing or proposed County or State Parkway, Thruway, Expressway or highway?

○ Yes ● No 3. Within 500' of any existing or proposed boundary of any County, State or Federal owned land?

○ Yes ● No 4. Within 500' of any existing or proposed place of public assembly?

○ Yes ● No 5. Within 100' of any freshwater or tidal wetland system?

○ Yes ● No 6. Within Carmans River Watershed area?

○ Yes ● No 7. Within a designated Historic District or Historic District Transition Zone?

● Yes ○ No 8. Are there any existing covenants or restrictions affecting the premises for which the approval is sought? If **Yes**, please attach a copy certified by the Suffolk County Clerk.

● Yes ○ No 9. Are there covenants or conditions being offered which would affect the use or development of this property?

○ Yes ● No 10. Is the property improved with any structures or signs? If **Yes**, attach a copy of any Certificate of Occupancy(s), Certificates of Existing Use(s), and/or Certificate of Zoning Compliance(s) for all of the existing structures and/or signs.

● Yes ○ No 11. Is the property located within the New York State Hydrogeologic Sensitive Zone?

○ Yes ● No 12. Is the property located within the New York State designated Central Pine Barrens area?

○ Yes ● No 13. Is there any Pine Barrens Credits being purchased?

○ Yes ● NO 14. Does the owner/applicant own or have any interest in any contiguous property? If **Yes**, list the SCTM numbers below:

● Yes ○ No 15. Have you applied for Health Department approval for sanitary waste for the proposed use?

○ Yes ● No 16. Do any Special Districts or utilities service the site? If **Yes**, please explain below:

○ Yes ● No 17. Will there be any use, manufacture, or disposal of any hazardous materials, and/or ground water resources be utilized in any other way other than for normal potable consumption , and/or any air, noise or light emissions occur. If **Yes**, please explain below:

● Yes ○ No 18. Is the property located on an improved road?

○ Yes ● No 19. Is the road Town maintained?

● Yes ○ No 20. Does the proposed property disturb more than one acre of land? If **Yes**, please prepare a Stormwater Pollution Prevention Plan.

○ Yes ● No 21. Is the property located within a designated Zoning Overlay District?

○ Yes ● No 22. Was the property subject to a public hearing on a change of zone application within the last 12 months?

III. B. PROJECT DATA: ECONOMIC IMPACTS

Completed for all commercial/industrial projects and residential projects greater than 10 Units
(If not applicable, check here and go to Section IV) ☐ N/A

1. Does project involved Local, State or Federal funding? ○ Yes ● No

2. **If single phase project:**

   Anticipated period of construction months. (including demolition). 8

3. **If multi-phased:**

   a. Total number of phases anticipated. 1

   b. Expected date of commencement Phase 1. (including demolition) ASAP

   c. Approximate completion date of final phase. (month/year) SPRING 23'

   d. Is Phase 1 functionally dependent on subsequent phases? ○ Yes ● No

4. Number of jobs generated during construction. (full time equivalent) N/A

5. Number of jobs generated after completion. (full time equivalent) 20

6. Number of jobs eliminated by this project. 0

7. What are the current tax revenues generated by the project site? N/A

8. What tax revenues will project generate after completion? N/A

9. What is the estimated cost of construction? $600,000

10. How many schoolchildren is the project expected to generate? ☒ N/A —

11. What is the estimated cost of educating the school-age children generated by the completion of this project? ☒ N/A —

C1. If he proposed project requires an **Amendment to a Restrictive Covenant,** please **check** the appropriate **Board** and describe: A) Existing covenant for which relief is sought; B) Description of requested relief; and, C) Reason for requested relief, in the space below:

☐ Town Board ☐ Planning Board ☐ Zoning Board of Appeals

2. Percentage of current covenant area affected: ____ %. Proposed percentage of covenant area affected: ____ %.

3. Percentage of current buffer area affected: ____ %. Proposed percentage of buffer area affected: ____ %.

V. SUBDIVISION/LAND DIVISION:

A1. Complete for all subdivision/land division/road improvements

Deed(s) recorded in the Suffolk County Clerk's Office: Number of Lots: ____

Date:	Liber:	Page:

○ Yes ○ No 2. Are there encumbrances or liens against this land other than mortgages?

○ Yes ○ No 3. Will the final plat be filed in sections, or will it cover the entire preliminary layout?

○ Yes ○ No 4. Are all the public open spaces shown on the layout to be dedicated for public purposes?

____ 5. How many acres are to be dedicated for public park or playground purposes?

Reset Form

REVISED
9:49 am, Nov 07, 2022

Full Environmental Assessment Form
Part 1 - Project and Setting

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 project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: 4K PROPERTY MANAGEMENT LLC		
Project Location (describe, and attach a general location map): NORTH SIDE OF MIDDLE COUNTRY RD., 300' E OF ARNOLD DR., MIDDLE ISLAND		
Brief Description of Proposed Action (include purpose or need): THE APPLICANT PROPOSES A MEDICAL OFFICE BUILDING ON A 1.748 AC. LOT. THE WORK IS TO INCLUDE BUT NOT LIMITED TO CLEARING, GRADING, CONSTRUCTION OF A 9,000 SQ. FT. BUILDING, ASPHALT PAVING AND INSTALLATION OF DRAINAGE / SANITARY STRUCTURES.		
Name of Applicant/Sponsor: 4K PROPERTY MANAGEMENT, LLC	Telephone: 631-793-5130 E-Mail: CKOKOLAKIS@KOKOCONTRACTING.COM	
Address: 516 RT. 25A		
City/PO: MT. SINAI	State: NY	Zip Code: 11766
Project Contact (if not same as sponsor; give name and title/role): GEORGE KOKOLAKIS	Telephone: E-Mail:	
Address: SAME AS ABOVE		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): 4K PROPERTY MANAGEMENT LLC c/o GEORGE KOKOLAKIS	Telephone: E-Mail:	
Address: SAME AS ABOVE		
City/PO:	State:	Zip Code:

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 Council, Town Board, or Village Board of Trustees ■ Yes □ No	BROOKHAVEN TOWN BOARD	JUNE 2022
b. City, Town or Village Planning Board or Commission ■ Yes □ No	BROOKHAVEN PLANNING BOARD	
c. City Council, Town or Village Zoning Board of Appeals □ Yes ■ No		
d. Other local agencies □ Yes ■ No		
e. County agencies ■ Yes □ No	SUFFOLK COUNTY PLANNING/HEALTH	
f. Regional agencies □ Yes ■ No		
g. State agencies □ Yes ■ No		
h. Federal agencies □ Yes ■ No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? □ Yes ■ No

If Yes,

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? □ Yes □ No

iii. Is the project site within a Coastal Erosion Hazard Area? □ Yes □ 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):

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?
J BUSINESS 2

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? LONGWOOD CSD

b. What police or other public protection forces serve the project site?
SUFFOLK COUNTY POLICE 6TH PRECINCT

c. Which fire protection and emergency medical services serve the project site?
MIDDLE ISLAND FIRE DEPARTMENT

d. What parks serve the project site?
PROSSER PINES, CATHEDRAL PINES COUNTY PARK

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)?
COMMERCIAL MEDICAL OFFICE BUILDING

b. a. Total acreage of the site of the proposed action? 1.76 acres
b. Total acreage to be physically disturbed? 1.22 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.76 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 proposed action be constructed in multiple phases? ☐ Yes ● No
i. If No, anticipated period of construction: 9 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
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 1

ii. Dimensions (in feet) of largest proposed structure: 24 height; 50 width; and 180 length

iii. Approximate extent of building space to be heated or cooled: 9,000 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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ● No

If Yes:

i. What is the purpose of the excavation or dredging? _____

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

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

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

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 proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

iv. Will 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: SUFFOLK COUNTY WATER AUTHORITY
- 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), 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: 900 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): SANITARY WASTWATER

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 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):

SEPTIC TANK & LEACHING POOLS

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

SEPTIC TANK & LEACHING POOLS

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?

49,738 Square feet or 1.14 acres (impervious surface)

76,191 Square feet or 1.75 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)?

TO LEACHING POOLS

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ● No

iv. Does 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 (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (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 semi-trailer truck trips/day: _____

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 ½ 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.

i. During Construction:

- Monday - Friday: 7-5
- Saturday: 7-5
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: 7-5
- Saturday: 9-4
- Sunday: N/A
- Holidays: N/A

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 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:

BUILDING & SITE LIGHTING: FULL CUTOFF, DARKSKY COMPLIANT < 20 FT

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

Describe: EXISTING VEGETATION TO REMAIN TO GREATEST EXTENT POSSIBLE

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 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):

TYPICAL LAWN CARE & PEST CONTROL AS REQUIRED

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: 1 tons per MONTH (unit of time)
- Operation : 0.25 tons per WEEK (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: RECYCLING OF METALS
- Operation: RECYCLING OF METAL, PAPER & PLASTIC

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

- Construction: ROLL OFF DUMPSTER
- Operation: SITE DUMPSTER

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 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:

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	0.98	+0.98
• Forested	1.75	0.53	-1.22
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	
• Wetlands (freshwater or tidal)	0		
• Non-vegetated (bare rock, earth or fill)	0		
• Other Describe: LANDSCAPE	0	0.24	+0.24

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): 0606654 - CLOSED
- ☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____
- ☐ 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): _____

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? 1400 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:
CpA - Carver & Plymouth Soils 86.7 %
_____ %
CuB - Cut & Fill Land 13.3 %

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

e. Drainage status of project site soils: ● Well Drained: 100 % of site
☐ Moderately Well Drained: _____ % 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 _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ 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: Massachusetts Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:

BIRD | RACCOON | DEER
SQUIRREL | RABBIT

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

NORTHERN LONG EARED BAT - POTENTIAL SEASONAL HIBERNATION

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

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: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National 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 5 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.

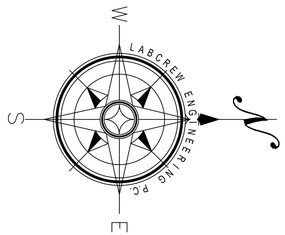
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

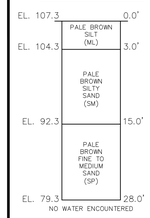
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name _____ Date 11/4/22

Signature CHRISTOPHER Title AGENT



TEST HOLE DATA



TEST HOLE DATA BY:
MCDONALD GEOSCIENCE
P.O. BOX 1000
SOUTHOLD, NY 11971
DATE: 9/17/2019

SYMBOL KEY

N.T.S

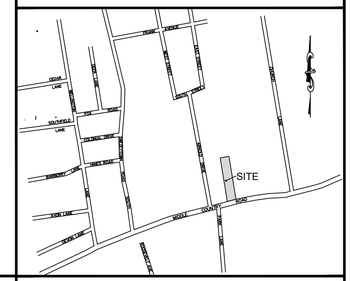
- CATCH BASIN
- GAS VALVE
- WATER VALVE
- MANHOLE COVER
- DRAINAGE MANHOLE COVER
- SEWER MANHOLE COVER
- LIGHT POST
- MONUMENT
- ROOF LEADER
- PIPE
- DRILL HOLE
- HYDRANT
- WATER METER
- BOLLARD
- ±100.0 = PROPOSED ELEVATION
- ×100.0 = EXISTING ELEVATION
- UTILITY POLE
- GUY WIRE
- WETLANDS
- SIGN
- WELL
- RECT. DROP INLET
- DROP INLET
- ELECTRIC BOX
- CABLE BOX
- TELEPHONE BOX
- TRAFFIC SIGNAL BOX
- FLAG POLE
- WETLANDS FLAG
- HANDICAPPED PARKING
- DOOR LOCATION

SPECIAL LINES

N.T.S

- OH = OVERHEAD WIRES
- V = VENT LINE
- W = WATER MAIN
- E = UNDER GROUND ELECTRIC
- G = GAS LINE
- = EXISTING FENCE
- X = PROPOSED FENCE
- = SILT FENCE
- X = FENCE TO BE REMOVED
- = EXISTING CONCRETE
- = PROPOSED CONCRETE

KEY MAP



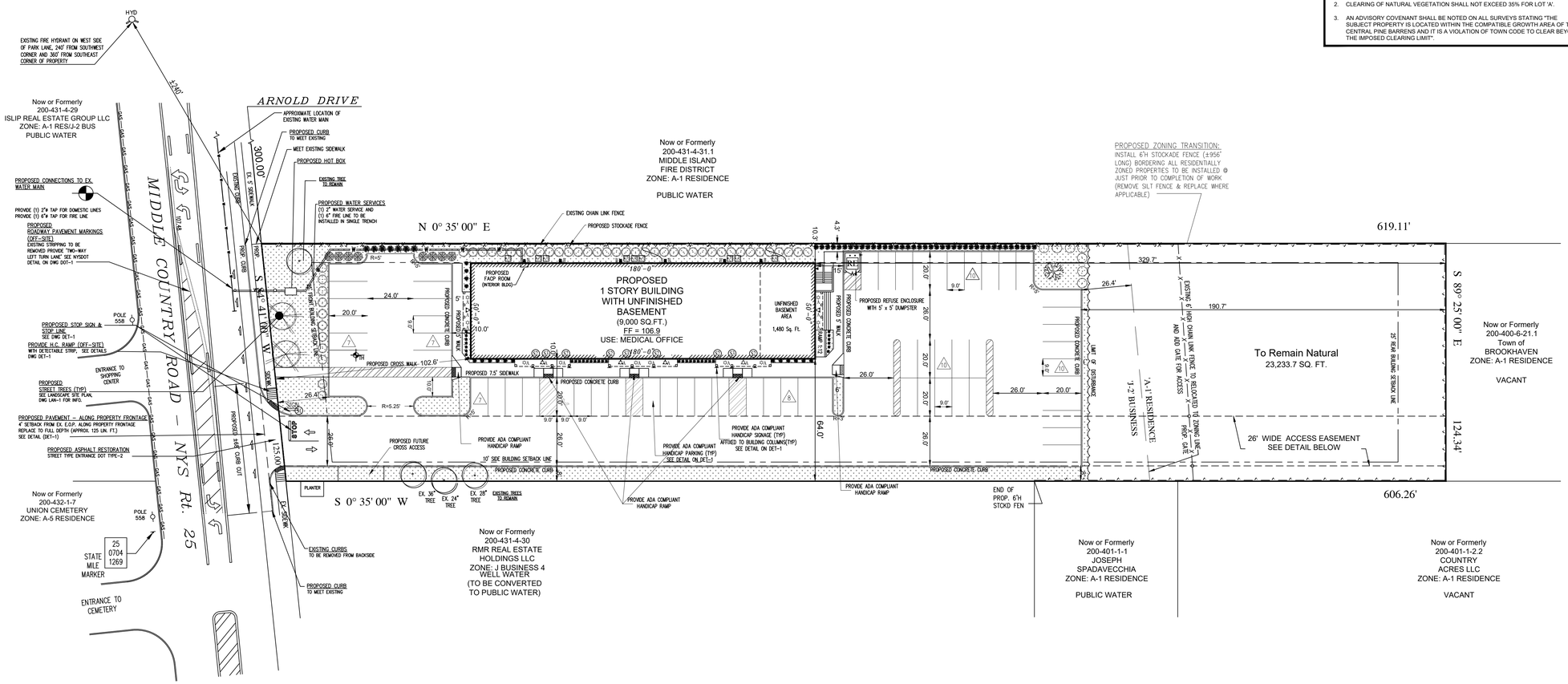
LABCREW ENGINEERING, P.C.

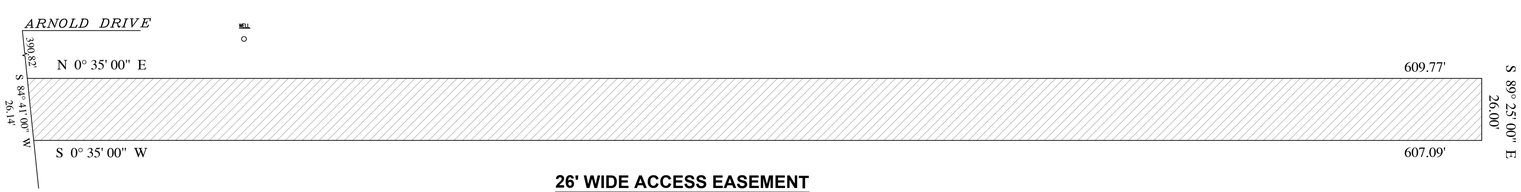
SITE DESIGN/PLANNERS/CIVIL ENGINEERING
460 HAWKINS AVENUE
RONKONKOMA, NEW YORK 11779
TELEPHONE: (631) 676-4881
LABCREW@OPTONLINE.NET

COVENANTS and RESTRICTIONS:

RECORDED ON 5-25-10 IN L.12625, P. 870
OVERALL SUBJECT PARCEL KNOWN AS LOT 'A'.

1. MAXIMUM FERTILIZER DEPENDENT VEGETATION SHALL BE LIMITED TO 15% FOR LOT 'A'.
2. CLEARING OF NATURAL VEGETATION SHALL NOT EXCEED 35% FOR LOT 'A'.
3. AN ADVISORY COVENANT SHALL BE NOTED ON ALL SURVEYS STATING "THE SUBJECT PROPERTY IS LOCATED WITHIN THE COMPATIBLE GROWTH AREA OF THE CENTRAL PINE BARRENS AND IT IS A VIOLATION OF TOWN CODE TO CLEAR BEYOND THE IMPOSED CLEARING LIMIT".





26' WIDE ACCESS EASEMENT

SCALE: 1" = 30'

REVISED
9:49 am, Nov 07, 2022

SITE CRITERIA

SITE DATA:

SITE AREA	1.75 ACRES	76,181.2	SQ.FT.
EXISTING BUILDING AREA		0	SQ.FT.
PROPOSED BUILDING AREA		9,000	SQ.FT.
TOTAL BUILDING G.F.A.		9,000	SQ.FT.
EXISTING F.A.R.		0	%
PROP. F.A.R.		11.8	%
PROP. G.F.A.R.		11.8	%
PARKING REQUIRED		60	STALLS
PARKING PROVIDED		63	STALLS
ZONE		J-2 BUS / A-1 RES	
USE		MEDICAL OFFICES	

J-2 BUSINESS ZONING REQUIREMENTS:

	PROP.	REQ.	
LOT AREA	76,181	15,000.0	SQ.FT.
FRONT YARD SETBACK	102.6	25.0	FEET
MIN. SIDE YARD SETBACK	10.3	10.0	FEET
TOTAL SIDE YARD SETBACK	74.3	N/A	FEET
REAR YARD SETBACK	329.7	25.0	FEET
MIN. FRONTAGE	125.0	100.0	FEET
F.A.R.	11.8	35.0 MAX	%
MAX HEIGHT	35.0	35 / 2.5	FT / STY

ON SITE QUANTITIES:

	EXISTING	PROPOSED	
CONCRETE CURB	N/A	1,338	LN.FT.
CONCRETE WALK	N/A	2,964	SQ.FT.
ASPHALT PAVING	N/A	3294.0	SQ.YD.
LEACHING BASINS	N/A	21	UNITS
CATCH BASINS	N/A	0	UNITS
15" C.P.P. CONNECTOR PIPE	N/A	494	LN.FT.
8" C.P.P. CONNECTOR PIPE	N/A	243	LN.FT.
STOCKADE FENCING	N/A	957	LN.FT.
CHAIN LINK FENCING	603	0	LN.FT.
SCREEN PLANTINGS	N/A	206	UNITS
TREES	1	2	UNITS
SHRUBS	N/A	122	UNITS
SEEDED AREA	N/A	10,756	SQ.FT.

PARKING CALCULATIONS:

MEDICAL (9,000 SQ.FT.) = 1 STALL PER 150 SQ.FT.	60	STALLS
REQUIRED ADA STALLS	2	STALLS
TOTAL PROVIDED (W/LOADING STALL)	62	STALLS

REQUIRED LANDSCAPING:

	REQ.	PROP.	
NATURAL AREA TO REMAIN	15,236.34	19,970	SQ.FT.
FRONT YARD NATURAL AREA/ LANDSCAPE	7,618	2,908.8	SQ.FT.

BROOKHAVEN GENERAL NOTES:

- ALL CONCRETE CURBING, SIDEWALK, AND DRAINAGE STRUCTURE SHALL CONFORM TO PLANNING BOARD STANDARD DETAIL AND SPECIFICATIONS.
- TOWN OF BROOKHAVEN ENGINEERING INSPECTOR IN THE DEPARTMENT OF PLANNING, ENVIRONMENT AND LAND MANAGEMENT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ALL CONSTRUCTION AT 631-451-6400 BETWEEN THE HOURS OF 9:00AM-4:30PM MONDAY THROUGH FRIDAY.
- PLEASE CONTACT THE DIVISION OF ENGINEERING AT 631-451-6400 TO SCHEDULE A PRE-CONSTRUCTION MEETING 48 HOURS PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION ACTIVITIES.
- LOCATION AND GRADES FOR CURBS AND WALKS TO BE VERIFIED WITH THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT, SCDPW OR NYSDOT PRIOR TO CONSTRUCTION.
- ALL TRAFFIC CONTROL DEVICES, I.E. SIGNALS, SIGNS, AND PAVEMENT MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH THE GUIDELINES OF THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND AS DIRECTED BY THE TOWN OF BROOKHAVEN , DIVISION OF TRAFFIC SAFETY.
- THE CONTRACTORS PERFORMING ANY AND ALL TRAFFIC CONTROL DEVICES LAYOUT AND INSTALLATION WORK SHALL NOTIFY THE TOWN OF BROOKHAVEN DIVISION OF TRAFFIC SAFETY, 48 HOURS IN ADVANCE OF BEGINNING SUCH WORK ALONG A TOWN ROAD.
- ALL PAVEMENT MARKINGS REQUIRED SHALL BE THERMOPLASTIC (SUFFOLK COUNTY SPECIFICATIONS) UNLESS OTHERWISE NOTE ON PLAN.
- STOP LINE SIGHT DISTANCE SHALL BE MAINTAINED AT ALL INTERSECTIONS IN ACCORDANCE WITH AASHTO REQUIREMENTS.
- CLEARING LIMITS SHALL BE DELINEATED AND INSPECTED PRIOR TO CLEARING TO PROTECT WETLAND HABITAT AND THE AREA TO REMAIN NATURAL

TOWN OF BROOKHAVEN VARIANCES:

THE FOLLOWING VARIANCES/SPECIAL PERMITS ARE REQUESTED FROM THE TOWN OF BROOKHAVEN TOWN BOARD, PLANNING BOARD AND ZONING BOARD:

§ 85-843(A)(2) - FRONT YARD LANDSCAPING 7,618 sq.ft. REQ'D; 2,908.8 sq.ft. PROVIDED
§ 85-567 - RESIDENTIAL BUFFER - 25' REQD, 8' PROVIDED

SURVEY PREPARED BY:
THOMAS MATARAZZO LAND SURVEYOR
235 SPRINGMEADOW DRIVE, HOLBROOK, NY 11741
PHONE: (631) 472-0968 DATE: FENRUARY 18, 2019

TABLE OF CONTENTS:

SHEET #:		SHEET TITLE:
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2	SAN-1	SANITARY & DRAINAGE PLAN
3	LAN-1	LANDSCAPE PLAN
4	LIG-1	LIGHTING PLAN
5	MRP-1	MATERIALS REMOVAL PLAN
6	ECP-1	EROSION CONTROL PLAN
7	DET-1	SITE DETAILS
8	DOT-1	N.Y.S. DOT PLAN

SEAL

LABCREW ENGINEERING, P.C.

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4K PROPERTY MANAGEMENT LLC
PROPOSED 9,000 SQ. FT. MEDICAL BUILDING
217 MIDDLE COUNTRY ROAD
MIDDLE ISLAND, NY 11953

SCTM#: 0200 - 400.00 - 06.00 - 021.001

PROJECT | TITLE

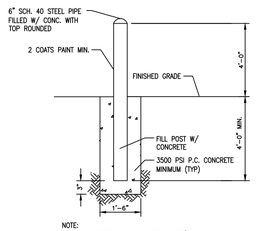
ALIGNMENT PLAN

NO.	DATE	REVISION

PROJECT No.	21-113
DRAWN BY	CTN
CHECKED	CL
DATE	January, 2022
SCALE	1"= 30'

AL-1

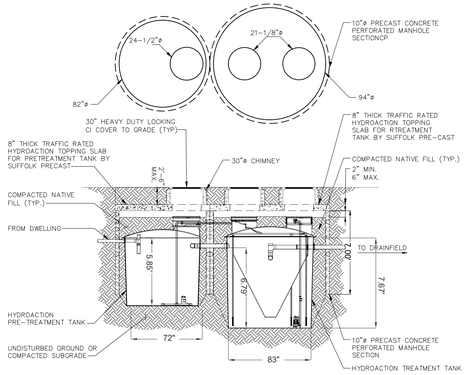
SHEET NO. 1 OF 8



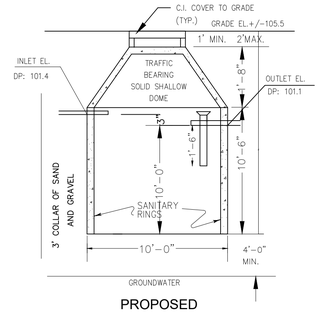
NOTE:
FINISH ON PIPES SHALL BE PER OWNER'S REQUIREMENTS AND/OR UTILITY COMPANY

BOLLARDS AROUND GAS METER, INSIDE TRASH ENCLOSURE, AND AROUND TRANSFORMER

BOLLARD DETAIL
N.T.S.



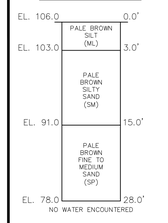
HYDROACTION H2O KIT AN1100
N.T.S.



PROPOSED DISTRIBUTION POOL DETAIL

NOTE: PITCH OF PIPE BETWEEN SEPTIC TANK AND CESSPOOL IS 1/8" / FT MIN.
USE DUMMY RINGS TO GRADE WHERE REQUIRED

TEST HOLE DATA



TEST HOLE DATA BY:
MCDONALD GEOSCIENCE
P.O. BOX 1000
SOUTHOLD, NY 11971
DATE: 9/17/2019

SYMBOL KEY
N.T.S.

- CATCH BASIN
- GAS VALVE
- WATER VALVE
- MANHOLE COVER
- DRAINAGE MANHOLE COVER
- SEWER MANHOLE COVER
- LIGHT POST
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KEY MAP

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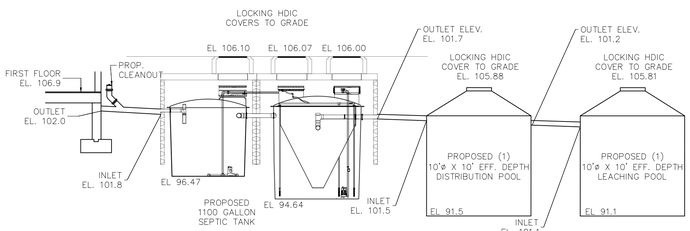
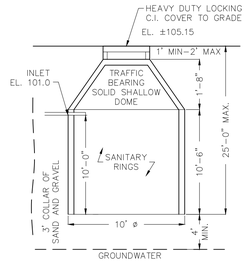
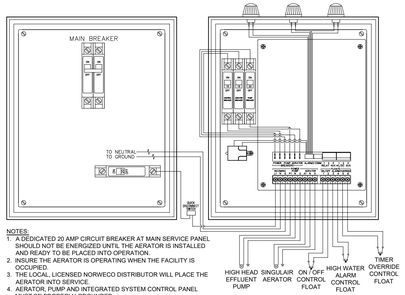


SANITARY PROFILE DETAIL
N.T.S.



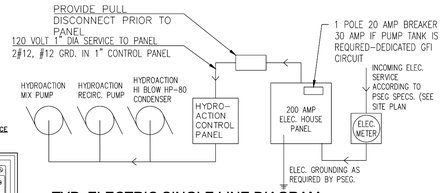
LEACHING POOL DETAIL
N.T.S.

NOTE:
- PITCH OF PIPE BETWEEN SEPTIC TANK AND CESSPOOL IS 1/8"/FT MIN.
- USE DUMMY RINGS TO GRADE WHERE REQUIRED



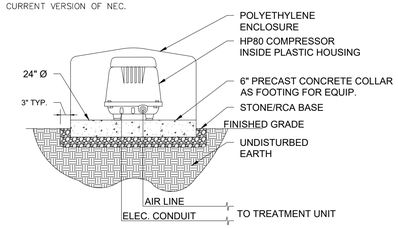
NOTES:
1. A DEDICATED 20 AMP CIRCUIT BREAKER AT MAIN SERVICE PANEL SHOULD NOT BE ENERGIZED UNTIL THE AERATOR IS INSTALLED AND READY TO BE PLACED INTO OPERATION.
2. INSURE THE AERATOR IS OPERATING WHEN THE FACILITY IS OCCUPIED.
3. THE LOCAL LICENSED NORWECO DISTRIBUTOR WILL PLACE THE AERATOR INTO SERVICE.
4. AERATOR, PUMP AND INTEGRATED SYSTEM CONTROL PANEL MUST BE PROPERLY GROUNDED.

WIRING DIAGRAM DETAIL
N.T.S.



TYP. ELECTRIC SINGLE LINE DIAGRAM
N.T.S.

NOTES:
1. BURIED ELECTRICAL CONDUIT SHALL BE A MIN. OF 24" BELOW GRADE
2. ALL ELECTRICAL WORK TO BE PERFORMED IN ACCORDANCE WITH NFPA 70 & CURRENT VERSION OF NEC.



HIBLOW HP80 AIR BLOWER DETAIL
N.T.S.

HEAVY DUTY LOCKING CAST IRON COVER

TO BE PROVIDED FOR ALL COVERS

LABEL	COVER TYPE	RIM/COVER ELEV.	TOP OF RING	BOTTOM OF POOL	Ø	EFFECTIVE DEPTH	INVERT ELEV.	TOP TYPE
DW-1	SOLID MH	105.8	100.3	90.3	10.0	10.0	98.9	DOME
DW-2	SOLID MH	105.9	100.3	90.3	10.0	10.0	98.9	DOME
DW-3	FLUSH INLET	105.0	100.3	90.3	10.0	10.0	98.9	DOME
DW-4	SOLID MH	105.9	100.3	90.3	10.0	10.0	98.9	DOME
DW-5	SOLID MH	102.7	97.2	87.2	10.0	12.0	95.8	DOME
DW-6	SOLID MH	104.8	97.2	87.2	10.0	12.0	95.8	DOME
DW-7	SOLID MH	104.3	97.2	87.2	10.0	12.0	95.8	DOME
DW-8	SOLID MH	103.4	97.2	87.2	10.0	12.0	95.8	DOME
DW-9	FLUSH INLET	102.3	97.2	87.2	10.0	12.0	95.8	DOME
DW-10	FLUSH INLET	101.9	97.2	87.2	10.0	12.0	95.8	DOME
DW-11	FLUSH INLET	101.9	97.2	87.2	10.0	12.0	95.8	DOME
DW-12	SOLID MH	102.8	97.2	87.2	10.0	12.0	95.8	DOME
DW-13	SOLID MH	103.3	97.2	87.2	10.0	12.0	95.8	DOME
DW-14	SOLID MH	103.3	97.2	87.2	10.0	12.0	95.8	DOME
DW-15	SOLID MH	103.7	97.2	87.2	10.0	12.0	95.8	DOME
DW-16	SOLID MH	102.7	97.2	87.2	10.0	12.0	95.8	DOME

CLEAN OUT DETAIL
N.T.S.

SITE CRITERIA

SITE DATA:

SITE AREA	1.75 ACRES	76,181.2	SQ.FT.
EXISTING BUILDING AREA		0	SQ.FT.
PROPOSED BUILDING AREA		9,000	SQ.FT.
TOTAL BUILDING G.F.A.		9,000	SQ.FT.
EXISTING F.A.R.		0	%
PROP. F.A.R.		11.8	%
PROP. G.F.A.R.		11.8	%
PARKING REQUIRED		60	STALLS
PARKING PROVIDED		63	STALLS
ZONE		J-2 BUS / A-1 RES	
USE		MEDICAL OFFICES	

SANITARY CALCULATIONS:

POPULATION DENSITY EQUIVALENT:
SUBJECT PARCEL IN GROUNDWATER MANAGEMENT ZONE III
LOT AREA 1.75 Ac. x 300 GPD/AC = 525 GPD ALLOWABLE
UNFINISHED BASEMENT
NO WELLS WITHIN 150' OF SUBJECT PARCEL, UNLESS NOTED OTHERWISE.

PROPOSED 1 STORY MEDICAL BUILDING:

9,000 SQ.FT. MEDICAL x 0.1 GPD/SQ.FT = 900 GPD

TOTAL SANITARY FLOW: = 900 GPD
900 GPD REQUIRED < 1100P GPD PROVIDED.

900 GPD - 525 GPD = 375 GPD OVER DENSITY
375 GPD / 300 GPD/CREDIT = 1.25 PBC REQUIRED

TOTAL ALLOWABLE WITH 1.25 PBC = 900 GPD
900 GPD < 1050 GPD AT DOUBLE DENSITY

SANITARY SYSTEM DESIGN:

SEPTIC TANK:
SANITARY FLOW 900 GPD = 900 GPD
PROPOSED (1) AN1100 = 1,100 GPD TREATMENT CAPACITY

LEACHING POOLS: 900.0 GPD REQUIRED
900 GPD / 1.5 SF/GPD / 31.4 = 19.1 LIN. FT. OF SIDEWALL REQD.
PROVIDE (2) 10' Ø x 10' DP LP's = 20 LIN. FT.
DISTRIBUTION POOL - 10 x 31.4 x 1.5 = 471 SQ.FT. OF SIDEWALL REQ.
LEACHING POOL - 10 x 31.4 x 1.5 = 471 SQ.FT. OF SIDEWALL REQ.
2 x 10 x 31.4 x 1.5 = 942 SQ.FT.
TOTAL SIDEWALL AREA PROVIDED 2 x 471 SF = 942 SQ.FT.

DRAINAGE CALCULATIONS:

DRAINAGE AREA SOUTH - 13,722.7 SQ.FT.

DRYWELL STORAGE:	= 3" RAINFALL
PVMT/WALKS AREA (5,264.2 S.F.) x .25'	= 1,316.1 CU.FT.
LANDSCAPE (3,958.5 S.F.) x .25' x .15 RUN OFF	= 148.4 CU.FT.
ROOF AREA (4,500 S.F.) x .25'	= 1,125.0 CU.FT.
TOTAL REQUIRED VOLUME	= 2,589.5 CU.FT.
2,589.5 CU.FT. / 68.42 CU.FT./ FT (10'Ø)	= 37.84 LIN. FT. REQ.
37.87 LIN.FT. / 10' EFF. DEPTH	= 4 DRYWELLS
PROPOSED (4) 10' Ø x 10' EFFECTIVE DEPTH	= 40.0 LIN.FT. PROV.
TOTAL VOLUME PROVIDED	= 2,736.8 CU.FT.

PONDING STORAGE:	= 2" RAINFALL
PVMT/WALKS AREA (5,264.2 S.F.) x .17'	= 877.4 CU.FT.
LANDSCAPE (3,958.5 S.F.) x .17' x .15 RUN OFF	= 99.0 CU.FT.
ROOF AREA (4,500 S.F.) x .17'	= 750.0 CU.FT.
SURPLUS DW: 40 - 37.87 = 2.13 FT. x 68.42 CU.FT./FT	= -145.7 CU.FT.
DOME VOLUME (4) x 108.8 CU.FT./PER	= -435.2 CU.FT
TOTAL REQUIRED VOLUME	= 1,145.5 CU.FT.
TOTAL PROVIDED VOLUME	= 2,056.0 CU.FT.

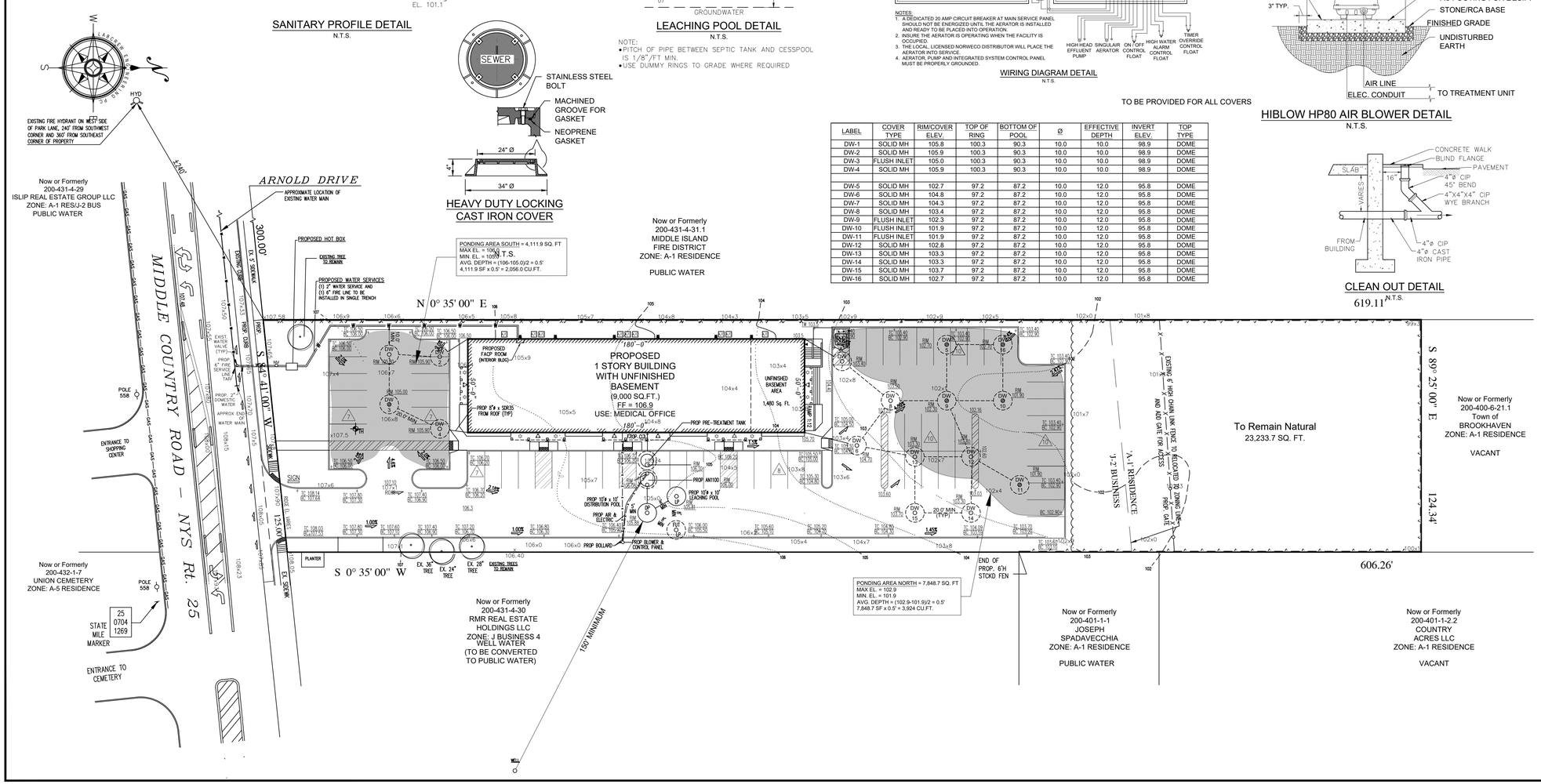
DRAINAGE AREA NORTH - 36,015.7 SQ.FT.

DRYWELL STORAGE:	= 3" RAINFALL
PVMT/WALKS AREA (27,049.2 S.F.) x .25'	= 6,762.3 CU.FT.
LANDSCAPE (4,466.5 S.F.) x .25' x .15 RUN OFF	= 1,116.6 CU.FT.
ROOF AREA (4,500 S.F.) x .25'	= 1,125.0 CU.FT.
TOTAL REQUIRED VOLUME	= 9,003.9 CU.FT.
9,003.9 CU.FT. / 68.42 CU.FT./ FT (10'Ø)	= 131.6 LIN. FT. REQ.
131.6 LIN.FT. / 12' EFF. DEPTH	= 11 DRYWELLS
PROPOSED (12) 10' Ø x 12' EFFECTIVE DEPTH	= 144 LIN.FT. PROV.
TOTAL VOLUME PROVIDED	= 9,852.5 CU.FT.

PONDING STORAGE:	= 2" RAINFALL
PVMT/WALKS AREA (27,049.2 S.F.) x .17'	= 4,508.2 CU.FT.
LANDSCAPE (4,466.5 S.F.) x .17' x .15 RUN OFF	= 111.7 CU.FT.
ROOF AREA (4,500 S.F.) x .17'	= 750.0 CU.FT.
SURPLUS DW: 144 - 131.6 = 12.40 FT. x 68.42 CU.FT./FT	= -848.4 CU.FT.
DOME VOLUME (12) x 108.7 CU.FT./PER	= -1,304.4 CU.FT
TOTAL REQUIRED VOLUME	= 3,217.1 CU.FT.
TOTAL PROVIDED VOLUME	= 3,924.3 CU.FT.

SCDHS REF No: C-22-

SURVEY PREPARED BY:
THOMAS MATARAZZO LAND SURVEYOR
235 SPRINGMEADOW DRIVE, HOLBROOK, NY 11741
PHONE: (631) 472-0968 DATE: FENRUARY 18, 2019



SEAL

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4K PROPERTY MANAGEMENT LLC
217 MIDDLE COUNTRY ROAD
MIDDLE ISLAND, NY 11953
PROJECT

SANITARY PLAN
TITLE

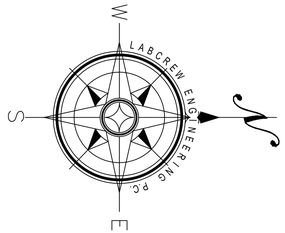
SCTM#: 0200 - 400.00 - 06.00 - 021.001

NO.	DATE	REVISION

PROJECT No.	21-113
DRAWN BY	CTN
CHECKED	CL
DATE	January, 2022
SCALE	1"= 30'

SAN-1

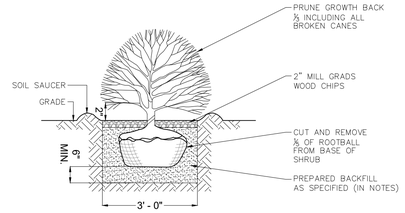
SHEET NO. 2 OF 8



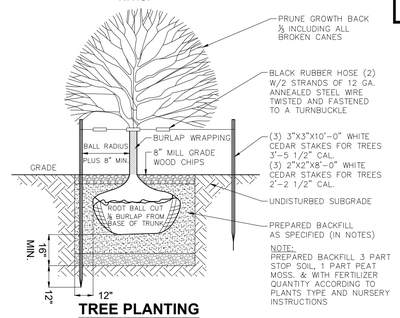
SYMBOL LEGEND

- AHC HINO-CRIMSON AZALEA
- TOY YELLOW RIBBON ARBORVITAE
- MV MAGNOLIA VIRGINIANA
- PR PITCH PINE
- HFS ST JOHNSWORT
- AR RED MAPLE
- IO AMERICAN HOLLY
- JVE EMERALD SENTINEL JUNIPER

LEGEND
SPECIES — AHS
QUANTITY — 54



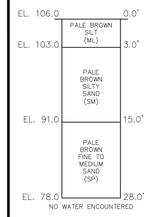
SHRUB PLANTING
N.T.S.



NOTE:
PREPARED BACKFILL 3 PART STOP SOIL, 1 PART PEAT MOSS, & WITH FERTILIZER QUANTITY ACCORDING TO PLANTS TYPE AND NURSERY INSTRUCTIONS

TREE PLANTING
N.T.S.

TEST HOLE DATA



TEST HOLE DATA BY:
MCDONALD GEOSCIENCE
P.O. BOX 1000
SOUTHOLD, NY 11971
DATE: 9/17/2019

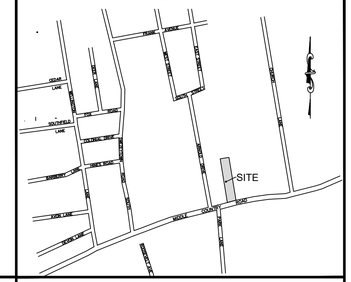
SYMBOL KEY
N.T.S

- = CATCH BASIN
- = GAS VALVE
- = WATER VALVE
- = MANHOLE COVER
- = DRAINAGE MANHOLE COVER
- = SEWER MANHOLE COVER
- = LIGHT POST
- = MONUMENT
- = ROOF LEADER
- = PIPE
- = DRILL HOLE
- = HYDRANT
- = WATER METER
- = BOLLARD
- ±100.0 = PROPOSED ELEVATION
- ±100.0 = EXISTING ELEVATION
- = UTILITY POLE
- = GUY WIRE
- = WETLANDS
- = SIGN
- = WELL
- = RECT. DROP INLET
- = DROP INLET
- = ELECTRIC BOX
- = CABLE BOX
- = TELEPHONE BOX
- = TRAFFIC SIGNAL BOX
- = FLAG POLE
- = WETLANDS FLAG
- = HANDICAPPED PARKING
- = DOOR LOCATION

SPECIAL LINES
N.T.S

- OH = OVERHEAD WIRES
- V = VENT LINE
- W = WATER MAIN
- E = UNDER GROUND ELECTRIC
- G = GAS LINE
- = EXISTING FENCE
- X = PROPOSED FENCE
- = SILT FENCE
- X = FENCE TO BE REMOVED
- = EXISTING CONCRETE
- = PROPOSED CONCRETE

KEY MAP



PLANT MATERIAL LIST

SYM	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	MATURE SIZE
		STREET TREES			
AR	4	ACER RUBRUM	RED MAPLE	4 CAL.	30' HEIGHT / 10' SPREAD
		DECIDUOUS TREES			
MV	1	MAGNOLIA VIRGINIANA	NORTHERN SWEET BAY MAGNOLIA	1.5" CAL.	10-35' HEIGHT / 10-35' SPREAD
		SCREEN PLANTINGS			
PR	9	PINUS RIGIDA	PITCH PINE	7 FEET	8-10' HEIGHT / 2-3' SPREAD
TOY	46	THUJA OCCIDENTALIS 'YELLOW RIBBON'	YELLOW RIBBON ARBORVITAE	#3 CONT.	8-10' HEIGHT / 2-3' SPREAD
IO	7	ILEX OPACA	AMERICAN HOLLY	5-6 FEET	15-30' HEIGHT / 10-20' SPREAD
JVE	37	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EMERALD SENTINEL JUNIPER	5-6 FEET	20-25' HEIGHT / 4-6' SPREAD
		DECORATIVE PLANTINGS			
AHC	36	AZALEA X 'HINO-CRIMSON'	HINO-CRIMSON AZALEA	#1 CONT.	3' HEIGHT / 4' SPREAD
HFS	18	HYPERICUM PERFORATUM	ST JOHNSWORT	#1 CONT.	18" HEIGHT / 24" SPREAD

- PROPOSED GRASS SEED TO BE A MIX OF FINE FESCUE @ 1000S.F. PER POUND (20%), PERENNIAL RYEGRASS @ 1,000 S.F. PER POUND (20%) AND KENTUCKY BLUEGRASS BLEND @ 300 S.F. PER POUND (60%)
- ALL PLANTINGS SHALL BE SURROUNDED BY MULCH
- ALL LANDSCAPE AREAS TO BE HAVE AN IRRIGATION SYSTEM

SITE CRITERIA

SITE DATA:

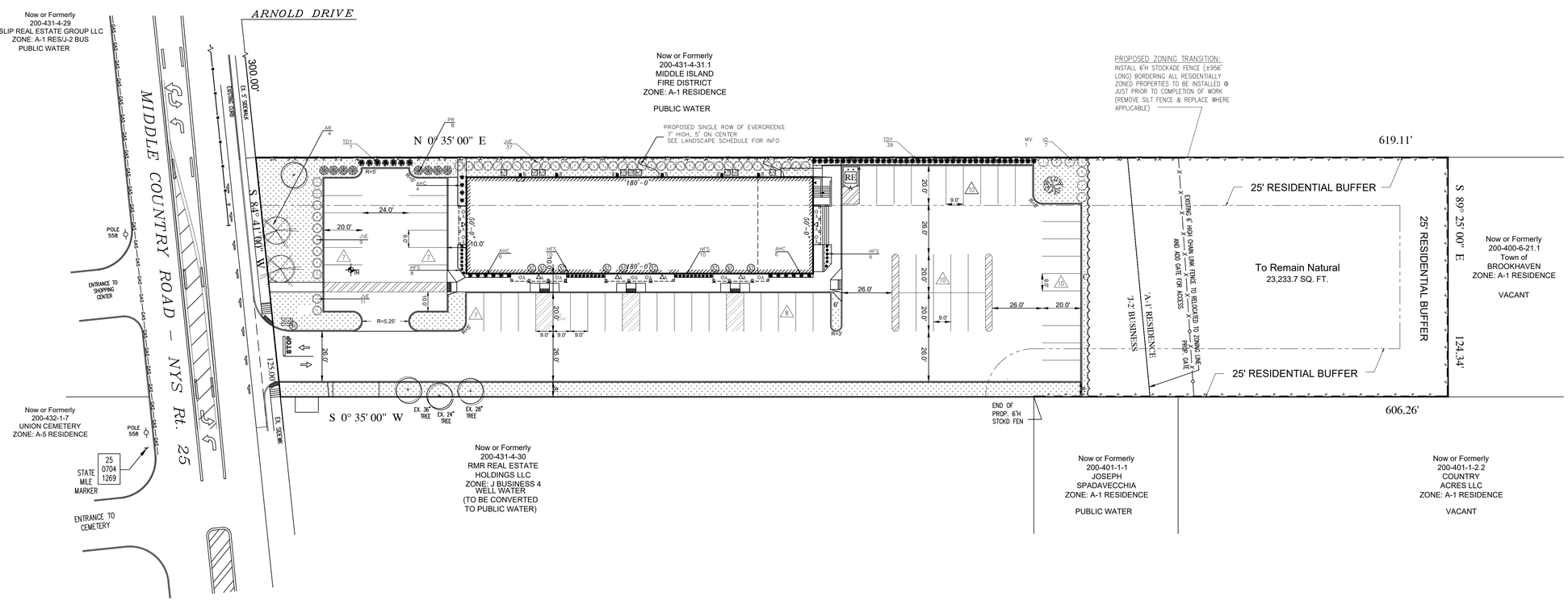
SITE AREA	1.75 ACRES	76,181.2	SQ.FT.
EXISTING BUILDING AREA		0	SQ.FT.
PROPOSED BUILDING AREA		9,000	SQ.FT.
TOTAL BUILDING G.F.A.		9,000	SQ.FT.
EXISTING F.A.R.		0	%
PROP. F.A.R.		11.8	%
PROP. G.F.A.R.		11.8	%
PARKING REQUIRED		60	STALLS
PARKING PROVIDED		63	STALLS
ZONE		J-2 BUS / A-1 RES	
USE		MEDICAL OFFICES	

REQUIRED LANDSCAPING:

	REQ.	PROP.	
NATURAL AREA TO REMAIN	15,236.34	19,970	SQ.FT.
FRONT YARD NATURAL AREA/ LANDSCAPE	7,618	2,908.8	SQ.FT.

LABCREW ENGINEERING, P.C.
SITE DESIGN/PLANNERS/CIVIL ENGINEERING
460 HAWKINS AVENUE
RONKONKOMA, NEW YORK 11779
TELEPHONE: (631) 676-4881
LABCREW@OPTONLINE.NET

SEAL



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SHEET #:		SHEET TITLE:
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4	LIG-1	LIGHTING PLAN
5	MRP-1	MATERIALS REMOVAL PLAN
6	ECP-1	EROSION CONTROL PLAN
7	DET-1	SITE DETAILS
8	DOT-1	N.Y.S. DOT PLAN

PLANT MATERIAL NOTES

1. ALL DECIDUOUS TREES TO BE SPECIMEN QUALITY, HAVE A SINGLE STEM AND STRAIGHT LEADER, WELL BRANCHED AND LIMBED UP 6-7'
2. ALL EVERGREEN TREES TO BE SPECIMEN QUALITY, FULL AND DENSE AND BRANCHED TO THE GROUND.
3. ALL SHRUBS TO BE FULL AND DENSE WITH THE MIN. # OF CANES PER SIZE REQUESTED IN ACCORDANCE W/ THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK. SPACING SHALL BE AS SHOWN ON THE PLAN OR AS NOTED.

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. NO PLANTS SHALL BE INSTALLED BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE ARCHITECT OR EQUAL.
4. ALL PLANTS SHALL BE INSTALLED AS PER THE DETAILS AND CONTRACT SPECIFICATIONS.
5. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN, IF NECESSARY DURING THE FIRST GROWING SEASON.
6. ALL PLANTING BEDS SHALL BE MULCHED WITH 4" OF SHREDDED BARK MULCH OVER A SYNTHETIC WEED BARRIER FABRIC.
7. THE CONTRACTOR SHALL FURNISH A ONE YEAR WARRANTY ON ALL PLANT MATERIALS.
8. ALL PLANT MATERIALS SHALL BE INSTALLED USING STANDARD ACCEPTABLE LANDSCAPE PRACTICES.
9. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN COMPLIANCE WITH THE TOWN OF BROOKHAVEN REGULATIONS & SPECIFICATIONS.
10. NO PLANTINGS AT THE DRIVEWAYS SHALL VIOLATE ANY LINES OF SIGHT.
11. NO PLANT MATERIAL, EXCEPT LAWN OR GROUND COVER, IS TO BE LOCATED WITHIN 2' OF ANY PARKING LOT CURBS.
12. PRUNE ALL BROKEN OR DAMAGED BRANCHES, ORIGINAL LEADER OF TREES SHALL BE MAINTAINED. TREES WITH BROKEN, DAMAGED OR PRUNED LEADERS WILL BE REJECTED.
13. GROUND LINE TO BE THE SAME AS EXISTED AT NURSERY.
14. PLANTING HOLES SHOULD BE AT LEAST TWICE THE DIAMETER OF THE ROOT BALL.
15. ROOT BALL OF PLANTS SHOULD BE PLACED ON UNDISTURBED EARTH. THE CROWN OF THE ROOT BALL AND FLARE OF THE PLANT TRUNK OR STEM SHOULD BE AT GROUND LEVEL. ROOT FLARE AT BASE OF TREE IS TO BE VISIBLE AFTER PLANTING.
16. BURLAP SHOULD BE REMOVED FROM AT LEAST THE TOP ONE THIRD OF THE ROOT BALL. ALL WIRES AND NON-BIODEGRADABLE MATERIAL SHOULD BE REMOVED COMPLETELY FROM THE ROOT BALL.
17. BACKFILL SHOULD CONSIST OF A MINIMUM OF 50% OF THE ORIGINAL SOIL EXCAVATED FROM THE PLANTING HOLE, UNLESS THE CONDITIONS OF THE EXCAVATED MATERIAL WARRANT REPLACEMENT OF SIGNIFICANT AMENDMENTS.
18. PEAT MOSS IS NOT RECOMMENDED FOR USE AS MULCH OR AS A SOIL AMENDMENT IN BACKFILL.
19. THREE (3) INCHES OF MULCH SHOULD BE SPREAD OVER THE PLANTING HOLE. THE MULCH SHOULD BE KEPT AWAY FROM THE TRUNK OF TREES.
20. TREES SHOULD NOT BE STAKED UNLESS ABSOLUTELY NECESSARY. IF TREES ARE TO BE STAKED, THE GUY WIRES SHOULD BE LEFT LOOSE SO THAT THE TREE HAS A CHANCE TO ADAPT TO THE SITE CONDITIONS. STAKES AND WIRES SHOULD BE REMOVED FROM THE TREES WITHIN ONE YEAR.
21. TREE WRAPPING IS NOT RECOMMENDED UNLESS SPECIFICALLY REQUIRED.
22. ALL LANDSCAPING AS SHOWN ON AN APPROVED PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION. ANY PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH HEALTHY NEW PLANTS OF COMPARABLE SIZE, TYPE AND QUALITY AT THE BEGINNING OF THE NEXT GROWING SEASON.
23. CONTRACTOR IS REQUIRED TO FURNISH AND INSTALL IRRIGATION SYSTEM AS PER TOWN STANDARDS AND SPECIFICATIONS.
24. PLANTINGS WITHIN THE ROAD FRONTAGE AND RESIDENTIAL BUFFERS ARE TO BE MAINTAINED WITH AN IRRIGATION SYSTEM, FERTILIZERS & OTHER REQUIRED MATERIALS TO MAINTAIN A NEAT & HEALTHY APPEARANCE.
25. PLANTINGS IN ONE ROW OF THE DOUBLE STAGGERED HEDGEROW SHALL BE STAGGERED FROM PLANTINGS IN THE SECOND ROW SO AS TO FORM THE CORNERS OF AN EQUILATERAL TRIANGLE WITH SEVEN (7) FOOT ON-CENTER SPACING THROUGHOUT.
26. ALL DISTURBED AREAS NOT SPECIFICALLY IDENTIFIED FOR IMPROVEMENTS ARE TO BE RESTORED WITH 4" OF TOPSOIL AND GRASS SEED.
27. THERE SHALL BE NO PLANT SUBSTITUTIONS UNLESS AUTHORIZED BY STAFF OF THE BROOKHAVEN PLANNING AND ENVIRONMENTAL DEPARTMENT.
28. EXISTING VEGETATION AS SHOWN ON THIS PLAN SHALL BE RETAINED UNLESS SPECIFIED AS OTHER.

SURVEY PREPARED BY:
THOMAS MATARAZZO LAND SURVEYOR
235 SPRINGMEADOW DRIVE, HOLBROOK, NY 11741
PHONE: (631) 472-0968 DATE: FENRUARY 18, 2019

LABCREW ENGINEERING, P.C.

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4K PROPERTY MANAGEMENT LLC
217 MIDDLE COUNTRY ROAD
MIDDLE ISLAND, NY 11953

PROJECT

LANDSCAPING PLAN

TITLE

SCTM#: 0200 - 400.00 - 06.00 - 021.001

NO.	DATE	REVISION

PROJECT No.	21-113
DRAWN BY	CTN
CHECKED	CL
DATE	January, 2022
SCALE	1"= 30'

LAN-1

SHEET NO. 3 OF 8

ALED3T125Y/480/D10

RAB

Color Bronze — Weight: 32.0 lbs

Project:	Type:
Prepared By:	Date:

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: PLY0005

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:
Conforms to Lithonia for conformance to the requirements for the IDA's ("Future Seal of Approval" as of March 1, 2014.

Performance

Lifespan:
100,000 Hour L(0) lifespan based on IES LM-80 results and TM-21 calculations

Construction

IEC Classification:
The Type III distribution is ideal for roadway, general parking and other area lighting applications where larger pool of lighting is required. It is intended to be used in applications where it is desired to allow the light to project outward and fill the area.

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F).

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F).

Thermal Management:
Superior thermal management with external "fin" heat ties

Lens:
Tempered glass lens

Housing:
Die-cast aluminum housing, lens frame and mounting arm

Mountings:
Universal mounting arm compatible for hole spacing of 3" (76mm) on the back of the luminaire. Round Pole Adapter plate included. Universal Square Base Pole Adapter plate available separately. Round diameter must be 4" in mount fixture or 60° orientation.

Reflector:
Specular vacuum-metallized polycarbonate

Gaskets:
High-temperature silicone gaskets

Need help? Tech help line: (888) 722-1000 Email: sales@rablighting.com Website: www.rablighting.com
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VANLED10YF

RAB

Low-profile vandal-resistant fixture covers the footprint of most traditional canopy lights. Available in flat or drop lens with frosted and unfrosted options.

Color: Bronze — Weight: 10.8 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant Current	Watts	10W
Input	120V	Peak Lumens	1,000K (Warm)
208V	0.07A	Color Accuracy	82 CRI
240V	0.06A	L70 Lifespan	100,000 Hours
277V	0.05A	Lumens	2,074
Input Watts	14.6W	Efficacy	137.9

Technical Specifications

Compliance

UL Listed:
Suitable for Wet Locations. Covered Ceiling Mount Only.

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Electrical

Driver:
Class 2, Constant Current, 120-277V, 50-60Hz, 120V: 0.15A, 208V: 0.07A, 240V: 0.06A, 277V: 0.05A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC lighting circuit. Dims down to 10%.

Input:
120V: 14.6W, 208V: 0.11A, 277V: 0.13A

Power Factor:
PF: 120V: 0.95, 208V: 0.91, 277V: 0.87

LED Characteristics

LEDs:
Long life, high-efficacy, surface-mount LEDs

Color Stability:
RAB LEDs exceed industry standards for chromatic stability

Color Uniformity:
RAB's range of Lumileds' Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Construction

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F).

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F).

Lens:
Vandal-resistant polycarbonate textured opaque for low-glare flat lens

Housing:
Die-cast aluminum housing and lens frame with UV-1.5° NPS side conduit entries and weatherproof rear wire plug and access plate

Mountings:
Ceiling mount to recessed junction with knockout breakaway or ability to ceiling surface, utilizing slim canopy strip points

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VANLED40YF

RAB

Low-profile vandal-resistant fixture covers the footprint of most traditional canopy lights. Available in flat or drop lens with frosted and unfrosted options.

Color: Bronze — Weight: 11.2 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant Current	Watts	40W
Input	120V	Peak Lumens	4,000K (Warm)
208V	0.20A	Color Accuracy	82 CRI
240V	0.17A	L70 Lifespan	100,000 Hours
277V	0.15A	Lumens	5,832
Input Watts	40W	Efficacy	146.3

Technical Specifications

Compliance

UL Listed:
Suitable for Wet Locations. Covered Ceiling Mount Only.

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Electrical

Driver:
Class 2, Constant Current, 120-277V, 50-60Hz, 120V: 0.34A, 208V: 0.20A, 240V: 0.17A, 277V: 0.15A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC lighting circuit. Dims down to 10%.

Input:
2.04A at 120V, 2A at 277V

Power Factor:
PF: 120V: 0.98, 208V: 0.95, 277V: 0.91

LED Characteristics

LEDs:
Long life, high-efficacy, surface-mount LEDs

Color Stability:
RAB LEDs exceed industry standards for chromatic stability

Color Uniformity:
RAB's range of Lumileds' Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Construction

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F).

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F).

Lens:
Vandal-resistant polycarbonate textured opaque for low-glare flat lens

Housing:
Die-cast aluminum housing and lens frame with UV-1.5° NPS side conduit entries and weatherproof rear wire plug and access plate

Mountings:
Ceiling mount to recessed junction with knockout breakaway or ability to ceiling surface, utilizing slim canopy strip points

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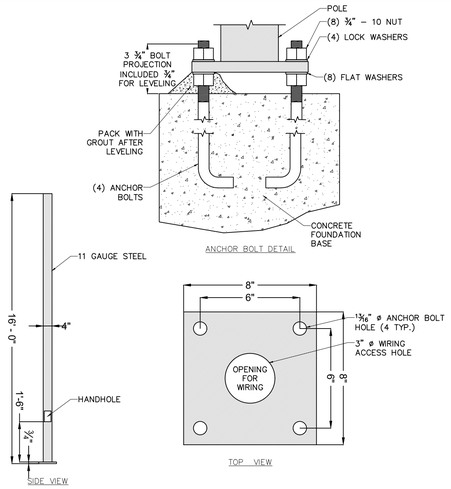

LIGHTING POLE DETAIL

N.T.S.

SYMBOL KEY

N.T.S

- CATCH BASIN
- GAS VALVE
- WATER VALVE
- MANHOLE COVER
- DRAINAGE MANHOLE COVER
- SEWER MANHOLE COVER
- LIGHT POST
- MONUMENT
- ROOF LEADER
- PIPE
- DRILL HOLE
- HYDRANT
- WATER METER
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- WETLANDS
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- FLAG POLE
- WETLANDS FLAG
- HANDICAPPED PARKING
- DOOR LOCATION

SPECIAL LINES

N.T.S

- OH — OVERHEAD WIRES
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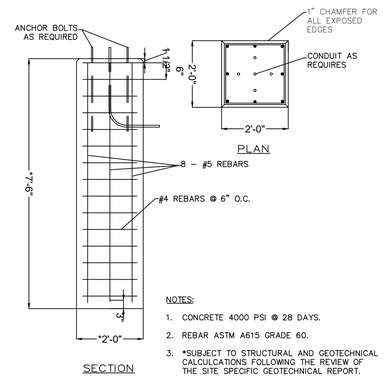
- G — GAS LINE
- EXISTING FENCE
- X — PROPOSED FENCE
- SILT FENCE
- X — FENCE TO BE REMOVED
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED SEEDED AREAS



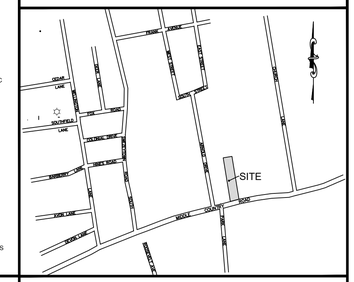
NOTES:

1. CONCRETE 4000 PSI @ 28 DAYS.
2. REBAR ASTM A615 GRADE 60.
3. *SUBJECT TO STRUCTURAL AND GEOTECHNICAL CALCULICATIONS FOLLOWING THE REVIEW OF THE SITE SPECIFIC GEOTECHNICAL REPORT.

PRECAST LIGHT POLE BASE

N.T.S.

KEY MAP



SITE CRITERIA

SITE DATA:

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EXISTING BUILDING AREA		0	SQ.FT.
PROPOSED BUILDING AREA		9,000	SQ.FT.
TOTAL BUILDING G.F.A.		9,000	SQ.FT.
EXISTING F.A.R.		0	%
PROP. F.A.R.		11.8	%
PROP. G.F.A.R.		11.8	%
PARKING REQUIRED		60	STALLS
PARKING PROVIDED		63	STALLS
ZONE		J-2 BUS / A-1 RES	
USE		MEDICAL OFFICES	

LIGHTING SCHEDULE:

SYMBOL	TAG	QTY.	NAME	MOUNT HEIGHT
	A	16	VANLED40YF	10'
	B	6	VANLED10YF	10'
	C	1	ALED3T125Y/480/D10	16'

= 2.0 FOOTCANDLE — = 1.0 FOOTCANDLE — = 0.5 FOOTCANDLE

LABCREW ENGINEERING, P.C.

SITE DESIGN/PLANNERS/CIVIL ENGINEERING
460 HAWKINS AVENUE
RONKONKOMA, NEW YORK 11779
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SEAL

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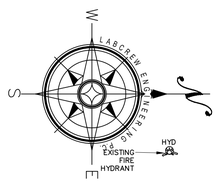
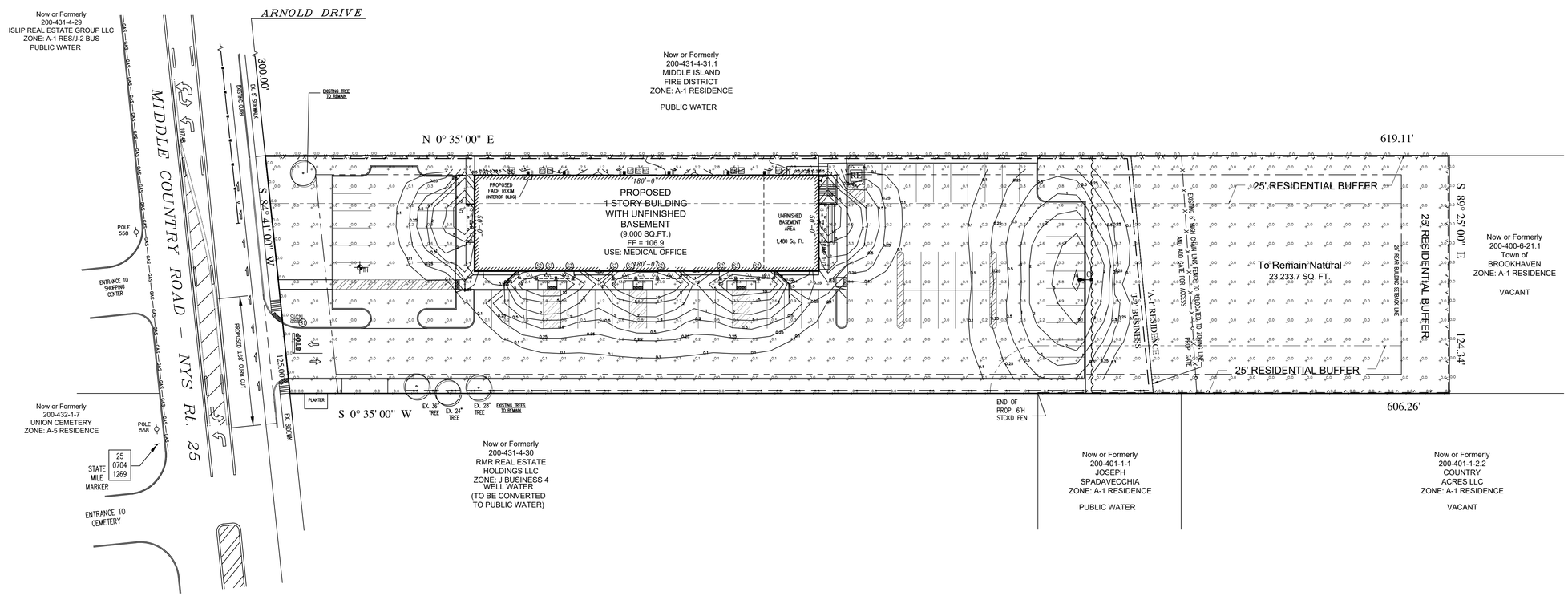




SURVEY PREPARED BY:
THOMAS MATARAZZO LAND SURVEYOR
235 SPRINGMEADOW DRIVE, HOLBROOK, NY 11741
PHONE: (631) 472-0968 DATE: FENRUARY 18, 2019

4K PROPERTY MANAGEMENT LLC
217 MIDDLE COUNTRY ROAD
MIDDLE ISLAND, NY 11953

PROJECT

TITLE: LIGHTING PLAN

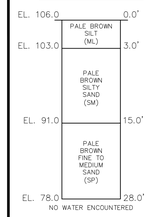
SCTM#: 0200 - 400.00 - 06.00 - 021.001

NO.	DATE	REVISION

PROJECT No.	20-113
DRAWN BY	CTN
CHECKED	CL
DATE	January, 2022
SCALE	1"= 30'

LIG-1

TEST HOLE DATA



TEST HOLE DATA BY:
MCDONALD GEOSCIENCE
P.O. BOX 1000
SOUTHOLD, NY 11971
DATE: 9/17/2019

SYMBOL KEY

N.T.S

- CATCH BASIN
- GAS VALVE
- WATER VALVE
- MANHOLE COVER
- DRAINAGE MANHOLE COVER
- SEWER MANHOLE COVER
- LIGHT POST
- MONUMENT
- ROOF LEADER
- PIPE
- DRILL HOLE
- HYDRANT
- WATER METER
- BOLLARD
- x100.0 = PROPOSED ELEVATION
- x100.0 = EXISTING ELEVATION
- UTILITY POLE
- GUY WIRE
- WETLANDS
- SIGN
- WELL
- RECT. DROP INLET
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- ELECTRIC BOX
- CABLE BOX
- TELEPHONE BOX
- TRAFFIC SIGNAL BOX
- FLAG POLE
- WETLANDS FLAG
- HANDICAPPED PARKING
- DOOR LOCATION

SPECIAL LINES

N.T.S

- OH = OVERHEAD WIRES
- V = VENT LINE
- W = WATER MAIN
- E = UNDER GROUND ELECTRIC
- G = GAS LINE
- = EXISTING FENCE
- X = PROPOSED FENCE
- = SILT FENCE
- X = FENCE TO BE REMOVED
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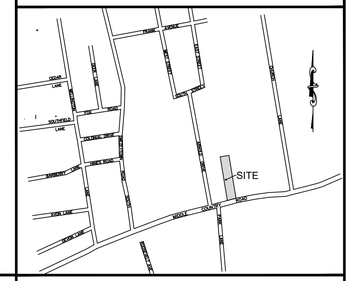
- = PROPOSED CONCRETE

KEY MAP



LABCREW ENGINEERING, P.C.

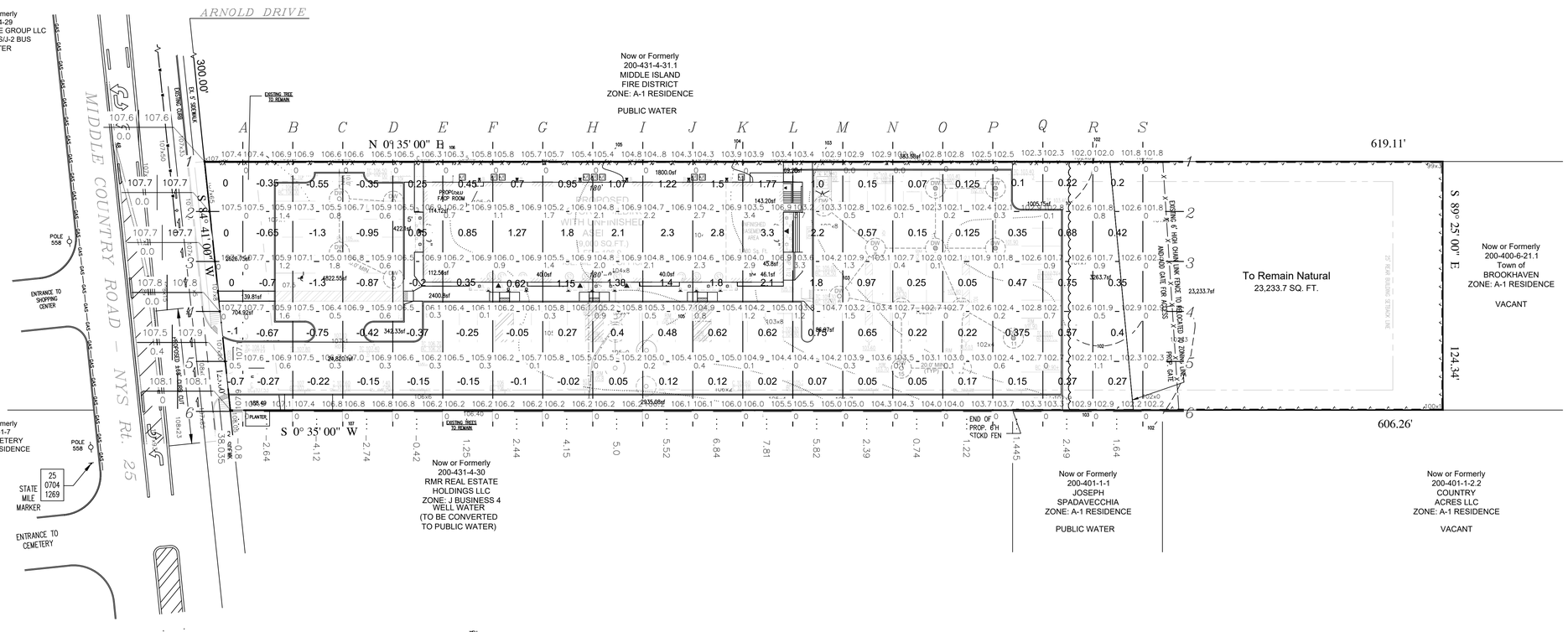
SITE DESIGN/PLANNERS/CIVIL ENGINEERING

460 HAWKINS AVENUE
RONKONKOMA, NEW YORK 11779
TELEPHONE: (631) 676-4881

LABCREW@OPTONLINE.NET

CUT / FILL KEY

PROPOSED GRADE	EXISTING GRADE
DEPTH OF CUT	DEPTH OF FILL



SITE CRITERIA

SITE DATA:

SITE AREA	1.75 ACRES	76,181.2	SQ.FT.
EXISTING BUILDING AREA		0	SQ.FT.
PROPOSED BUILDING AREA		9,000	SQ.FT.
TOTAL BUILDING G.F.A.		9,000	SQ.FT.
EXISTING F.A.R.		0	%
PROP. F.A.R.		11.8	%
PROP. G.F.A.R.		11.8	%
PARKING REQUIRED		60	STALLS
PARKING PROVIDED		63	STALLS
ZONE		J-2 BUS / A-1 RES	
USE		MEDICAL OFFICES	

EXCESS MATERIAL CALCULATIONS:

CELL AREA: 50' x 50' = 2,500 SQ. FT.
AVERAGE DEPTH OF IRREGULAR CELLS:
AREA OF CELL/2,500 x AVERAGE CUT/FILL = AVERAGE DEPTH PER 2,500 SQ. FT.

VOLUME OF FILL FOR SITE GRADING:
CELL AREA: 25' x 25' = 625 SQ. FT.
AVERAGE DEPTH OF IRREGULAR CELLS:
AREA OF CELL (625) x AVERAGE CUT/FILL = AVERAGE DEPTH PER 625 SQ. FT.

SUM OF DEPTH CUT/FILL x 625 SQ. FT. = TOTAL CU. FT.
38.035'(fill) x 625 SQ. FT. = 23,771.9 CU. FT.
23,771.9 CU. FT. / 27 CU. FT./ CU. YD. = 880.4 CUBIC YARDS OF FILL REQD.

VOLUME OF MATERIAL REMOVED FOR BUILDING:
9000 SQ. FT. (BUILDING SLAB) x 0.5 FT. = 4,500 CU. FT.
460 LIN. FT. (BLDG FOUNDATION) x 4.34 SQ.FT./FT. = 1,996.4 CU. FT.
TOTAL CU. FT. = 4,500 + 1,996.4 = 6,496.4 CU. FT.
6,496.4 CU. FT. / 27 CU. FT. / CU. YDS. = 240.6 CUBIC YARDS

VOLUME OF MATERIAL REMOVED FOR PAVING AND SITE UTILITIES:
PAVEMENT 30,096 SQ. FT. x 0.92 FT. = 27,688.3 CU. FT.
SIDEWALK 2,4.3 SQ.FT. x 0.33 FT. = 731.3 CU. FT.
CONC. CURB 1,379 LIN. FT. x .75 S.F. / FT. = 1,034.3 CU. FT.
8" ROOF LEADER 60 LIN. FT. x 0.34^2 = 6.9 CU. FT.
15" DRAIN30 LIN. FT. x = 126.9 CU. FT.
DRYWELLS 16 x 5^2 x pi x 10' = 12,566.4 CU. FT.
TOTAL CU.FT. = 27,688.3 + 731.3 + 1,034.3 + 6.9 + 126.9 + 12,566.4 = 42,154.1 CU. FT.
42,154. CU. FT. / 27 CU. FT. / CU. YD. = 1,561.3 CUBIC YARDS

TOTAL VOLUME OF MATERIAL TO BE REMOVED:
240.6 CU. YDS. + 1,561.3 CU. YDS. – 880.4 CU. YDS. = 921.5 CUBIC YARDS
921.5 CUBIC YARDS OF MATERIAL TO BE REMOVED.

NOTE: EXCESS MATERIAL TO BE REMOVED AND DISPOSED AT DEC APPROVED LOCATION.

CUT/FILL GRID NOT TO BE USED FOR GRADING

SURVEY PREPARED BY:
THOMAS MATARAZZO LAND SURVEYOR
235 SPRINGMEADOW DRIVE, HOLBROOK, NY 11741
PHONE: (631) 472-0968 DATE: FENRUARY 18, 2019

SEAL

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4K PROPERTY MANAGEMENT LLC
217 MIDDLE COUNTRY ROAD
MIDDLE ISLAND, NY 11953

PROJECT

TITLE: EXCESS MATERIAL PLAN

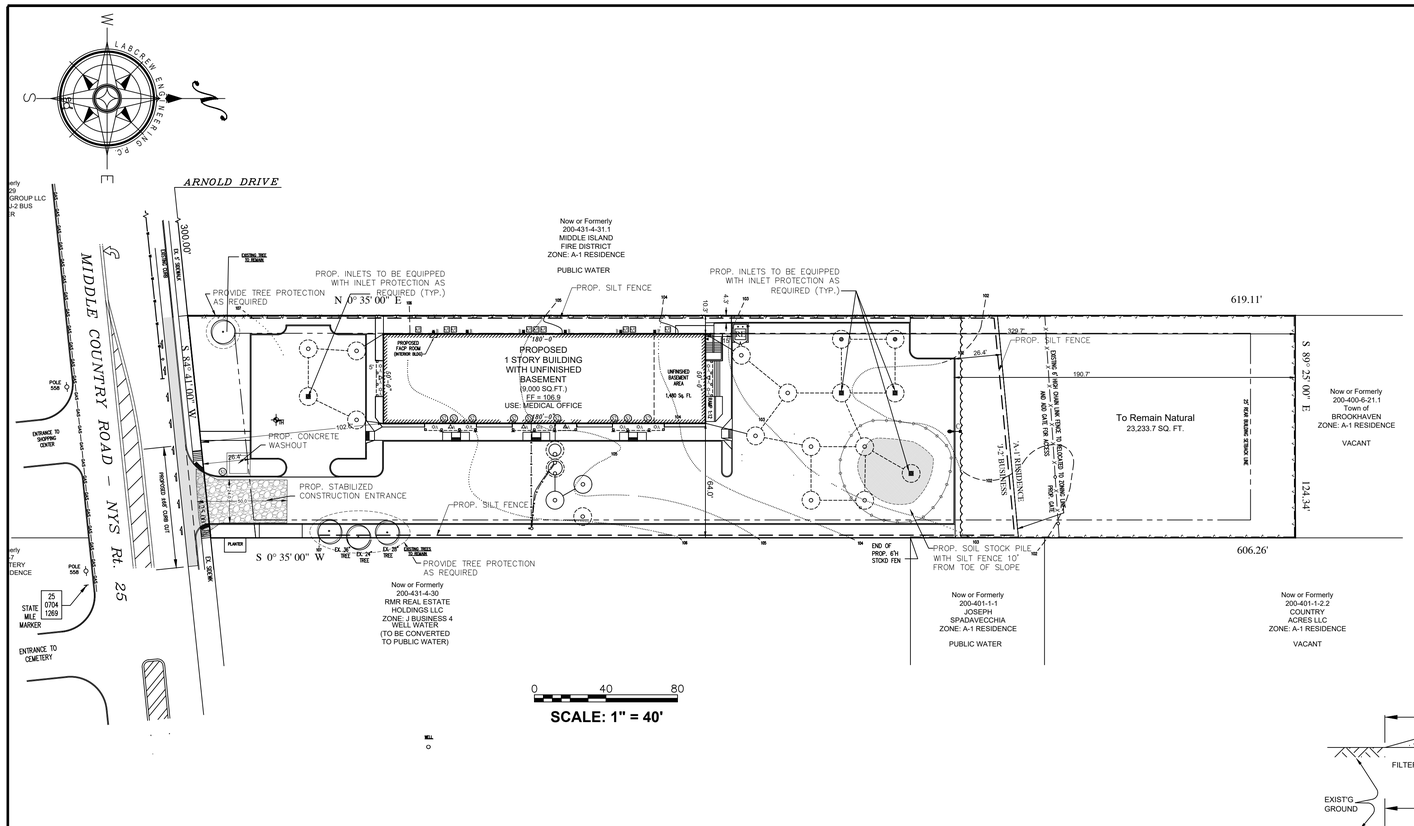
SCTM#: 0200 - 400.00 - 06.00 - 021.001

NO.	DATE	REVISION

PROJECT No.	21-113
DRAWN BY	CTN
CHECKED	CL
DATE	January, 2022
SCALE	1"= 30'

MRP-1

SHEET NO. 5 OF 8



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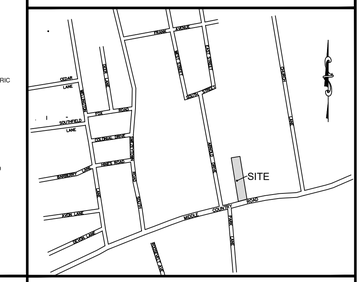

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4K PROPERTY MANAGEMENT LLC
217 MIDDLE COUNTRY ROAD
MIDDLE ISLAND, NY 11953

PROJECT

EROSION CONTROL PLAN

TITLE

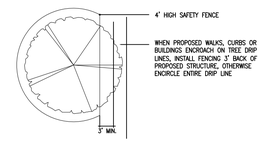
SCTM#: 0200 - 400.00 - 06.00 - 021.001

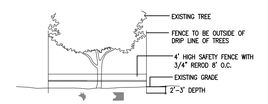
NO.	DATE	REVISION

PROJECT No.	21-113
DRAWN BY	CTN
CHECKED	CL
DATE	January, 2022
SCALE	AS NOTED

ECP-1

SHEET NO. 6 OF 8





TREE PROTECTION DETAIL

N.T.S.

NOTE:
TREE PROTECTION IN ACCORDANCE WITH TOWN OF BROOKHAVEN CODE CHAPTER 186.5(C) IS TO BE IMPLEMENTED FOR THE EXISTING AMERICAN BEECH ALONG THE NORTHERLY SIDE "YARD" LOT LINE OF THE PROPOSED LOT 11 & FOR THE NORWAY SPRUCE IN THE SOUTHEAST CORNER OF THE PROPOSED LOT 10. PRIOR TO THE START OF ANY GRADING/CONSTRUCTION THE APPLICANT WILL BE REQUIRED TO CONTACT PLANNING AND ENVIRONMENT TO INSPECT THE TREE PROTECTION TO DETERMINE IF IT IS ADEQUATE.

EROSION CONTROL MEASURES:

1. THE PROPOSED EROSION CONTROL MEASURES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. ADDITIONAL EROSION CONTROL MAY BE NECESSARY BASED UPON FIELD CONDITIONS THAT MAY DEVELOP AS CONSTRUCTION PROGRESSES AND AS REQUIRED BY THE TOWN. THE FOLLOWING GENERAL CONDITIONS SHALL BE OBSERVED.

   A. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AND REMAIN UNDISTURBED.
   B. CLEARING AND GRADING SHALL BE SCHEDULED SO AS TO MINIMIZE THE SIZE OF EXPOSED AREAS AND THE LENGTH OF TIME THAT AREAS ARE EXPOSED.
   C. THE LENGTH AND STEEPNESS OF CLEARED SLOPES SHALL BE MINIMIZED TO REDUCE RUNOFF VELOCITIES AND QUANTITIES.
   D. RUNOFF SHALL BE DIVERTED AWAY FROM CLEARED SLOPES.
   E. SEDIMENT SHALL BE TRAPPED ON THE SITE.

   SPECIFIC METHODS AND MATERIALS EMPLOYED IN THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES SHALL CONFORM TO THE "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL".

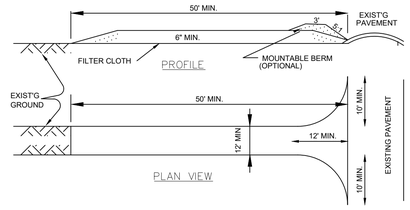
2. SEDIMENT BARRIERS (SILT FENCE OR APPROVED EQUAL) SHALL BE INSTALLED PRIOR TO ANY GRADING WORK ALONG THE LIMITS OF DISTURBANCES AND SHOULD BE MAINTAINED FOR THE DURATION OF THE WORK. NO SEDIMENT FROM THE SITE SHALL BE PERMITTED TO WASH ONTO ADJACENT PROPERTIES, WETLAND OR ROADS.
3. GRADED AND STRIPPED AREAS AND STOCKPILES SHALL BE KEPT STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AS REQUIRED. SEED MIXTURES SHALL BE IN ACCORDANCE WITH SOIL CONSERVATION SERVICE RECOMMENDATIONS.
4. DRAINAGE INLETS INSTALLED AS PART OF THE PROJECT SHALL BE PROTECTED FROM SEDIMENT BUILDUP THROUGH THE USE OF SEDIMENT BARRIERS, SEDIMENT TRAPS, ECT. AS REQUIRED.
5. PROPER MAINTENANCE OF EROSION CONTROL MEASURES IS TO BE PERFORMED AS INDICATED BY PERIODIC INSPECTION AND AFTER HEAVY OR PROLONGED STORMS. MAINTENANCE MEASURES INCLUDE, BUT ARE NOT LIMITED TO, CLEANING OF SEDIMENT BASINS OR TRAPS, CLEANING OR REPAIR OF SEDIMENT BARRIERS, CLEANING AND REPAIR OF BERMS AND DIVERSIONS AND CLEANING AND REPAIR OF INLET PROTECTION.
6. APPROPRIATE MEANS SHALL BE USED TO CONTROL DUST DURING CONSTRUCTION. IF THE CONTRACTOR WATER-DOWNS ANY SPACE TO MITIGATE UNWANTED DUST LEVELS, RUNOFF FROM THE "WETTING" OPERATIONS SHALL NOT BE ALLOWED TO ENTER THE ON-SITE STORM DRAIN OR SANITARY SYSTEM NOR SHALL IT BE ALLOWED TO DISCHARGE OFF THE PROPERTY. THE CONTRACTOR SHALL ARRANGE FOR WATER SUPPLY, PROVIDE ANY BACK FLOW PREVENTION DEVICES REQUIRED BY THE LOCAL WATER SUPPLIER, AND PAY FOR ALL ASSOCIATED COSTS.
7. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT SOIL AND LOOSE DEBRIS FROM BEING TRACKED ONTO LOCAL ROADS. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL THE SITE IS PERMANENTLY STABILIZED.
8. SEDIMENT BARRIERS AND OTHER EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL UPLAND DISTURBED AREAS ARE PERMANENTLY STABILIZED (SEE GRADING NOTE NUMBER 1). AFTER PERMANENT STABILIZATION, PAVED AREAS SHALL BE CLEANED AND DRAINAGE SYSTEMS CLEANED AND FLUSHED AS NECESSARY.
9. SILT FENCE TO BE INSTALLED AROUND ALL MATERIAL STOCKPILING AREAS.
10. STOCKPILED MATERIAL NOT TO BE PLACED WHERE IT CAN BE IN CONFLICT WITH THE DEED RESTRICTED AREAS.

GRADING NOTES:

1. ALL 1:2 & 1:3 SLOPE AREAS WILL BE PROTECTED AGAINST EROSION DURING CONSTRUCTION AND PERMANENT GROUND COVER SHALL BE SUCH THAT EROSION WILL BE PREVENTED. NECESSARY MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, SILT FENCE, SILT TRAPS/BASINS, JUTE MESH, HYDROSEEDING, ECT. AND SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION AS WELL AS FOLLOWING THE COMPLETION OF CONSTRUCTION UNTIL SUCH TIME THAT THE PROPOSED PLANTINGS HAVE BECOME ACCLIMATED/ESTABLISHED.

SCHEDULE OF OPERATIONS:

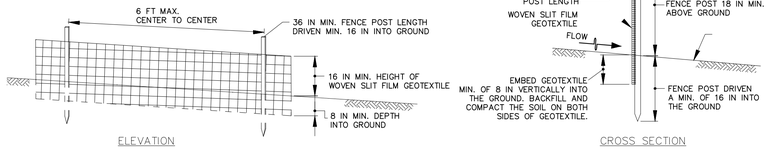
1. INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES.
2. SITE CLEARING AND EXCAVATION.
3. CONSTRUCTION ACTIVITIES.
4. ROUGH GRADING.
5. INSTALLATION OF NEW CONSTRUCTION.
6. INSTALLATION OF NEW TREES AND SHRUBS
7. FINAL GRADING AND STABILIZATION.
8. REMOVAL OF SEDIMENT AND EROSION CONTROL MEASURES.
9. FINAL LANDSCAPING.



TEMPORARY CONSTRUCTION ENTRANCE

N.T.S.

NOTES:
1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – THIRTY FOUR (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED. IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

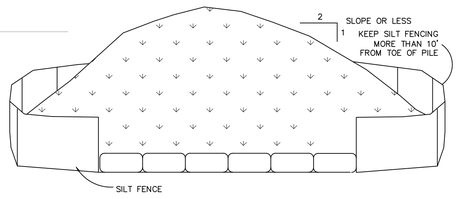


SILT FENCE DETAIL

N.T.S.

CONSTRUCTION SPECIFICATIONS:

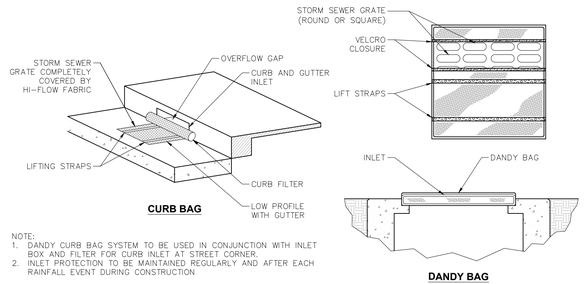
1. USE WOOD POSTS 13/4 X 13/4 ± 1/16 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
2. USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
3. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
4. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
5. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
6. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
7. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT
8. 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
9. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.



SOIL STOCKPILE

N.T.S.

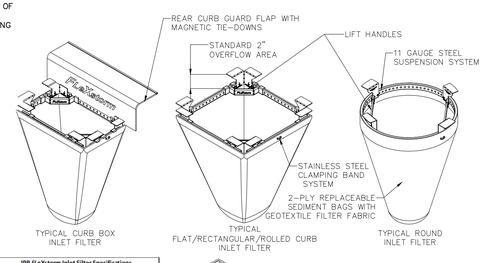
NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2 ON 1.
3. UPON COMPLETION OF SOIL STOCKPILING WHICH IS TO BE MAINTAINED FOR MORE THAN TWO WEEKS, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.



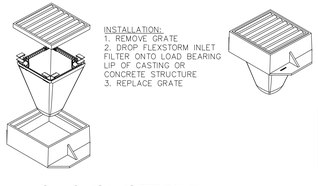
NOTE:
1. DANDY CURB BAG SYSTEM TO BE USED IN CONJUNCTION WITH INLET BOX AND FILTER FOR CURB INLET AT STREET CORNER.
2. INLET PROTECTION TO BE MAINTAINED REGULARLY AND AFTER EACH RAINFALL EVENT DURING CONSTRUCTION

INLET PROTECTION (OPTION 1)

N.T.S.



IPP FlexXstorm Inlet Filter Specifications			
Material Property	Test Method	Value (min avg)	
> Inner Filter Bag Specs (3 ft² min wd)		Non-Woven	Woven Mono
Grab Tensile	ASTM D 4632	100 lbs	200 lbs
Puncture Strength	ASTM D 4833	65 lbs	90 lbs
Trapezoidal Tear	ASTM D 4533	45 lbs	75 lbs
UV Resistance	ASTM D 4355	70% at 500 hrs	90%
App Open Size (AOS)	ASTM D 4751	70 sieve (.212 mm)	40 sieve (.425 mm)
Permittivity	ASTM D 4491	2.0/sec	2.5/sec
Water Flow Rate	ASTM D 4491	145 gpm/sft	145 gpm/sft
> Polyester Outer Reinforcement Bag Specifications			
Weight	ASTM D 3776	4.55 oz/sy(oz) +/- 15%	
Thickness	ASTM D 1777	.040 +/- .005	
> Frame Construction			
316 Structural Steel, 11 Gauge, Zinc Plated	ASTM A 576	Tensile Strength > 58,000 psi, Yield Strength > 36,000 psi	



INLET PROTECTION (OPTION 2)

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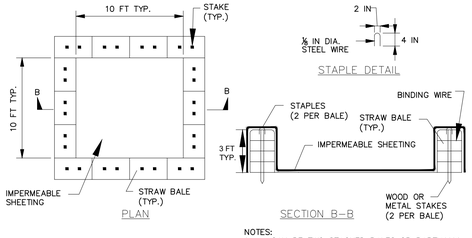


NOTES:
1. CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH
2. CAN BE A SHORT WALL 10 YARD STEEL REFUSE CONTAINER (IMPERMEABLE SHEETING LINER IS STILL REQUIRED FOR THIS OPTION)

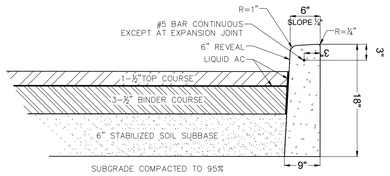
CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.
6. A METAL ROOL-OFF BIN DESIGNATED TO SECURELY CONTAIN CONCRETE WASHWATER AND SOLIDS MAY BE PROVIDED IN LIEU OF A HAY BALE AN PLASTIC WASHOUT PIT.

STEEL CONTAINER & PLASTIC CONCRETE WASHOUT DETAIL

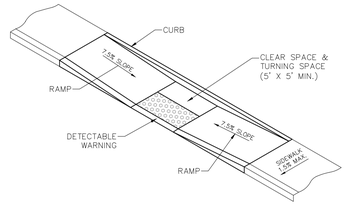
N.T.S.

SURVEY PREPARED BY:
THOMAS MATARAZZO LAND SURVEYOR
235 SPRINGMEADOW DRIVE, HOLBROOK, NY 11741
PHONE: (631) 472-0968 DATE: FENRUARY 18, 2019

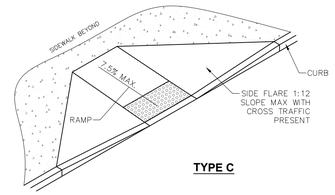


NOTES:
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS
2. CONCRETE SHALL BE A MONOLITHIC POUR, MUST USE FORMS FRONT AND REAR
3. CONCRETE CURE 14 DAYS MIN. BEFORE PAVING MAY BEGIN
4. EXPANSION JOINTS 5' MIN., 20' MAX.

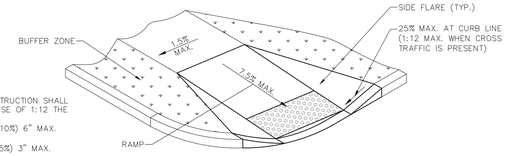
ON-SITE CONC. CURB & PAVEMENT DETAIL
N.T.S.



TYPE A



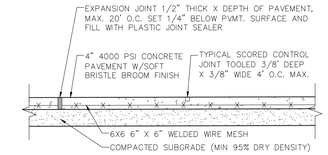
TYPE C



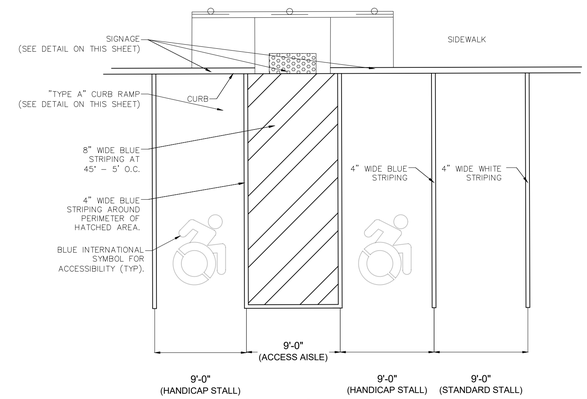
TYPE B

NOTE:
1. THE MAXIMUM SLOPE OF A SIDEWALK CURB RAMP IN NEW CONSTRUCTION SHALL BE 1:12. IF SPACE LIMITATIONS ON EXISTING SITES PROHIBIT THE USE OF 1:12 THE FOLLOWING SLOPES AND RISES MAY BE USED:
   A) STEEPER THAN 1:12 (8.33%) BUT NO STEEPER THAN 1:10 (10%) 6" MAX. RISE, 5' MAX. RUN
   B) STEEPER THAN 1:10 (10%) BUT NO STEEPER THAN 1:8 (12.5%) 3" MAX. RISE, 2' MAX. RUN
   C) A SLOPE STEEPER THAN 1:8 (12.5%) IS NOT ALLOWED
2. THE MIN. WIDTH OF A SIDEWALK CURB RAMP SHALL BE FIVE (5') FEET, EXCLUSIVE OF FLARED SIDES
3. ALL SIDEWALK CURB RAMPS SHALL HAVE FLUSH, SMOOTH TRANSITIONS TO THE ADJACENT STREET OR HIGHWAY SURFACE.
4. THE SURFACE OF ALL SIDEWALK CURB RAMPS SHALL BE STABLE, FIRM, AND SLIP RESISTANT. (E.G. A COARSE BROOM FINISH PERPENDICULAR TO THE RAMP SLOPE IS ACCEPTABLE ON CEMENT CONCRETE CURB RAMPS)
5. EXISTING CONCRETE SHALL BE SAWCUT FULL DEPTH, 6. HANDICAP RAMPS SHALL CONFORM TO REGULATIONS SPECIFIED IN THE NEW YORK UNIFORM BUILDING CODE AND ANSI A-117.1, LATEST REVISION.

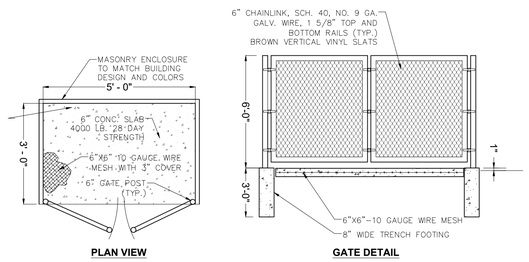
CURB RAMP DETAILS
N.T.S.



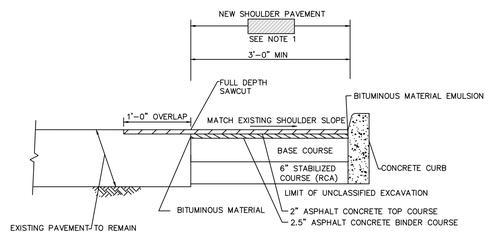
CONCRETE WALK DETAIL
N.T.S.



STRIPING DETAIL
N.T.S.

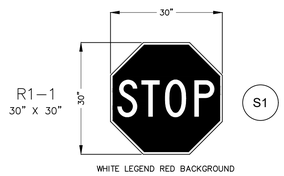


DUMPSTER ENCLOSURE DETAIL
N.T.S.

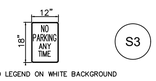


OFF SITE ASPHALT RESTORATION DETAIL
N.T.S.

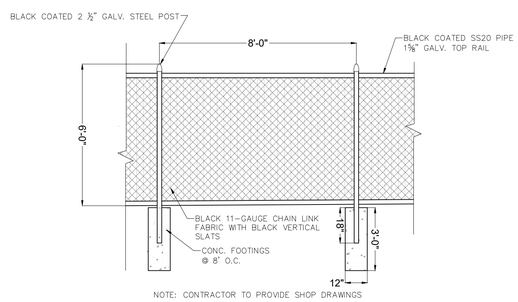
NOTES:
1. SEE PLAN FOR LIMITS OF PAVEMENT CONSTRUCTION.
2. SEE PLAN FOR LIMITS OF NEW CONCRETE CURB. A FULL DEPTH TACK COAT SHALL BE PLACED ALONG THE FACE OF NEW CURB ADJACENT TO NEW ASPHALT PAVEMENT
3. TACK COAT REQUIRED BETWEEN ALL LIFTS REGARDLESS WHEN PLACED.



STOP SIGN
NTS

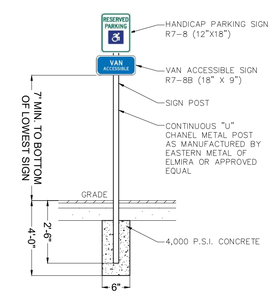


NO PARKING ANY TIME SIGN
NTS



NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS

FENCE DETAIL
N.T.S.

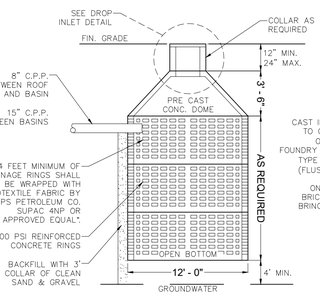


SIGNAGE DETAIL
N.T.S.

S2

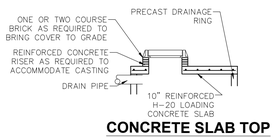
LABEL	SIGN TYPE	WORDAGE
S1	R1-1	STOP SIGN
S2	R7-8, R7-8B	HANDICAP PARKING, VAN ACCESSIBLE
S3	R7-1	NO PARKING ANYTIME

SEE SHEET AL-1 FOR LOCATIONS

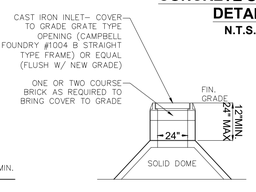


STORM POOL DETAIL
N.T.S.

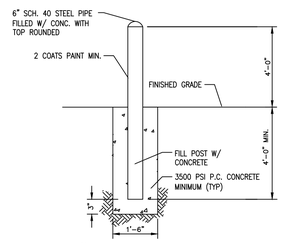
NOTES:
1. MAINTAIN 20' SETBACK FROM SANITARY LEACHING POOL.
2. MAINTAIN 10' SETBACK FROM SANITARY SEWER PIPE.
3. MAINTAIN SCDPW SETBACK REQUIREMENTS FROM ALL UTILITIES.
4. MAINTAIN 10' SETBACK FROM BUILDING FOUNDATION.
5. SANITARY RINGS MAY NOT BE USED.
6. ALL CONCRETE STRUCTURES MUST MEET ACI CODE AND SPECIFICATIONS.
7. MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI CONCRETE PRIOR TO INSTALLATION.
8. ALL STRUCTURES MUST BE MANUFACTURED AT AN ACI CERTIFIED PLANT, A COPY OF CERTIFICATION MUST BE ON FILE WITH THE TOWN.



CONCRETE SLAB TOP DETAIL
N.T.S.



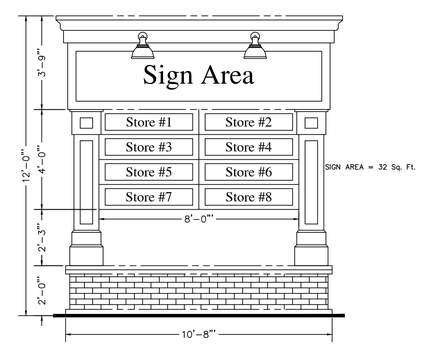
DROP INLET DETAIL
N.T.S.



NOTE:
FINISH ON PIPES SHALL BE PER OWNER'S REQUIREMENTS AND/OR UTILITY COMPANY

BOLLARDS AROUND GAS METER, INSIDE TRASH ENCLOSURE, AND AROUND TRANSFORMER

BOLLARD DETAIL
N.T.S.



GROUND SIGN
NTS

SEE SHEET AL-1 FOR LOCATION

LABCREW ENGINEERING, P.C.
SITE DESIGN/PLANNERS/CIVIL ENGINEERING
460 HAWKINS AVENUE
RONKONKOMA, NEW YORK 11779
TELEPHONE: (631) 676-4881
LABCREW@OPTONLINE.NET

SEAL

LABCREW ENGINEERING, P.C.

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PROJECT: 4K PROPERTY MANAGEMENT LLC
217 MIDDLE COUNTRY ROAD
MIDDLE ISLAND, NY 11953

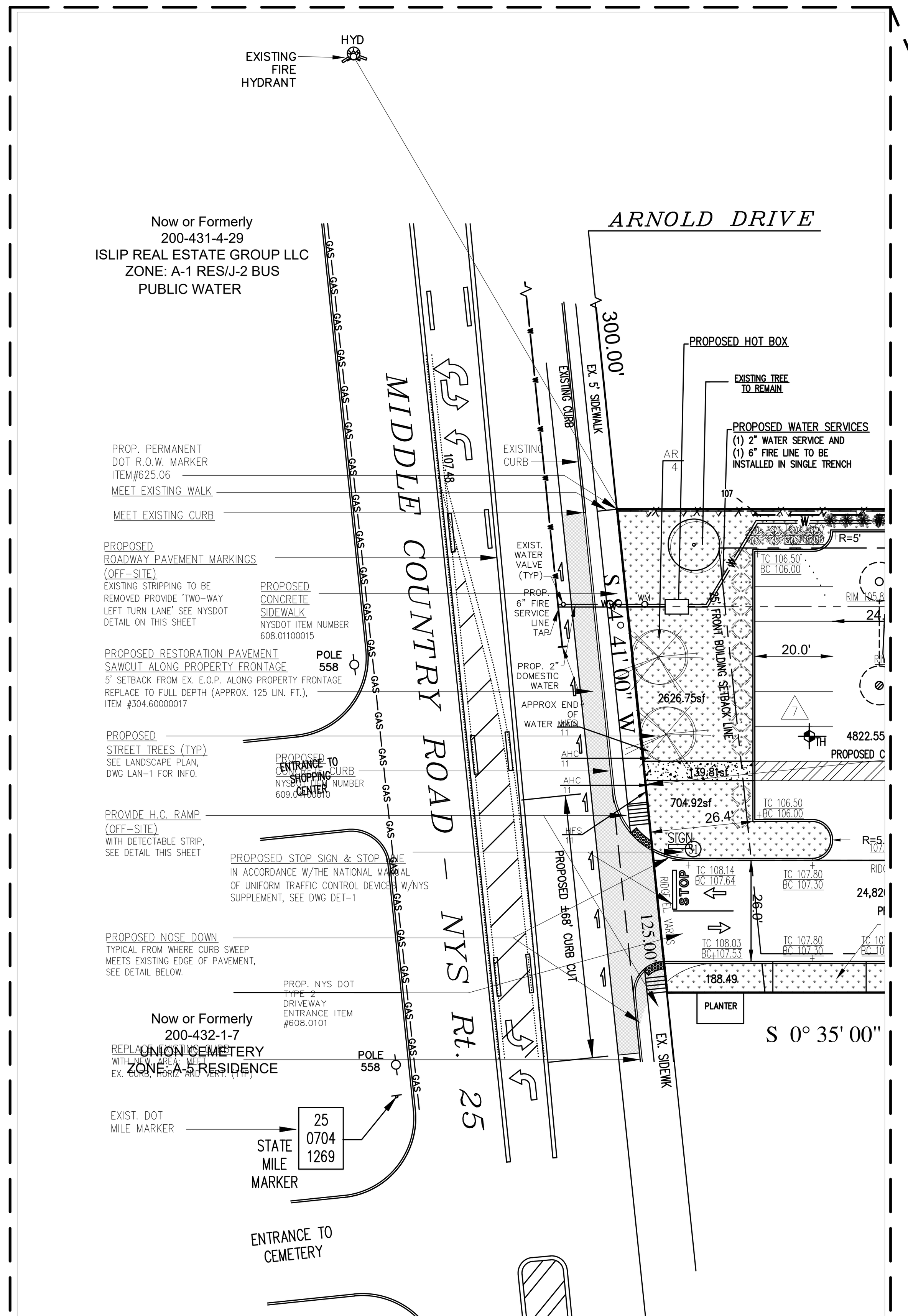
TITLE: SITE DETAILS

SCTM#: 0200 - 400.00 - 06.00 - 021.001

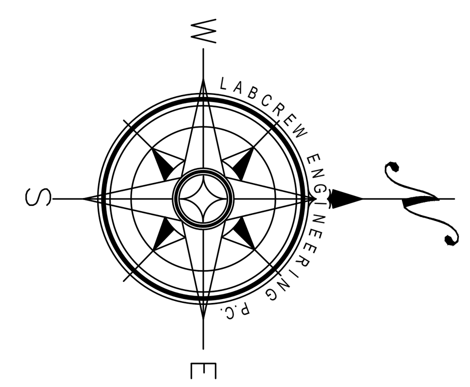
NO.	DATE	REVISION

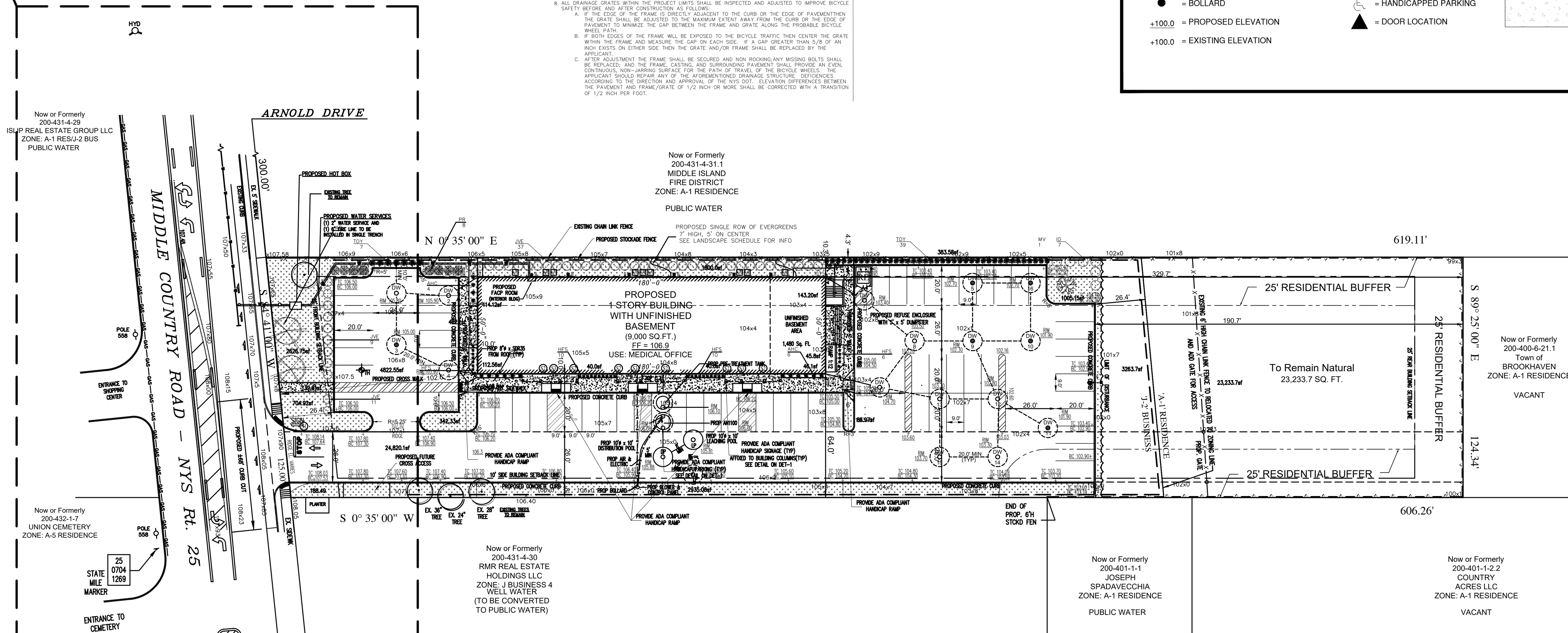
PROJECT No.	21-113
DRAWN BY	CTN
CHECKED	CL
DATE	January, 2022
SCALE	N.T.S.

DET-1



AREA OF PROPOSED WORK
SCALE: 1" = 30'





OVERALL SITE

SCALE: 1" = 50'

UNDERGROUND CABLE AND LIGHTING NOTES:

TRAFFIC SIGNAL NOTES:

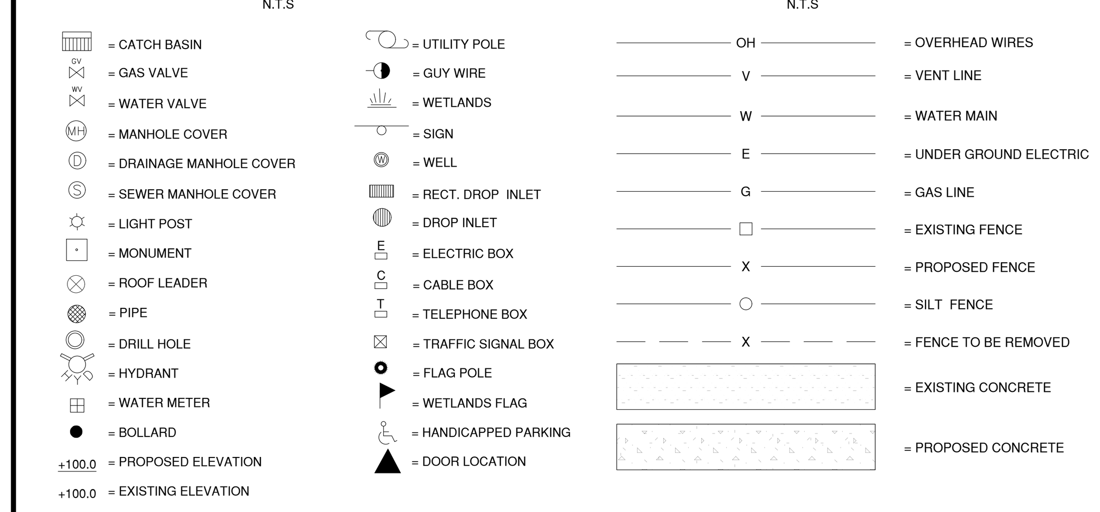
NOTES:

SYMBOL KEY

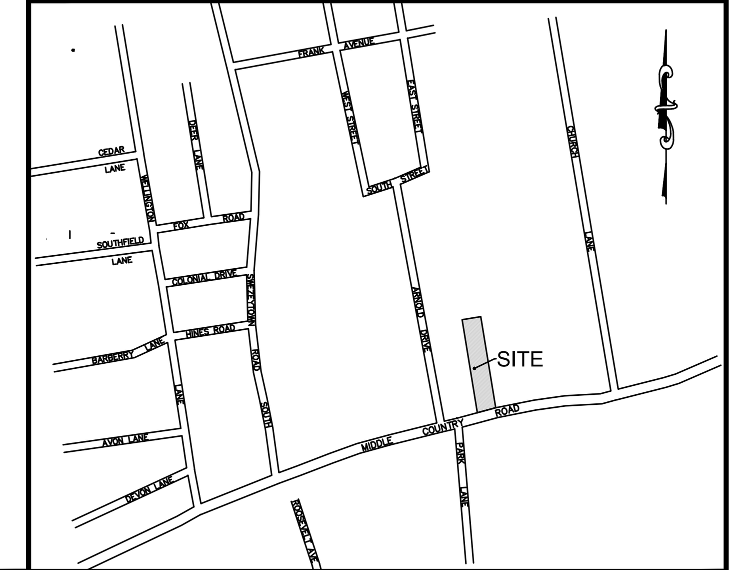
N.T.S

SPECIAL LINES

N.T.S



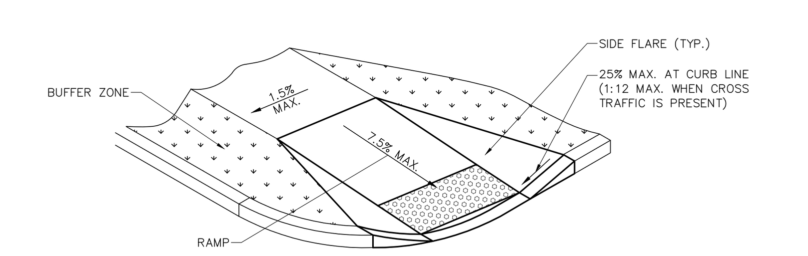
KEY MAP



SITE CRITERIA

SITE DATA:

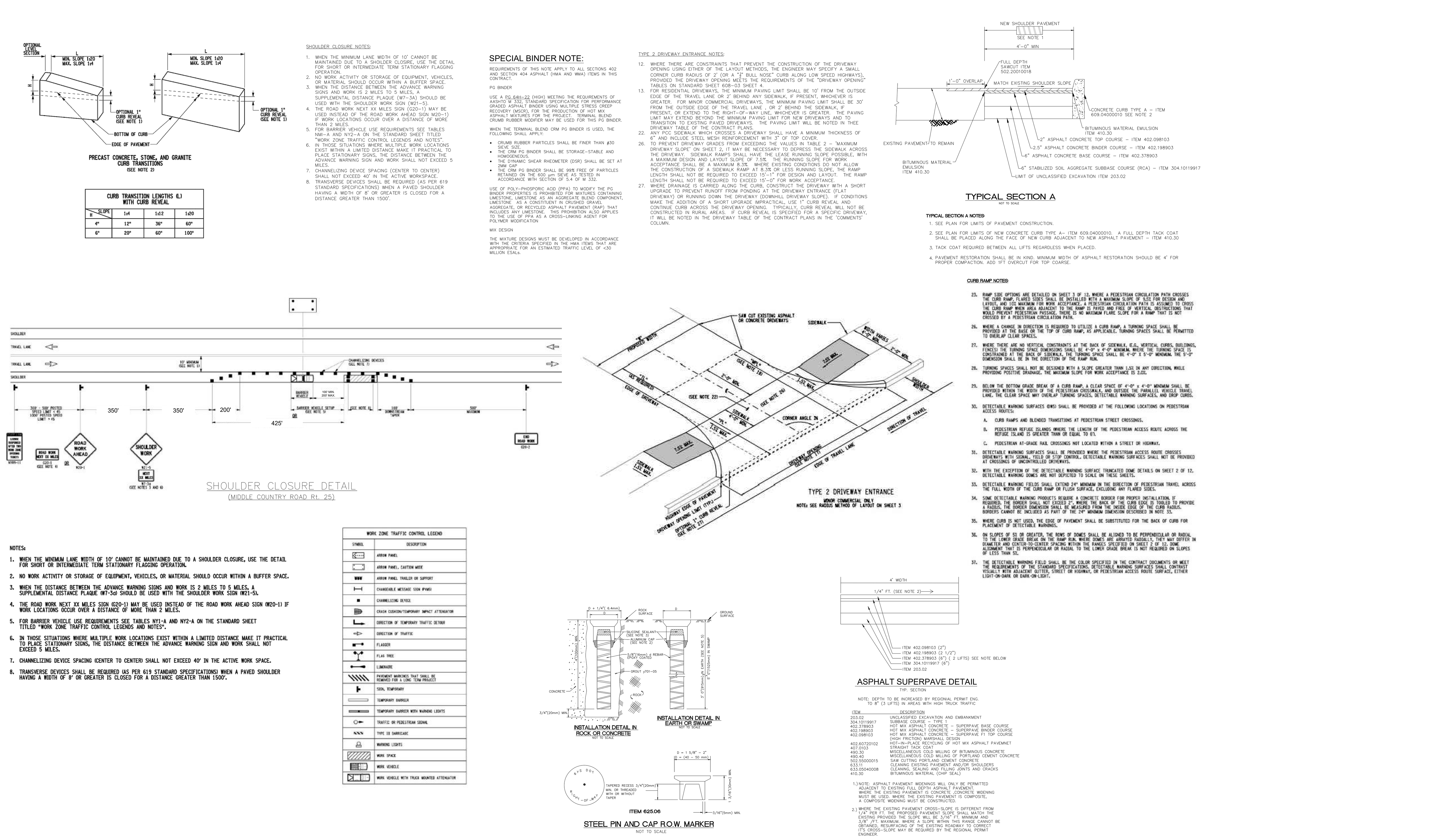
SITE AREA	1.75 ACRES	76,181.2	SQ.FT.
EXISTING BUILDING AREA		0	SQ.FT.
PROPOSED BUILDING AREA		9,000	SQ.FT.
TOTAL BUILDING G.F.A.		9,000	SQ.FT.
EXISTING F.A.R.		0	%
PROP. F.A.R.		11.8	%
PROP. G.F.A.R.		11.8	%
PARKING REQUIRED		60	STALLS
PARKING PROVIDED		63	STALLS
ZONE		J-2 BUS / A-1 RES	
USE		MEDICAL OFFICES	



TYPE B

CURB RAMP DETAILS

N.T.S.



HIGHWAY WORK PERMIT NOTES

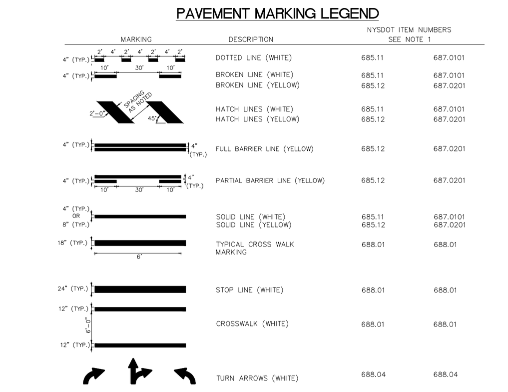
GENERAL NOTES:

UTILITY NOTES:

TRAFFIC MAINTENANCE AND PROTECTION NOTES:

SURVEY NOTES:

PAVEMENT MARKING LEGEND



PAVEMENT MARKING NOTES:

CONSTRUCTION NOTES:

SURVEY PREPARED BY:
THOMAS MATARAZZO LAND SURVEYOR
235 SPRINGMEADOW DRIVE, HOLBROOK, NY 11741
PHONE: (631) 472-0968 DATE: FERUARY 18, 2019

LABCREW ENGINEERING, P.C.
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SEAL

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PROJECT: **4K PROPERTY MANAGEMENT LLC**
217 MIDDLE COUNTRY ROAD
MIDDLE ISLAND, NY 11953

TITLE: **NYS DEPARTMENT OF TRANSPORTATION PLAN**

SCTM#: 0200 - 400.00 - 06.00 - 021.001

NO.	DATE	REVISION

PROJECT No.	21-113
DRAWN BY	CTN
CHECKED	CL
DATE	January, 2022
SCALE	AS NOTED

DOT-1

CENTRAL PINE BARRENS
JOINT PLANNING & POLICY COMMISSION

Robert Calarco
Chair

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

624 Old Riverhead Road
Westhampton Beach, NY
11978

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

December 21, 2022

Town of Brookhaven
Office of the Town Clerk
Attn: Donna Lent
One Independence Hill
Farmingville, NY 11738

Re: Town Board Referral: Bolla at Yaphank Site Plan
482 Sills Road, Yaphank
SCTM # 200-663-1-5; Log # 2022-016-CZ
Compatible Growth Area of the Central Pine Barrens

Dear Ms. Lent:

On November 16, 2022, the Central Pine Barrens Commission office received the subject referral. The project site is in the Compatible Growth Area of the Central Pine Barrens.

Existing Conditions and Project Description

The site is 38,288 square feet (0.88 acres). It is located on the west side of Sills Road, north of the Long Island Expressway Exist 66 in Yaphank. It is in the J5 Business Zoning District. The property is presently developed with a gas station.

The proposal is the redevelopment of the site with a 2,600 square foot building for a convenience store. A covered canopy for the fueling area is proposed. Landscaping, drainage, fencing and other infrastructure will be installed.

Central Pine Barrens Status

The proposal constitutes development activity pursuant to the Long Island Pine Barrens Protection Act (the Act), embodied in 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.

Please have the applicant show that the project conforms with the Plan standards as part of the Town review process? .

The project site is in the watershed of the Carmans River and in proximity to the Core Preservation Area and significant areas of open space to the west, north and east of the site. Please ensure the applicant obtains approvals to store a significant amount of fuel including diesel fuel. Measures must be in place through Suffolk County Health

Department codes to protect water and ecosystem resources when bulk materials storage occurs including chemicals and hazardous materials and fuels.

The Site Plan prepared by B. Thayer dated January 24, 2022 lists “Area of Landscaping/Natural Vegetation.” The project must conform with the Vegetation Clearance Limit absent landscaping or restoration. It is not clear from the site plan if the existing natural area is 15,835 square feet or 5,704 square feet. Please clarify this information as part of the Town’s review process.

Absent a hardship, no clearing of natural vegetation may occur if the site is presently cleared beyond the maximum 65% clearing limit. Please provide the amount of existing natural area, amount cleared and the proposed amount of clearing and the area to remain natural. This data will help determine if the project conforms.

The area to remain natural may not be composed of landscaping. Where landscaping is necessary, utilize native trees including oaks and pitch pine and pollinator species to support wildlife habitat. Fertilizer-dependent vegetation should be minimal for a site of this size and land use and cannot exceed 15% of the site.

Please ensure that the redevelopment of the site protects the resources including the character of the Central Pine Barrens. Signage, lighting and building materials should be in keeping with the character of the region. Utilize natural colors in the building and signage designs and minimize and shield lighting to avoid spillage off site particularly since the site is in proximity to a significant amount of natural open space.

The proposed 6 foot vinyl fence is not in keeping with the character of the area and should be replaced with a split rail fence to protect Central Pine Barrens character while meeting the needs of the project. The site is significantly exposed with a long road frontage. Since fencing appears aesthetic rather than for security purposes it should be changed to split rail.

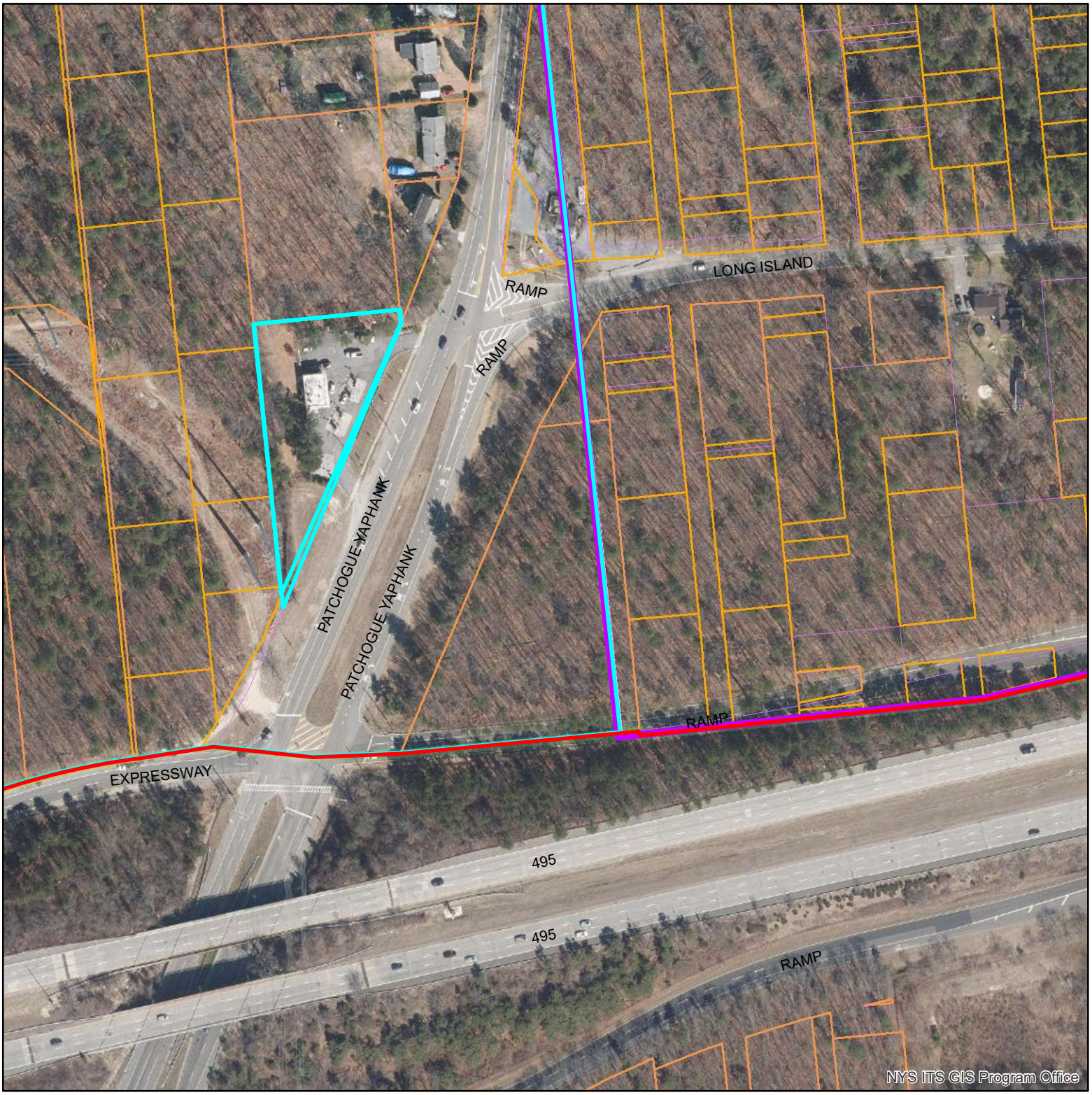
The proposal must conform to all other involved agency jurisdictions and permit requirements in effect on the project site. Thank you for your attention, and if you have any questions, please do not hesitate to contact me at (631) 218-1192.

Sincerely,

Julie Hargrave
Policy and Planning Manager

cc: Judy Jakobsen, Executive Director
John Milazzo, Counsel

Commission Meeting
December 21, 2022
Bolla at Yaphank referral
Sills Road, Yaphank
SCTM # 200-663-1-5



0 65 130 260 390 520 Feet

2020 aerial

Town of Brookhaven
Long Island

Edward P. Romaine, Supervisor

DATE: November 16, 2022

TO: Judy Jakobsen, Central Pine Barrens Joint Planning & Policy Commission
Joseph T. Brown, P.E., Suffolk County, Department of Public Works
Peter E. Fountaine, Town of Brookhaven, Division of Environmental Protection

FROM: Robert Schroeder
Planning Division

RE: Town Board Special Permit Application: **Bolla @ Yaphank,** Log # **2022-016-CZ**
Motor vehicle fueling station and convenience store as an accessory to a motor vehicle fueling station
482 Sills Road, Yaphank, NY, 0.88 acres
SCTM: 0200 66300 0100 005000, 0.88 acres

Attached is a copy of a new application this office has received. A copy of the proposed site plan, a Town Board Land Use Application, and Part 1 of an Environmental Assessment Form supplied by the applicant are enclosed for your consideration.

Please reply within 30 days of the date of this mailing. Also, kindly forward any information or concerns you may have regarding this proposal, particularly with respect to your agency's areas of expertise and jurisdiction, which would enhance the utilization of this site or provide additional protection to the community.

All correspondence should be forwarded to:

Town of Brookhaven
OFFICE OF THE TOWN CLERK
Donna Lent
One Independence Hill
Farmingville, NY 11738

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

Cc: Donna Lent, Brookhaven Town Clerk
Leigh Rate, Town of Brookhaven Law Department

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

Full Environmental Assessment Form
Part 1 - Project and Setting

RECEIVED
OCT 12 2022
Town of Brookhaven
Town Clerk's Office

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 project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Bolla @ Yaphank		
Project Location (describe, and attach a general location map): West side Sills Road (#482) 223.90 feet north of Long Island Expressway North Service Road, Yaphank, NY		
Brief Description of Proposed Action (include purpose or need): Redevelop site which has an existing motor vehicle fueling station thereon (since 1971) by demolishing all improvements presently existing and constructing a new canopy over gasoline pump dispensers and a new building for convenience sales requiring: A Town Board Special Permit a motor vehicle fueling station, A Town Board Special Permit for a convenience store (85-258C) accessory to the motor vehicle fueling station; and Waivers from Special Permit Criteria. Project shall include a new 2,600 s.f. "Bolla Market" convenience store, a new 3,325 s.f. canopy with six (6) pumps dispenrts, new underground fuel storage tanks and new landscapding.		
Name of Applicant/Sponsor: Bolla Operating L.I. Corp.	Telephone: (516) 240-8671 E-Mail: hsingh@bollaoil/com or mlewis@bollaoil.com	
Address: 809 Stewart Avenue		
City/PO: Garden City	State: NY	Zip Code: 11530
Project Contact (if not same as sponsor; give name and title/role): Kevin C. Papasian, Project Engineer (PS&S/B. Thayer)	Telephone: 516-464-7334 E-Mail: kpapasian@psands.com	
Address: 99 Sunnyside Blvd. Extension		
City/PO: Woodbury	State: NY	Zip Code: 11797
Property Owner (if not same as sponsor): 482 Sills Road LLC	Telephone: 516-805-9956 E-Mail: jaynavang1@gmail.com	
Address: c/o JAS USA, Inc. 260 North Broadway, Suite 7		
City/PO: Hicksville	State: NY	Zip Code: 11801

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 Council, Town Board, or Village Board of Trustees ☒ Yes ☐ No	Town Board	
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Planning	
c. City Council, Town or Village Zoning Board of Appeals ☒ Yes ☐ No	ZBA	
d. Other local agencies ☒ Yes ☐ No	Fire Prevention, Buildings	
e. County agencies ☒ Yes ☐ No	SCDHS - tanks SCDHS - WW	
f. Regional agencies ☒ Yes ☐ No	SCWA - Water & Pine Barrens	
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☒ No
If Yes,
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☒ No
iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☒ 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):
Pine Barrens Compatible Growth Area & Hydro sensitive zone

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?
J-5

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? School District #12

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

c. Which fire protection and emergency medical services serve the project site?
Yaphank

d. What parks serve the project site?
n/a

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)?
Commercial raze and rebuild existing gas station

b. a. Total acreage of the site of the proposed action? .88 acres
b. Total acreage to be physically disturbed? .48 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .88 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)? % 8 Units: acre

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 proposed action be constructed in multiple phases? ☐ Yes ☒ No
i. If No, anticipated period of construction: 5 months
ii. If Yes:
- Total number of phases anticipated 1
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
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 1

ii. Dimensions (in feet) of largest proposed structure: 19' height; 137'-7" width; and 24' length canopy

iii. Approximate extent of building space to be heated or cooled: 2,600 bldg 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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☒ No

If Yes:

i. What is the purpose of the excavation or dredging? _____

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

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

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

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 proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

iv. Will 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: _____
- 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), 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: 500 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): sanitary sub-surface system to SCDHS requirements

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 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):

_____

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 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 (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (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 semi-trailer truck trips/day: _____

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 ½ 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.

i. During Construction:

- Monday - Friday: 8-5
- Saturday: 9-5
- Sunday: n/a
- Holidays: n/a

ii. During Operations:

- Monday - Friday: 24 hrs
- Saturday: 24hrs
- Sunday: 24hrs
- Holidays: 24hrs

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 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:
yard lights (LED) downward projection, underside canopy lights downward projection.

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 gasoline & diesel fuel

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: 2 - 20K tanks = 40k total storage all to SCDHS requirements

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: 5 tons per per month (unit of time)
- Operation : .50 tons per per month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: metals, copper and steel
- Operation: glass, plastics, paper and card-board

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

- Construction: To Brookhaven Municipal Landfill - Yaphank
- Operation: To Brookhaven Municipal Landfill - Yaphank

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 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: petroleum fuels - gasoline and diesel fuel

ii. Generally describe processes or activities involving hazardous wastes or constituents: petroleum fuels storage and dispensing to public

iii. Specify amount to be handled or generated _____ tons/month n/a

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: n/a

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: n/a

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:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	.42	.48	+.06
• Forested	.46	.40	-.06
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• 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:

currently a gas station w/petroleum storage on site.

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): 1504231 (7-21-15 case closed)
- ☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____
- ☐ 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): _____

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? 100'+ 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: Riverhead Sandy Loam 100 %
_____ %
_____ %

d. What is the average depth to the water table on the project site? Average: 25 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 _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ 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: Magothy

m. Identify the predominant wildlife species that occupy or use the project site: birds, squirrelts

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

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

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: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National 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 5 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.

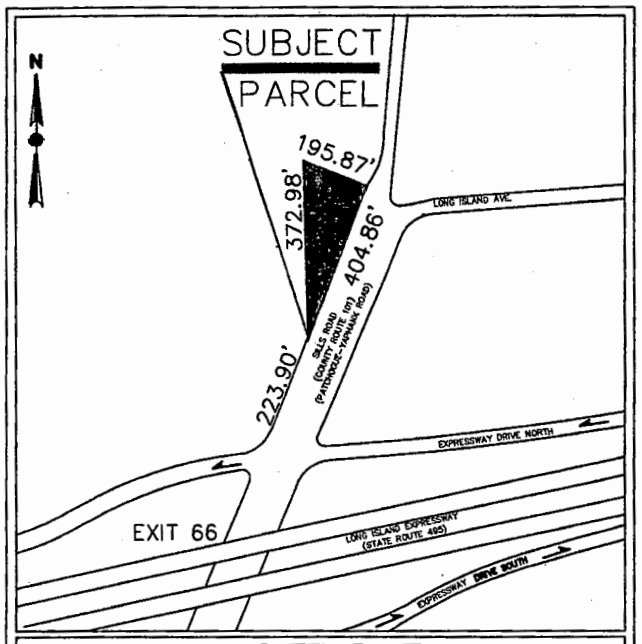
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name KEVIN PAPASIAN Date 8.31.22

Signature _____ Title PM



SITE DATA

APPLICANT: BOLLA OPERATING L.I. CORP.
TAX MAP No.: 0200-663-01-005
EXISTING ZONE: J5
AREA: 38,288 S.F.
TOWN: BROOKHAVEN
HAMLET: YAPHANK
SCHOOL DISTRICT: LONGWOOD CENTRAL SCHOOL DISTRICT NO. 12
LOCATION: 482 SILLS ROAD, YAPHANK

REQUESTED ACTION:
"TOWN BOARD SPECIAL PERMITS FOR MOTOR VEHICLE FUELING STATION, CONVENIENCE STORE ACCESSORY TO FUELING STATION AND WAIVERS FROM SPECIAL PERMIT CRITERIA."

SITE DEVELOPMENT

BOLLA OPERATING L.I. CORP

482 SILLS ROAD

YAPHANK, NEW YORK

DISTRICT 0200, SECTION 663, BLOCK 1, LOT 5

ZONING DATA TABLE/ZONING COMPLIANCE ANALYSIS

DIST: 0200	SEC: 663	BLOCK: 01.00	LOTS: 005.00

OWNER/APPLICANT INFORMATION

APPLICANT:	BOLLA OPERATING L.I. CORP. 809 STEWART AVE. GARDEN CITY NY, 11530
PROPERTY OWNER:	482 SILLS RD. LLC 482 SILLS RD YAPHANK NY, 11980

OVERALL SITE DATA TABLE

AREA OF SITE:		0.88 ACRES OR 38,288 SQ.FT.		J-5
AREA OF BUILDING:	1. BUILDING (PROPOSED)	2,600 SQFT		
	2. CANOPY (PROPOSED)	3,325 SQFT		
	TOTAL BUILDING AREA:		5,925 SQFT	(15.5% OF LOT SIZE)
TOTAL AREA OF ASPHALT/CONCRETE (NOT INCL. UNDER CANOPY)*:			13042	(34.5% OF LOT SIZE)
AREA OF LANDSCAPE/NATURAL VEGETATION:				
	1. AREA OF NATURAL VEGETATION TO REMAIN:	15,835 SQFT (41%)		
	2. AREA TO BE REVEGETATION TO NATURAL:	0 SQFT (0%)		
	3. AREA OF TURF AND LANDSCAPING:	3,486 SQFT (9%)		
	3a. NON-FERTILIZER DEPENDENT VEG:	100%		
	TOTAL LANDSCAPE/VEGETATION AREA:		19,321 SQFT	(50% OF LOT SIZE)
PARKING REQUIRED: (1/100 SQFT)=26+2	28 SPACES			
PARKING PROVIDED:	12 SPACES			
LANDBANKED STALLS:	3			
LOADING REQUIRED:	1			
LOADING PROVIDED:	1			
DATUM:	U.S.C.&G.			
INTENDED USE OF PROPERTY:	STORE/GAS STATION			
DEPTH TO GROUNDWATER:	<50 FT			

* INCLUDES SITE PAVEMENT, CONCRETE, SIDEWALKS, HVAC AREA, TRASH ENCLOSURES, ETC. NOT INCLUDING AREA BENEATH CANOPY

EXISTING			PROPOSED		
AREA OF SITE	38,288 SQFT	100%	AREA OF SITE	38,288 SQFT	100%
NATURAL AREA (UNDISTURBED)	5,704 SQFT	14.9%	NATURAL AREA (UNDISTURBED)	5,704 SQFT	14.9%
EXISTING PREVIOUSLY DISTURBED LANDSCAPED AREA	14,176 SQFT	37%	PROPOSES DISTURBANCE IN PREVIOUSLY UNDISTURBED & DISTURBED LANDSCAPED AREA	13,617 SQFT	35.5%
CURRENT PAVEMENT & OTHER AREAS*	17,328 SQFT	45.4%	PROPOSED PAVEMENT AND OTHER AREAS*	13,042 SQFT	34.1%
BUILDING AREA	1,030 SQFT	2.7%	PROPOSED BLDG. AREA	2,600 SQFT	6.8%
			PROPOSED CANOPY AREA	3,325 SQFT	8.7%

* INCLUDES SITE PAVEMENT, CONCRETE, SIDEWALKS, HVAC AREA, TRASH ENCLOSURES, ETC. NOT INCLUDING AREA BENEATH CANOPY

BULK REQUIREMENTS (DIMENSIONAL REQUIREMENTS)

ITEM	CODE	PERMITTED	PROPOSED	COMMENTS
MINIMUM LOT AREA	85-466 A.3	65,000 SQFT	38,288 SQFT	VARIANCE REQUIRED
MINIMUM LOT WIDTH	85-466 B.1	150'	404.86'	VARIANCE REQUIRED
MINIMUM FRONT YARD (CANOPY)	85-466 C.1	50'	17'-11"	VARIANCE REQUIRED
MAXIMUM BUILDING HEIGHT	85-466 G.1	35'	25'	OK
MAXIMUM F.A.R.	85.466 F.1	25%	15.53%	OK
SETBACK BUILDING (FRONT) BLDG	85-466 C.1	50'	89'	OK
SETBACK BUILDING (REAR) BLDG	85-466 E.1	40'	21'	VARIANCE REQUIRED
SETBACK BUILDING (SIDE) BLDG	85-466	25'	38'-5"	OK
MINIMUM LANDSCAPING COVERAGE	85-843 A.1	20%	50%	OK
MINIMUM LANDSCAPING COVERAGE (FRONT YARD)	85-843 A.2	50% OF MIN. LANDSCAPE/NATURAL AREA IN FRONT YARD	44.6%	VARIANCE REQUIRED
MINIMUM LANDSCAPE COVERAGE - BUFFER ALONG STREET FRONTAGES	85-843 A.4	15'	3'	VARIANCE REQUIRED
LANDSCAPE BUFFER MINIMUM VARIANCE ADJUSTMENT TO RESIDENTIAL	85-843	25'	21'-4"	VARIANCE REQUIRED

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED	COMMENTS
MINIMUM STALL SIZE	85-1.B	9' x 19'	9' x 19'	OK
LOADING REQUIREMENTS	85-351.A	1	1	OK
MINIMUM LOADING SIZE	85-1B	12' x 22'	12' x 22'	OK
MINIMUM NUMBER OF STALLS	85-353	28	12+ (3-LAND-BANKED) = 15	VARIANCE REQUIRED

VARIANCES/WAIVERS FROM SPECIAL USE PERMIT CRITERIA FOR CONVENIENCE STORE AS ACCESSORY USE TO MOTOR VEHICLE FUELING STATION

ITEM	CODE	PERMITTED	PROPOSED	COMMENTS
PARKING & STACKING AREAS REQUIRED	85-467 B.1	1/100 = 26 SPACES + 2 GAS STATION = 28	12 & (3-LAND-BANKED) = 15	VARIANCE REQUIRED
PUBLIC RESTROOMS	85-467 B.2	PROVIDE	PROVIDED	OK
BUILDING AREA DEVOTED TO THE RETAIL SALE & DISPLAY AREA	85-467 B.3	PERMITTED: 750 SQFT	PROPOSED: 1,536 SQFT	VARIANCE REQUIRED
GROSS FLOOR AREA	85-467 B.3	PERMITTED: 1,500 SQFT	PROPOSED: 2,600 SQFT	VARIANCE REQUIRED
SIGNAGE	85-467 B.4	MUST BE APPROVED	SEE BELOW	VARIANCE REQUIRED (SEE BELOW)
NON-RELATED ACCESSORY USES TO THE CONVENIENCE STORE	85-467	NONE	NONE	OK
OUTSIDE DISPLAY SHALL BE PROHIBITED	85-467 B.5	NONE	NONE	OK
DUMPSTER ENCLOSURE	85-467 B.6	PROVIDE	PROVIDED	OK
BUFFER PLANTINGS	85-467 B.7	PROVIDE	PROVIDED	OK
FENCING ALONG PROPERTY LINE ADJACENT TO A RESIDENTIAL DISTRICT	85-467 B.8	PROVIDE	PROVIDED	OK
WASTE RECEPTACLES FOR CUSTOMER USE	85-467 B.9	PROVIDE	PROVIDED	OK

VARIANCES/WAIVERS FROM SPECIAL USE PERMIT CRITERIA FOR MOTOR VEHICLE FUELING STATION

ITEM	CODE	PERMITTED	PROPOSED	COMMENTS
USE LIMITED TO SALE OF MOTOR VEHICLE SUPPLIES AND MINOR REPAIR	85-467 G.1	N/A	N/A	NOT APPLICABLE
NO REPAIR WORK PERFORMED IN THE OPEN HOURS OF WORK 7AM-7PM	85-467 G.2	N/A	N/A	NOT APPLICABLE
OVERNIGHT STORAGE OF REGISTERED VEHICLES	85-467 G.3	N/A	N/A	NOT APPLICABLE
MOTOR VEHICLE FUELING STATION PROHIBITED WITHIN 500' OF A PLACE OF PUBLIC ASSEMBLY	85-467 G.4	N/A	N/A	NOT APPLICABLE
SIGNAGE	85-467 6.5	MUST BE APPROVED	SEE BELOW	VARIANCE REQUIRED (SEE BELOW)
OUTSIDE DISPLAYS	85-467 G.6	NONE	NONE	OK
FULL SERVICE FUEL STATION FOR CERTAIN TIME	85-467 G.7	PROVIDE	PROVIDED	OK
CURB CUTS	85-467 G.8	1 PER 75'	SEE PLAN	OK

WALL SIGNS C-STORE / CANOPY

ITEM	CODE	PERMITTED	PROPOSED	COMMENTS
MAXIMUM NUMBER OF SIGNS	57A-6.E	1 PER WALL FACING A STREET OR PARKING AREA	2	VARIANCE REQUIRED
MAXIMUM SIGN AREA	57A-6.E2	2 SF/LF OF WALL WIDTH WITH A MAX OF 425F FOR 1 SIGN AND 325F FOR ALL OTHERS	1=20 SQ FT 2=12 SQ FT	OK
MAXIMUM SIGN PROJECTION	57A-6.E4	1' FROM WALL 2' FROM WALL FOR AWNING SIGNS	1'	OK
MAXIMUM HEIGHT ABOVE GRADE	57A-6.E6	18'/TOP OF PARAPET WALL	16'	OK
CANOPY	57A-6.F	(1) 12 SQ.FT SIGN	2 SIGNS, 12 SQ.FT EACH	VARIANCE REQUIRED

GROUND/POLE SIGNS TBD

ITEM	CODE	PERMITTED	PROPOSED	COMMENTS
MAXIMUM NUMBER OF SIGNS	57A-6.C	1	1) GROUND SIGN	OK
MAXIMUM SIGN AREA BUILDING	57A-6.C	24 SQFT	48 SF	VARIANCE REQUIRED
MINIMUM SIGN SETBACK	57A-12.A	12'	6.5'	VARIANCE REQUIRED
MAXIMUM HEIGHT ABOVE GRADE	57A-7.B	12'	12'	OK

LIGHTING

ITEM	COMMENTS
APPLICANT SEEKS VARIANCE FOR LUMENS, TYPE OF FIXTURE, HOURS FOR LIGHTING	VARIANCE MAY BE REQUIRED

Bolla

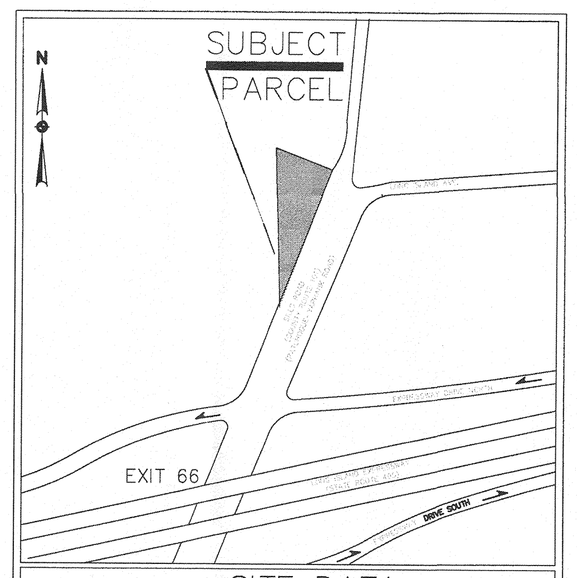
TOWN STANDARD NOTES:

1. ALL CONCRETE CURBING, SIDEWALKS AND DRAINAGE STRUCTURES SHALL CONFORM TO PLANNING BOARD STANDARD DETAILS AND SPECIFICATIONS.
2. TOWN OF BROOKHAVEN ENGINEERING INSPECTOR IN THE DEPARTMENT OF PLANNING, ENVIRONMENT AND LAND MANAGEMENT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ALL CONSTRUCTION AT 631-451-6400 BETWEEN THE HOURS OF 9:00am – 4:30pm MONDAY THROUGH FRIDAY.
3. PLEASE CONTACT THE DIVISION OF ENGINEERING AT 631-451-6400 TO SCHEDULE A PRE-CONSTRUCTION MEETING 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION ACTIVITIES.
4. LOCATION AND GRADES FOR CURBS AND WALKS TO BE VERIFIED WITH THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT, S.C.D.P.W. OR N.Y.S.D.O.T. PRIOR TO CONSTRUCTION.
5. ALL TRAFFIC CONTROL DEVICES, i.e. SIGNALS, SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH GUIDELINES OF THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND AS DIRECTED BY THE TOWN OF BROOKHAVEN, DIVISION OF TRAFFIC SAFETY.
6. THE CONTRACTORS PERFORMING ANY AND ALL TRAFFIC CONTROL DEVICES LAYOUT AND INSTALLATION WORK SHALL NOTIFY THE TOWN OF BROOKHAVEN DIVISION OF TRAFFIC SAFETY, 48 HOURS IN ADVANCE OF BEGINNING SUCH WORK ALONG A TOWN ROAD.
7. ALL PAVEMENT MARKINGS REQUIRED SHALL BE THERMOPLASTIC (SUFFOLK COUNTY SPECIFICATIONS) UNLESS OTHERWISE NOTED ON PLAN.
8. STOP LINE DISTANCE SHALL BE MAINTAINED AT ALL INTERSECTIONS IN ACCORDANCE WITH A.A.S.H.T.O. REQUIREMENTS.

BOLLA
YAPHANK, NEW YORK

PLAN LIST

SHEET	TITLE
1	SURVEY
2	SITE PLAN
3	LANDSCAPE PLAN
4	BUILDING FLOOR PLAN
5	BUILDING ELEVATION
6	CANOPY ELEVATIONS
7	SIGN ELEVATIONS



SITE DATA

APPLICANT: BOLLA OPERATING L.I. CORP.
TAX MAP No.: 0200-663-01-005
EXISTING ZONE: J5
AREA: 38,288 S.F.
TOWN: BROOKHAVEN
HAMLET: YAPHANK
SCHOOL DISTRICT: LONGWOOD CENTRAL SCHOOL DISTRICT NO. 12
LOCATION: 482 SILLS ROAD, YAPHANK

REQUESTED ACTION: TOWN BOARD SPECIAL PERMIT FOR MOTOR VEHICLE FUELING STATION, CONVENIENCE STORE ACCESSORY TO FUELING STATION AND FROM SPECIAL PERMIT CRITERIA.

APPLICANT

BOLLA OPERATING L.I. CORP.
809 STEWART AVENUE
GARDEN CITY, NY 11530

CONTACT: KEVIN PAPASIAN, P.E.
c/o BTA 516-782-3078
516-835-8741 C

B. THAYER ASSOCIATES
ARCHITECTURE • ENGINEERING • LANDSCAPE ARCHITECTURE • SURVEYING
99 SUNNYSIDE BOULEVARD, WOODBURY, NY 11797
TEL (516) 364-3660 • FAX (516) 364-688

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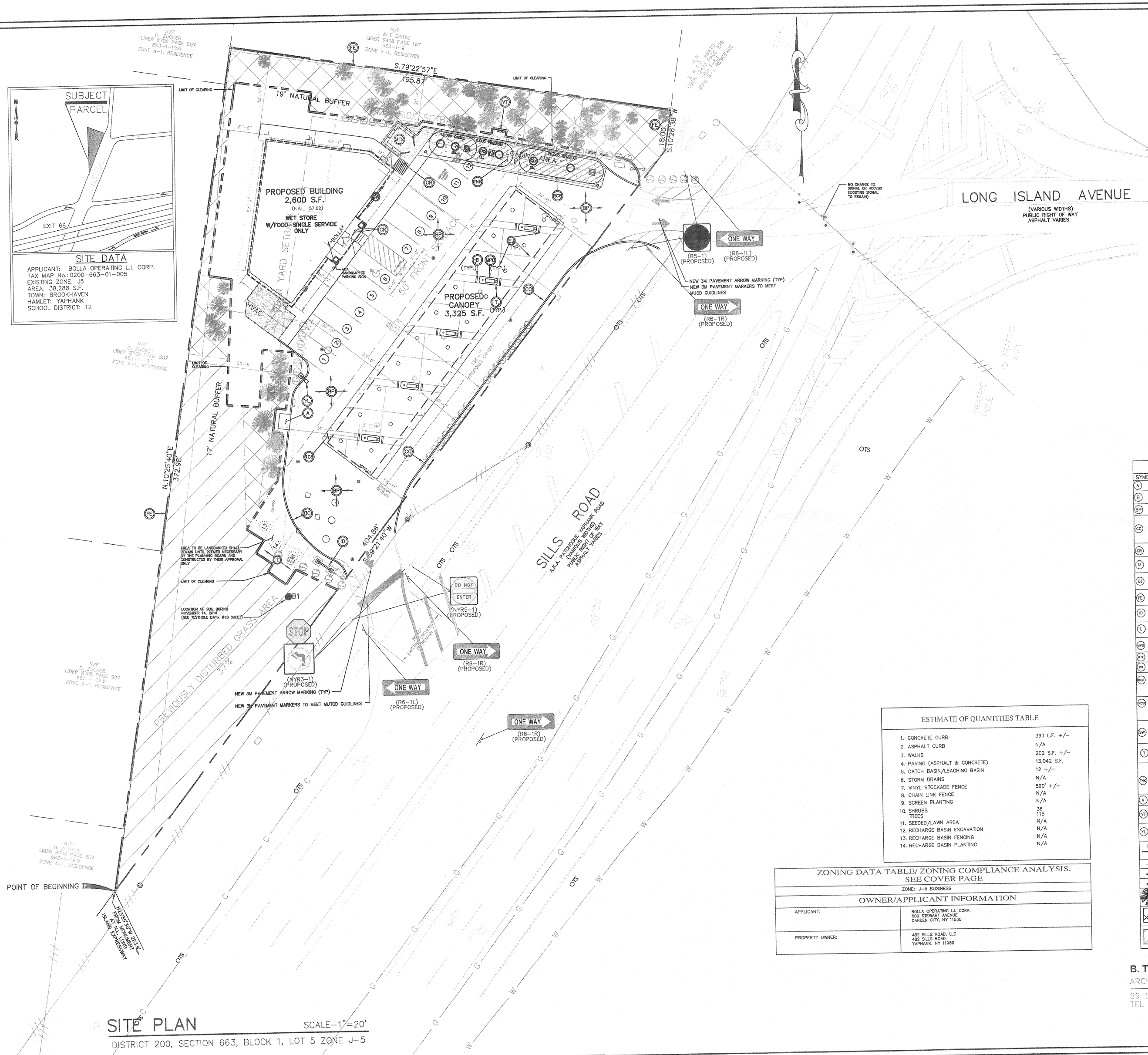
OCT 12 2022
Town of Brookhaven
Town Clerk's Office

DATE	REV	REVISIONS	BY	APP



SITE PLAN

SCALE-1"=20'

DISTRICT 200, SECTION 663, BLOCK 1, LOT 5 ZONE J-5

BORING B1

DATE STARTED: NOVEMBER 20, 2014

DATE COMPLETED: NOVEMBER 20, 2014

DEPTH (FT.)	SAMPLE NUMBER	SPOON BLOWS 0 TO 6 (IN.)	SPOON BLOWS 6 TO 12 (IN.)	MATERIAL DESCRIPTION
	1	5 9 6	8	BROWN M/F SAND LITTLE SILT TRACE GRAVEL (SW-SM)
5 2		5 6	12 13	4'-6" BROWN C/F SAND TRACE GRAVEL TRACE SILT (SW)
10 3		4 7	8 8	
15 4		9 13	18 17	15'-6"
20 5		13 14	18 17	BROWN C/F SAND SOME GRAVEL TRACE SILT (GW)
25 6		9 14	12 14	
30 7		10 15	13	31'-6" END OF BORING

LEGEND

SYMBOL	DESCRIPTION
A	INSTALL AIR HEAD/TOWER
B	STAINLESS STEEL INVERTED "U" BUMPER POSTS; SEE DETAIL.
BP	ASPHALT PAVING. SEE SPECIFICATIONS.
CC	4000 P.S.I. CONCRETE CURBING (MIN. 6" ABOVE FINISHED GRADE UNLESS OTHERWISE NOTED) MEETING REQUIREMENTS OF ALL AUTHORITIES. PROVIDE EXPANSION JOINTS AT 20'-0" MAXIMUM. SEE DETAILS AND SPECIFICATION FOR AIR ENTRAINMENT, REINFORCEMENT, ETC.
CR	CURB RAMP MEETING REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
D	DIESEL FUEL DISPENSER
EJ	EXPANSION JOINTS
FE	SIX-FOOT-HIGH VINYL FENCE
ID	INSTALL NEW 48 SF FIXED IDENTIFICATION SIGN (12' HIGH)
L	LANDSCAPED AREA (SEE LANDSCAPE PLAN)
MFD	MULTI-PRODUCT FUEL DISPENSER
MTE	MASONRY TRASH ENCLOSURE
PR	INSTALL PROPANE RACK
PCB	6" THICK 4000 P.S.I. CONCRETE REINFORCED WITH 1 LAYER OF 66-W2.9xW2.9 WELDED WIRE MESH SET 2-1/2" BELOW TOP. SEE SPECIFICATIONS FOR AIR ENTRAINMENT, ETC.
SCB	8" THICK 4000 P.S.I. CONCRETE REINFORCED WITH 1 LAYER OF 66-W4.0xW4.0 WELDED WIRE MESH SET 2-1/2" BELOW TOP. SEE SPECIFICATIONS FOR AIR ENTRAINMENT, ETC.
SW	CONCRETE SIDEWALK (MIN. 4" THICK) TO CONFORM TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. SEE SPECIFICATIONS FOR AIR ENTRAINMENT, ETC.
T	NEW TRASH RECEPTACLE
TNK	TWO (2) NEW DOUBLEWALL FIBERGLASS UNDERGROUND STORAGE TANKS: ONE (1) 20,000 GALLON REGULAR GASOLINE TANKS; ONE (1) DUAL COMPARTMENT TANK: 8,000 GALLON PREMIUM/ 12,000 GALLON DIESEL TANK.
V	INSTALL VACUUM HEAD/TOWER
VT	NEW VENTS (MINIMUM 12' - 0" ABOVE FINISHED GRADE). SEE TANK INSTALLATION DRAWING.
YL	INSTALL NEW YARDLIGHT & POLE (18') (FURNISHED BY LSI) ON NEW CONCRETE FOOTING (SEE DETAIL SHEET). LIGHTING PER LSI PLAN 114357-2A DATED 10/24/13
N 05°21'06" E 51.62'	PROPERTY LINE W/ BEARING & DISTANCE
	SETBACK LINE
	PROPOSED CURBS
	LIMIT OF CLEARING
	EXISTING TREES & BUSHES TO REMAIN
	NATURAL AREA (UNDISTURBED) TO REMAIN
	PREVIOUSLY DISTURBED GRASS AREA

ESTIMATE OF QUANTITIES TABLE

1. CONCRETE CURB	393 L.F. +/-
2. ASPHALT CURB	N/A
3. WALKS	202 S.F. +/-
4. PAVING (ASPHALT & CONCRETE)	13,042 S.F.
5. CATCH BASIN/LEACHING BASIN	12 +/-
6. STORM DRAINS	N/A
7. VINYL STOCKADE FENCE	590' +/-
8. CHAIN LINK FENCE	N/A
9. SCREEN PLANTING	N/A
10. SHRUBS / TREES	36 / 115
11. SEEDED/LAWN AREA	N/A
12. RECHARGE BASIN EXCAVATION	N/A
13. RECHARGE BASIN FENCING	N/A
14. RECHARGE BASIN PLANTING	N/A

ZONING DATA TABLE/ ZONING COMPLIANCE ANALYSIS: SEE COVER PAGE

ZONE: J-5 BUSINESS

OWNER/APPLICANT INFORMATION

APPLICANT:	BOLLA OPERATING L.I. CORP. 609 STEWART AVENUE GARDEN CITY, NY 11530
PROPERTY OWNER:	482 SILLS ROAD, LLC 482 SILLS ROAD YAPHANK, NY 11980

B. THAYER ASSOCIATES

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TEL. (516) 364-3660 FAX (516) 364-0668

KEVIN PAPASIAN, P.E.

REVISIONS

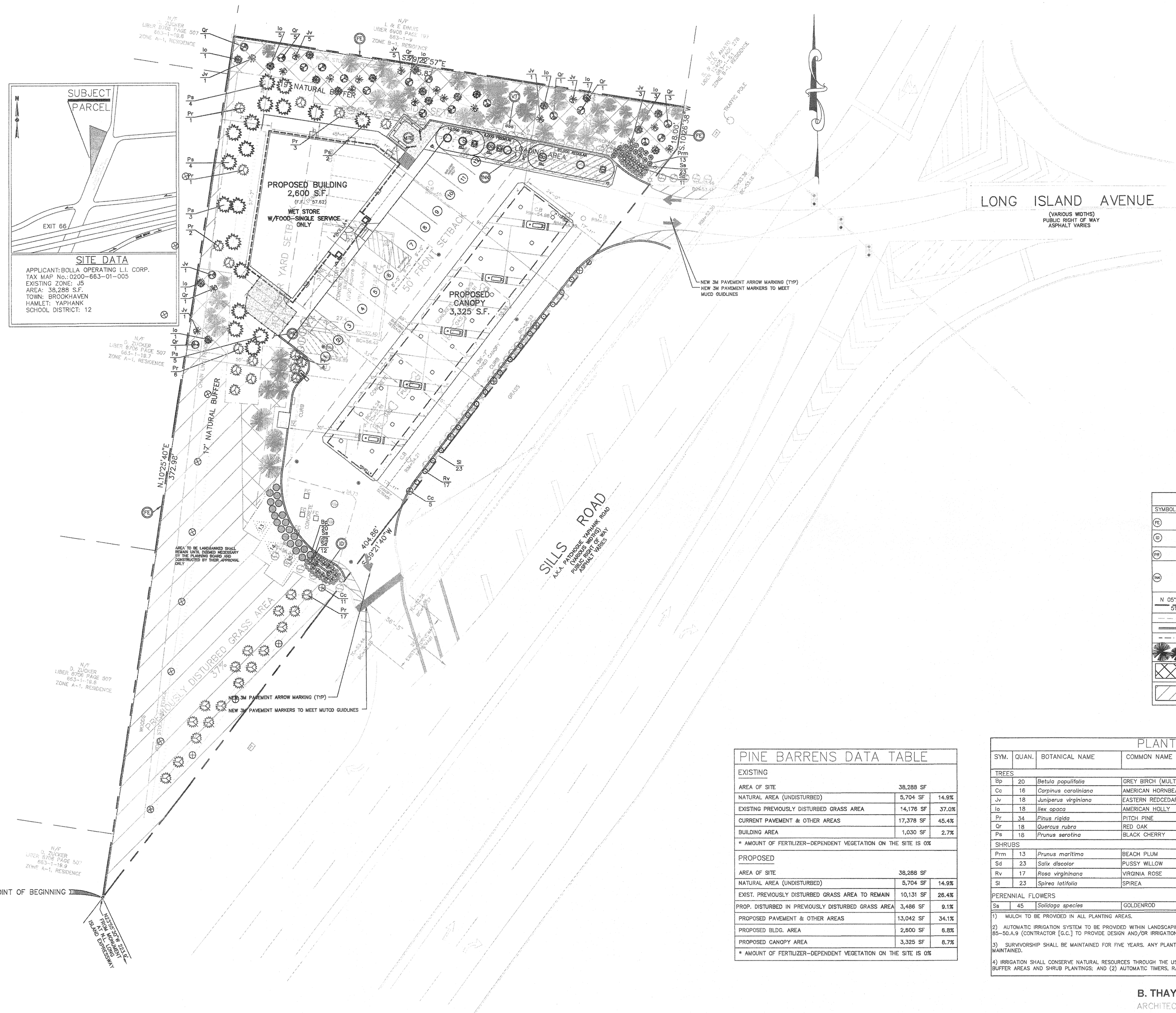
12. 11. 10. 9. 8. 7. 6. 5.

PROJECT: BOLLA OIL CORP., YAPHANK
482 SILLS ROAD
YAPHANK, TOWN OF BROOKHAVEN
COUNTY OF SUFFOLK, STATE OF NEW YORK

DRAWING TITLE: SITE PLAN

B. THAYER ASSOCIATES

SCALE:	1"=20'
DRAWN BY:	CMS
CHECKED BY:	KP
DATE:	1/24/22
PROJECT NO.	SN-N263
DWG. NO.	2



LANDSCAPE PLAN

SCALE-1"=20'

DISTRICT 200, SECTION 663, BLOCK 1, LOT 5 ZONE J-5

LEGEND

SYMBOL	DESCRIPTION
FE	SIX-FOOT-HIGH VINYL FENCE
ID	INSTALL NEW 48 SF FIXED IDENTIFICATION SIGN
PR	INSTALL PROPANE RACK
TNK	TWO (2) NEW DOUBLEWALL FIBERGLASS UNDERGROUND STORAGE TANKS: ONE (1) 20,000 GALLON REGULAR GASOLINE TANK; ONE (1) DUAL COMPARTMENT TANK: 8,000 GALLON PREMIUM/ 12,000 GALLON DIESEL TANK.
N 05°21'06" E / 57.62'	PROPERTY LINE W/ BEARING & DISTANCE
	SETBACK LINE
	PROPOSED CURBS
	LIMIT OF CLEARING
	EXISTING TREES TO REMAIN
	NATURAL AREA (UNDISTURBED)
	PREVIOUSLY DISTURBED GRASS AREA

PINE BARRENS DATA TABLE

EXISTING		
AREA OF SITE	38,288 SF	
NATURAL AREA (UNDISTURBED)	5,704 SF	14.9%
EXISTING PREVIOUSLY DISTURBED GRASS AREA	14,176 SF	37.0%
CURRENT PAVEMENT & OTHER AREAS	17,378 SF	45.4%
BUILDING AREA	1,030 SF	2.7%
* AMOUNT OF FERTILIZER-DEPENDENT VEGETATION ON THE SITE IS 0%		
PROPOSED		
AREA OF SITE	38,288 SF	
NATURAL AREA (UNDISTURBED)	5,704 SF	14.9%
EXIST. PREVIOUSLY DISTURBED GRASS AREA TO REMAIN	10,131 SF	26.4%
PROP. DISTURBED IN PREVIOUSLY DISTURBED GRASS AREA	3,486 SF	9.1%
PROPOSED PAVEMENT & OTHER AREAS	13,042 SF	34.1%
PROPOSED BLDG. AREA	2,600 SF	6.8%
PROPOSED CANOPY AREA	3,325 SF	8.7%
* AMOUNT OF FERTILIZER-DEPENDENT VEGETATION ON THE SITE IS 0%		

PLANT LIST

SYM.	QUAN.	BOTANICAL NAME	COMMON NAME	ON BROOKHAVEN PLANT LIST	NATIVE PLANT	SIZE	SPACING	ROOT
TREES								
Bp	20	*Betula populifolia*	GREY BIRCH (MULTI-TRUNK)	*yes*	*yes*	4"CAL.	–	B&B
Cc	16	*Carpinus caroliniana*	AMERICAN HORNBEAM	*yes*	*yes*	4" CAL.	30" O.C.	2 GAL.
Jv	18	*Juniperus virginiana*	EASTERN REDCEDAR	*no*	*yes*	4" CAL.	30" O.C.	2 GAL.
Io	18	*Ilex opaca*	AMERICAN HOLLY	*yes*	*yes*	4" CAL.	30" O.C.	2 GAL.
Pr	34	*Pinus rigida*	PITCH PINE	*yes*	*yes*	6' ht.		B&B
Qr	18	*Quercus rubra*	RED OAK	*yes*	*yes*	6' ht.		B&B
Ps	18	*Prunus serotina*	BLACK CHERRY	*yes*	*yes*	7' ht.		B&B
SHRUBS								
Prm	13	*Prunus maritima*	BEACH PLUM	*yes*	*yes*	15-18"	2'-0" O.C.	2 GAL.
Sd	23	*Salix discolor*	PUSSY WILLOW	*yes*	*no*	15-18"	2'-0" O.C.	2 GAL.
Rv	17	*Rosa virgininana*	VIRGINIA ROSE	*yes*	*yes*	18-24"	2'-0" O.C.	2 GAL.
Sl	23	*Spirea latifolia*	SPIREA	*yes*	*yes*	18-24"	2'-0" O.C.	2 GAL.
PERENNIAL FLOWERS								
Ss	45	*Solidaga species*	GOLDENROD	*yes*	*yes*	15-18"	2'-0" O.C.	2 GAL.

1) MULCH TO BE PROVIDED IN ALL PLANTING AREAS.

2) AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED WITHIN LANDSCAPING AREA THROUGHOUT THE SUBJECT PARCEL AND SHALL CONFORM WITH TOWN CODE 85-50.A.9 (CONTRACTOR [G.C.] TO PROVIDE DESIGN AND/OR IRRIGATION PLANS FOR INSTALLATION TO OWNER FOR APPROVAL.)

3) SURVIVORSHIP SHALL BE MAINTAINED FOR FIVE YEARS. ANY PLANTS WHICH DIE OR BECOME DISEASED DURING THAT TIME SHALL BE REPLACED & MAINTAINED.

4) IRRIGATION SHALL CONSERVE NATURAL RESOURCES THROUGH THE USE OF WATER CONSERVATION METHODS, INCLUDING (1) DRIPPER IRRIGATION ON ALL BUFFER AREAS AND SHRUB PLANTINGS; AND (2) AUTOMATIC TIMERS, RAIN SENSORS AND MOISTURE METERS PER TOWN CODE 85-847.C.

B. THAYER ASSOCIATES

ARCHITECTURE • ENGINEERING • LANDSCAPE ARCHITECTURE • SURVEYING

99 SUNNYSIDE BOULEVARD, WOODBURY, NY 11797
TEL (516) 364-3660 FAX (516) 364-0668

RECEIVED
OCT 12 2022
Town of Brookhaven
Town Clerk's Office

B. THAYER ASSOCIATES
ARCHITECTURE ENGINEERING LANDSCAPE ARCHITECTURE SURVEYING
99 SUNNYSIDE BOULEVARD, WOODBURY, NY 11797
TEL. (516) 364-3660 FAX (516) 364-0668

KEVIN PAPASIAN, P.E.

REVISIONS

PROJECT: BOLLA OIL CORP.
YAPHANK
482 SILLS ROAD
YAPHANK, TOWN OF BROOKHAVEN
COUNTY OF SUFFOLK, STATE OF NEW YORK

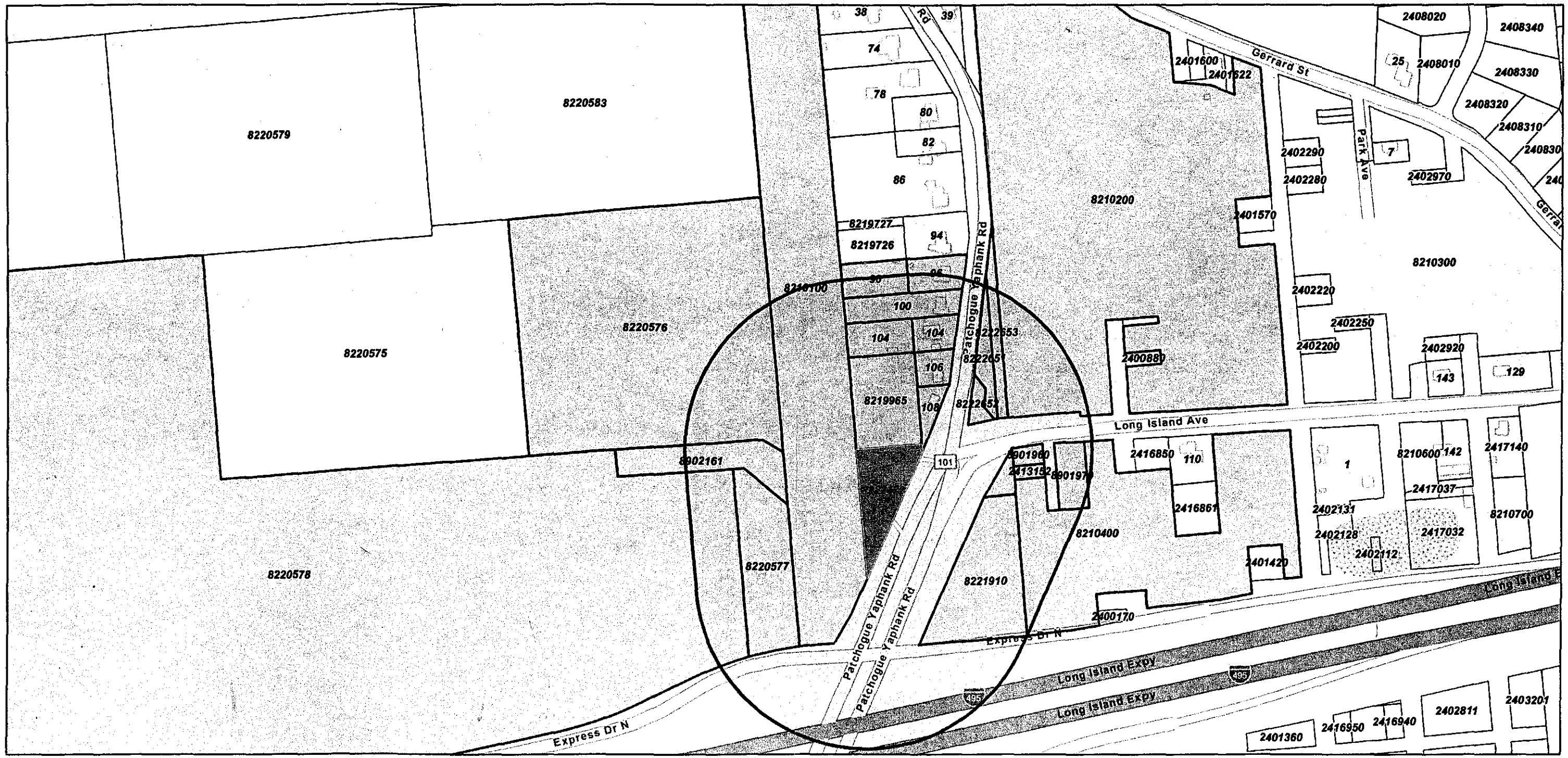
DRAWING TITLE: LANDSCAPE PLAN

B. THAYER ASSOCIATES

SCALE:	1"=20'
DRAWN BY:	VFR
CHECKED BY:	KP
DATE:	1/24/22
PROJECT NO.	SN-N263
DWG. NO.	3

06_landscape.dwg

0200 663.00 01.00 005.000 500' MAP



9/26/2022, 9:40:47 AM

Mailing Labels PDF

Data Export

Radius Map Info View

1:4,514

0 225 450 900 ft

0 65 130 260 m

Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

RECEIVED

OCT 12 2022

Town of Brookhaven
Town Clerk's Office

Assessor's Office
Copyright Town of Brookhaven

DRAFT

CENTRAL PINE BARRENS
JOINT PLANNING & POLICY COMMISSION

December 21, 2022

Michael Albano
Planning Division
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

RE: Referral: Nicklan, LLC Lot # 22SP0049
SCTM #s: 200-431-3-9, 10, 11, 12, 13.1, 13.2
56 Middle Country Road, west of Swezey Lane, Middle Island
Compatible Growth Area Central Pine Barrens

Robert Calarco
Chair

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

Dear Mr. Albano:

On November 15, 2022, the Central Pine Barrens Commission office received a referral from the Planning Board. The Project Site is in the Compatible Growth Area.

The Commission responded to a prior referral on November 20, 2019.

Existing Conditions and the Proposed Project

The project site is located in the Compatible Growth Area of the Central Pine Barrens. It is situated west of Swezey Lane on the south side of Middle Country Road. A 1.8 acre mapped and regulated freshwater wetland is located in the eastern portion of the site. The site is zoned L1 Industrial.

The eastern portion of the site contains undeveloped, wooded, freshwater wetland habitat. The western portion is also naturally vegetated. Areas of existing development occur in the central portion of the project site.

It is not clear at this time, but a change of zone may either be pending or already occurred. According to the grading plan, nearly the entire site will be disturbed and regraded except for small areas in the southwest and southeast corners.

The 2019 referral listed the project site area of 16.67 acres. The project site area appears to be reduced to 7.97 acres according to the site plan prepared by VHB dated October 12, 2022.

624 Old Riverhead Road
Westhampton Beach, NY
11978

Phone (631) 288-1079
Fax (631) 288-1367
https://pb.state.ny.us/

The project includes the demolition and removal of an existing automotive sales shop, auto repair and body shop and a steel garage and warehouse, storage containers, outdoor storage and utilities to the north side of the site. The project includes the construction of two new buildings including a mini storage, 48,786 square foot and to develop a 7,500 square foot vehicle repair facility and truck depot.

Central Pine Barrens Status

The proposal constitutes development activity, pursuant to ECL Article 57 Section 57-0107.13. Therefore, it must conform with the standards of the Central Pine Barrens

Comprehensive Land Use Plan (the Plan), as implemented by the Brookhaven Town Code. If it does not conform to one or more standards, and the project is not revised to conform, then a hardship waiver application is required, subject to Commission review and decision.
Please be advised that a rezoning cannot be used to avoid conformance with the Plan. Development projects must demonstrate conformance under the zoning districts in effect on the site in 1995. If the project does not conform, it must be revised to conform or the applicant must seek a waiver from the Commission.

Comments

Please confirm the project demonstrates conformance with standards prior to development. A preliminary review of the referral information yields the following comments for your review and consideration including, but not limited to:

5.3.3.4.1 Nondisturbance buffers

- The project must demonstrate conformance with this Standard.
- Please confirm the project meets wetland protection buffer requirements.
- Development should be shifted as far from wetland setbacks as possible including driveways and buildings.
- The wetland habitat including its adjacent upland buffers should be protected in a conservation easement or dedication to the Town to ensure its continued and future preservation.

5.3.3.4.2 Buffer delineations, covenants and conservation easements

- The project must demonstrate conformance with this Standard.
- Identify the legal instrument to be recorded to ensure regulated areas and areas to remain natural including freshwater wetlands are protected.
- Delineate areas to remain natural, undisturbed, and protected during construction activities and after construction to avoid encroachment and disturbance in natural habitats.

5.3.3.5.5 Stormwater recharge

- The project must demonstrate conformance with this Standard.
- Construction and development activities should control stormwater runoff in accordance with the regulations and permit requirements of the New York State Department of Environmental Conservation and the Town of Brookhaven.

5.3.3.6.1 Vegetation Clearance Limits

- The project must demonstrate conformance with this Standard.
- Please provide the amount of existing natural vegetation, the amount to be removed, the amount to remain cleared, and the amount to remain natural. There are natural and cleared

areas presently on the site. Existing cleared area must be included in the limit and the project must not clear beyond the limit without a hardship.

- The total clearing limit allowed would be based on the 1995 zoning for the project site not the proposed zoning which is all commercial and less restrictive. The plans must provide the amount of area of the site in each different zoning district as of 1995 to calculate the total clearing limit. Existing cleared area must be utilized by the project prior to clearing existing natural vegetation.

- Please also provide information on proposed landscaping or restoration, which cannot count toward the area required to remain natural.

5.3.3.6.2 Unfragmented open space

Please confirm the project demonstrates conformance with this standard. The large area of existing natural vegetation and wetlands appears to be set aside as a large unfragmented area in accordance with this standard.

5.3.3.6.3 Fertilizer-dependent vegetation limit

- The project must demonstrate conformance with this Standard. The current plan lists a limit of 16.6%, which exceeds the maximum amount of 15%. Please have the applicant revise plans to conform or seek a hardship waiver.

- The use of fertilizer dependent vegetation must be minimized to 15% or less to protect existing pine barrens ecosystems including the adjacent wetland habitat and water resources. The limit also minimizes contaminants in stormwater runoff and seeks to protect existing natural habitats from pollutants.

- Use native plants that requires less fertilizer and maintenance rather than nonnative plants in landscaping the site.

5.3.3.6.4 Native Plantings

- The project must demonstrate conformance with this Standard.

- The Planting Plan lists 50 arborvitae. Please replace these non native plantings with native tree species that provide habitat for wildlife. The 6 white spruce should also be replaced with native tree species such as pitch pine. Consider oaks and other native trees that will provide a food source and nesting potential for wildlife.

- Use native plant species in landscaped areas to support ecological communities, vegetation and wildlife including birds and pollinating insects indigenous to the region. Please refer to Figure 5-2 in the Plan for plant species suggestions. Additional guidance on plantings can be provided by the Town and Commission staff if necessary.

- Native species are adapted to local environmental conditions, require less maintenance, irrigation, pesticides and fertilizer. The use of pesticides should be avoided if possible due to the proximity of a freshwater wetland habitat.

- Please submit a landscaping plan for review including the proposed list of native plants with planting specifications including quantities, size, species and sources of plant material.

5.3.3.7.1 Special species and ecological communities

- The project must demonstrate conformance with this Standard.

- Protect New York State and Federally-listed species and ecological communities on the project site, as applicable. Coordinate with the New York State Department of Environmental Conservation on this item.

- New York State has designated most of Suffolk County as habitat for the State and Federally Threatened species Northern Long-eared Bat. Please coordinate with NYSDEC to ensure the project is in conformance with tree clearing restrictions to protect this species and its habitat. Please confirm with NYSDEC if the project is subject to the tree clearing window of December through February and no clearing outside of that window.

5.3.3.2.1 Suffolk County Sanitary Code Articles 7 and 12 compliance and
5.3.3.12.1 Commercial and industrial compliance with Suffolk County Sanitary Code

- The Project must conform to the Suffolk County Sanitary Code regulations for the storage of materials for the protection of water resources.

- Fuel storage tanks and the storage of other hazardous chemicals must be installed with permits and measures to protect water and ecological resources particularly the adjacent wetland habitat. Avoid potential stormwater runoff, pollution, physical disturbance and encroachments into the area to remain natural.

Other Comments

The EAF Part I refers to a Traffic Study provided under separate cover. Please review the Traffic Study to determine if potential traffic impacts achieve a Development of Regional Significance, pursuant to the definitions and thresholds in Chapter 4 of the Plan.

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 Milazzo, Counsel

Commission Meeting
December 21, 2022
Nicklan referral
Middle Country Road, Middle Island
SCTM # 200-431-3-9 to 12, 13.1

0 150 300 600 900 1,200 Feet

2020 aerial

Town of Brookhaven
Long Island

Edward P. Romaine, Supervisor

DATE: November 15, 2022

TO: Bruce Schaal, Town of Brookhaven, Division of Engineering
Peter E. Fountaine, Town of Brookhaven, Division of Environmental Protection
Christopher Mehrman, Town of Brookhaven, Division of Fire Prevention
Kerri Berberich Town of Brookhaven, Division of Traffic Safety
Judy Jakobsen, Central Pine Barrens Joint Planning & Policy Commission
Kimberly Kennedy, Suffolk County Water Authority
Gregson H. Pigott, Suffolk County, Department of Health Services
Melik Tariq, New York State, Department of Transportation

FROM: Michael Albano
Planning Division

RE: Site Plan: **Nicklan, LLC**, Log # **22SP0049**
Proposed mini-storage, vehicle repair facility and associated site improvements
S/s of Middle Country Road, 411.77' E/o Wilson Ave, Middle Island
Suffolk County Tax Map #: 0200 0200 43100 0300 lots 009000 thru 012000 & 013001, 7.97 acres

Please be advised that the Planning Board of the Town of Brookhaven has received an application for the above referenced action. For your review and consideration, please find enclosed a copy of the project application, EAF & site plans.

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.

MA/ar

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

RECEIVED
By Planning Division at 10:54 am, Oct 26, 2022

September 23, 2022

Ref: 26998.01

Town of Brookhaven
Planning, Environmental and Land Management
One Independence Hill
Farmingville, NY 11738

Re: Site Plan Application – Nicklan LLC
56 Middle Country Road, Middle Island
Town of Brookhaven, Suffolk County, New York
SCTM Nos. 0200 – 431.00 – 03.00 – Lots 9, 10, 11, 12, 13.1 and 13.2

To Whom It May Concern:

It is our understanding that a Part 1 – Environmental Assessment Form (EAF) is ordinarily required as part of a Land Use Application. Please be advised that the Town of Brookhaven Town Board, as part of a preceding zoning application, undertook a coordinated review of the above-referenced proposed action in accordance with the State Environmental Quality Review Act (SEQRA) and its implementing regulations at 6 NYCRR Part 617. The Town Board, as lead agency, adopted a Negative Declaration for the proposed action on August 26, 2021. A copy of the Negative Declaration is enclosed for your records.

In such instances, as stated at 6 NYCRR §617.6(b)(iii), "…no involved agency may later require the preparation of an EAF, a negative declaration of an [Environmental Impact Statement] in connection with the action. The determination of significance issued by the lead agency following coordinated review is binding on all other involved agencies." Accordingly, no EAF may be required for the proposed action at this time, and the determination of significance (i.e., Negative Declaration) adopted by the lead agency is binding on the Planning Board in its review of the above-referenced Site Plan application.

Should you have any questions concerning the above, or if anything further is needed related to SEQRA to process this application, please do not hesitate to contact the undersigned.

Sincerely,

VHB Engineering, Surveying, Landscape Architecture and Geology. P.C.

David M. Wortman
Senior Environmental Manager

cc: E. Russo, Esq. (via electronic mail)

Town of Brookhaven, New York
8/26/2021 5:00:00 PM

Resolution

Title: SEQRA Negative Declaration - Granting the Application of Nicklan LLC for a Change of Zone from J Business 2 and A Residence 1 to L Industrial 1 and A Residence 1 on Property located on Middle Country Road in Middle Island, New York

ACTION: **Adopt SEQRA Negative Declaration**
BY THE BROOKHAVEN TOWN BOARD

Department: Law Department
Sponsors: Michael Loguercio, Councilman

Permissive Referendum: No
SEQRA Required: No

Financial Impact

Reason

To adopt a Negative Declaration

Body

WHEREAS, the Town Board is considering the application known as Nicklan LLC for a change of zone from J Business 2 and A Residence 1 to L Industrial 1 and A Residence 1 on property located on the southwest corner of Middle Country Road and Swezey Drive in Middle Island, New York, further identified by SCTM Nos. 0200-43100-0300-009000, 010000, 011000; 012000; 013001; and 013002; and

WHEREAS, the Division of Environmental Protection has completed an Environmental Assessment Form with respect to said proposed action, and has submitted same and recommendations to this Town Board for its consideration and review;

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Brookhaven that based upon the Town Board's examination of the Environmental Assessment Form and recommendations, and the appropriate criteria for determination of significance, the proposed action is a Type I action which will not have a "significant impact" on the environment, and, therefore, no Environmental Impact Statement need be prepared, and be it further

RESOLVED that this resolution constitutes a "negative declaration" pursuant to SEQRA and that this Board's Findings and Notice of this determination (as set forth in the notice of determination attached hereto) shall be filed to the extent required by the State Environmental Quality Review Act or as deemed necessary by this Town Board.

MOTION TO: **Adopt SEQRA Negative Declaration**
MOTION BY: Michael Loguercio

SECOND BY:	Neil Foley
AYES:	Jonathan Kornreich, Jane Bonner, Kevin LaValle, Michael Loguercio, Neil Foley, Daniel Panico, Edward P. Romaine
NOES:	None
ABSTAINS:	None
ABSENT:	

STATE ENVIRONMENTAL QUALITY REVIEW
NEGATIVE DECLARATION
NOTICE OF NON-SIGNIFICANCE

LEAD AGENCY: Town of Brookhaven's Town Board
One Independence Hill
Farmingville, NY 11738

TITLE OF ACTION: Nicklan LLC

APPLICANT/OWNER: Nicklan LLC

SEQR STATUS: Type I

APPLICATION NO: 2019-024-CZ

SR NO:

DESCRIPTION OF ACTION:

Change of zone from J-Business-2 and A-Residential-1 to L-Industrial-1 and A-Residential-1

LOCATION:

56 Middle Country Road, Middle Island

SCTM NO:

0200-43100-0300-009000, 010000, 011000, 012000, 013001, 013002

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

SEQR History

The application was received on November 6, 2019 and deemed a Type I action. Coordinated review was performed. The applicant submitted a EEAF on October 28, 2020.

REASONS SUPPORTING THIS DETERMINATION:

1. **The Division of Environmental Protection of the Town of Brookhaven, upon reviewing this action in accordance with SEQR Part 617.3 & 617.6 and comparing it with the thresholds set forth in section 617.4 therein, has determined that this project is a(n)** Type I
2. **The** Town of Brookhaven's Town Board **after review and analysis of the above, the Environmental Assessment Form Parts I and II, the criteria contained in section 617.7, aerial photographs, field reconnaissance, cultural resource, environmental assessment, wetland maps and any other supporting information identifying the relevant areas of environmental concern finds that this action is not anticipated to have a significant effect upon the environment.**
3. **No significant impact is expected to occur to: air, land resources, aesthetic resources, groundwater or surface water resources, archaeological resources, open space and recreation, transportation, energy, and public health nor is the project expected to generate significant noise and odor levels.**
4. **No significant impacts are expected on the growth and character of the community.**

Other Supporting Information:

5. The change of zone to L-Industrial-1 is anticipated to have a minimal impact on the environment. The proposed storage facility is a lower intensity use of the site.
6. Site upgrades to stormwater, wastewater, and traffic infrastructure would be an improvement to the site.
7. Applicant proposes to dedicate approximately 8.77 acres of open space to the Town of Brookhaven.

LEAD AGENCY: Town of Brookhaven's Town Board

CONTACT PERSON: Brooks Surgan, Environmental Analyst

ADDRESS: 1 Independence Hill, Farmingville, NY 11738

PHONE NO.: 631-451-6455

COPIES OF THIS NOTICE SENT TO:

ENB (Type I Actions)

APPLICANT: Nicklan LLC

- [x] Town of Brookhaven Town Board
- [ ] Town of Brookhaven Planning Board
- [ ] Town of Brookhaven Board of Zoning Appeals
- [ ] Town of Brookhaven Division of Traffic Safety
- [ ] Town of Brookhaven Highway Department
- [ ] Town of Brookhaven P.E.L.M.
- [ ] NYSDEC, Region 1
- [x] NYSDEC Natural Heritage
- [x] NYSDOT, Region 10
- [x] NYS Office of Parks Recreation and Historic Preservation
- [ ] NYS Department of State
- [x] Suffolk County Department of Planning
- [ ] Suffolk County Department of Public Works
- [x] Suffolk County Department of Health Services
- [ ] Suffolk County Sewer Agency
- [x] Suffolk County Water Authority
- [x] Central Pine Barrens JPPC
- [ ]

THIS DETERMINATION IS NOT COMPLETE UNTIL AUTHORIZED AS FOLLOWS:

ADOPTED BY RESOLUTION ON: August 26, 2021
Date

Donna Lent
Signature

RECEIVED
By Planning Division at 10:53 am, Oct 26, 2022

Print Form

Town of
Brookhaven
Long Island, New York

One Independence Hill, Farmingville, NY 11738

Land Use Application

Form PL-01 rev E 1/1/2019

Please check the appropriate application request:

1. TOWN BOARD:

- ☐ 1a. AMENDMENT OF RESTRICTIVE COVENANT (TBR)
- ☐ 1b. CHANGE OF ZONE (CZ)
- ☐ 1c. PLANNED DEVELOPMENT DISTRICT (PDD)(CZ)
- ☐ 1d. SPECIAL PERMIT (CZ)

Case Number:

Application Date:

Town Use Only

2. PLANNING BOARD:

- ☐ 2a. AMEND RESTRICTIVE COVENANT (Relief of Covenant) PBR
- ☐ 2b. FINAL SUBDIVISION - FS
- ☐ 2c. LAND DIVISION - LD
- ☐ 2d. PLANNING BOARD VARIANCE
- ☐ 2e. PRELIMINARY FINAL SUBDIVISION - FS
- ☐ 2f. PRELIMINARY SUBDIVISION - PS
- ☐ 2g. ROAD IMPROVEMENT/RESUBDIVISION - RI
- ☐ 2h. SINGLE FAMILY RESIDENCE - SF
- ☒ 2i. SITE PLAN- SP
- ☒ 2j. SPECIAL PERMIT - SP
- ☐ 2k. 278 CLUSTER TREATMENT (Submitted w/PS, FS, PF, LD or RI)
- ☐ 2l. OTHER:

Application is hereby made to the Town of Brookhaven for the application type requested.

By application submittal, the applicant does hereby authorize employees or agents of the Town of Brookhaven to enter and inspect the project site as necessary in conjunction with this application.

3. PLANNING DIVISION:

- ☐ 3a. CHANGE OF USE - CU (including facade and minor additions up to 500 sf)
- ☐ 3b. FIRE/AMBULANCE, ETC. - OM
- ☐ 3c. TEST HOLE - TH
- ☐ 3d. TREE CLEARING - TC
- ☐ 3e. REVEGETATION PLAN- RV

Town of
Brookhaven
Long Island, New York

Land Use Application

Form PL-01 rev E 1/1/2019

I. GENERAL APPLICATION:

A. PROPERTY LOCATION:

Suffolk County Tax Map (SCTM) Property Number: (Use "Scope of Work" section below to list any additional SCTM #'s)

DISTRICT	SECTION	BLOCK	LOT
200	431	3	9, 10, 11, 12 & p/o 13.1

Name of Application: Nicklan, LLC

Located at #: 56 , on the ○ N ○ E ◉ S ○ W side of: Middle Country Road

Distance: 450 , ○ N ◉ E ○ S ○ W of: Wilson Avenue

Hamlet: Middle Island

Post Office: Middle Island

Ambulance District: Not Applicable

School District: Longwood CSD

Fire District: Gordon Heights

*Total Proposed S.F. of Building(s): 56,286 SF

Property Size (Acres): 7.97 OR Square Feet: 347,198

Disturbed Property Size (Acres): 6.99 OR Square Feet: 304,532

Present Zoning/Use of Site: L1 Industrial

Proposed Zoning/Use of Site: L1 Industrial District

Name of Subdivision:

Subdivision Lot Number:

◉ Yes ○ No Does the property in question conform to the lot area requirement?

Scope of Proposed Work: *(Please list all SCTM #'s associated with application)*

The proposed action consists of site plan, special permit, and variance approvals to permit the construction of additional pad uses (mini storage and auto repair / truck depot) within the subject site located at 56 Middle Country Road (S.R. 25), Hamlet of Middle Island, Town of Brookhaven, Suffolk County, New York (SCTM#: Section 431 - Block 3 - Lots 9, 10, 11, 12 and part of 13.1). The subject property is currently developed and occupied by an auto sales building at the North end of the site, an auto repair and body shop garage/office located in the middle of the site, a garage/warehouse in the southwest, and another auto repair shop in the south end of the site. All buildings, with the exception of the auto repair shop located at the south end of the site, are to be demolished and removed, in addition to the various multi-use trailers and storage facilities that are also currently on site. The property is currently situated within the L Industrial 1 Zoning District.

The proposed action includes the demolition and removal of an existing automotive sales shop, auto repair and body shop, and a steel garage and warehouse building (a total gross floor area of approximately 10,159 SF), along with all storage containers, outdoor storage facilities, and associated utility infrastructure, all located within the northern half of the site, as well as the construction of two new buildings: Building 'A' Proposed Mini Storage (24,393 SF First floor; 24,393 SF Second Floor; 48,786 GSF), and Building 'B' Proposed Motor Vehicle Repair Facility and Truck Depot (7,500 SF).The existing auto repair shop (Building 'C', +/- 2,550 SF) located at the south end of the site is to remain. Work will include all associated parking and site improvements, as well as necessary utility and storm water infrastructure upgrades.

Please see attached for continued Scope of Proposed Work -

Scope of Proposed work, Continued

Planning Board Land Development Variances for minimum natural / landscaped area in the front yard and minimum perimeter buffer adjacent to residential use or zone, along with special permits for mini-storage facility, motor vehicle repair, and outdoor/overnight vehicle storage will be required to permit the development of the proposed action.

The proposed development will be connected to municipal water and each building will be equipped with an innovative / alternative onsite wastewater treatment system (I/A OWTS). Stormwater runoff will be captured via drainage reserve areas and interconnected drywells installed throughout the site. The site will be screened using trees and plantings along the roadway frontage.

B. PROPERTY OWNER/ENTITY CONSENT: *(separate sheets may be used for multiple owners)*

Be advised that I am the owner of record of the property referenced herein and hereby consent to this application. By this application, the owner does hereby authorize employees or agents of the Town of Brookhaven, in conjunction with this application, to enter and inspect the project site as necessary.

Owner/Entity Name: Nicklan, LLC.

Firm Name:

Address: 56 Middle Country Road

Hamlet: Middle Island State: NY Zip: 11953 Tel#: (631) 776-7667

E-mail: dominic@benimax.net Fax#:

If corporation, name of responsible officer: Stanley V. Morabito Title Member

IN WITNESS WHEREOF I have hereto set my hand onto this 22 day of Sept., 2022

Sign By Owner/Officer

STATE OF NEW YORK)
) ss.:
COUNTY OF SUFFOLK)

On the 22nd day of September in the year 2022 before me, the undersigned, personally appeared Stanley Morabito personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individuals(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Karen E. Lerman
Notary Public

KAREN E. LERMAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LE6177119
Qualified in Suffolk County
My Commission Expires November 13, 2023.

C. APPLICANT/CONTRACT VENDEE/LESSEE

(If same as owner, state in name field below)

Name: SAME AS OWNER Firm Name:

Street Address:

City: State: Zip: Tel#:

E-mail: Fax#:

D. PLAN PREPARER

Name: Angelo Laino, PE Firm Name: VHB Engineering, Surveying, LA & Geology, PC

Street Address: 100 Motor Parkway, Suite 350

City: Hauppauge State: NY Zip: 11788 Tel#: (631) 787-3400

E-mail: alaino@vhb.com Fax#:

E. ATTORNEY/AGENT (If applicable):

Name: Eric Russo Firm Name: Vanbrunt Juzwiak & Russo PC

Street Address: 140 N. Main Street

City: Sayville State: NY Zip: 11782 Tel#: (631) 589-5000

E-Mail: eric@vbjr.com Fax#:

F. Removal of Excess Materials

Engineers Certification:

The site plan or subdivision submitted to the Board depicts an excess of 5,854.2 **cubic yards, proposed to be removed from the premises.**

Name: Angelo Laino, PE Phone Number +1 (631) 787-3400

E-mail: alaino@vhb.com License Number: 081668

Signature: Date: 09/23/2022

II. BOARD OF ETHICS TRANSACTIONAL DISCLOSURE:

Case Number:

Application Date:

A. APPLICANT

Name: Nicklan, LLC. Address: 56 Middle Country Road

City: Middle Island State: NY Zip: 11953 Tel#: (631) 776-7667

E-Mail dominic@benimax.net Fax#:

○ Yes ◉ No Does any officer of the State of New York, officer or employee of the Town of Brookhaven, officer or employee of Suffolk County,officer of a political party in Suffolk County or his or her spouse, brother, sister, parent, child, grandchild, or the spouse of any of them have an interest in this application by virtue of being the actual applicant, or, by virtue of having an interest in the corporation, partnership, or association making such application?

B. If you checked "Yes" above, please complete the following section below:

Interested Party and Nature of Interest:

Name: Address:

City: State: Zip:

Title: Department:

Relationship to Public Officer/Employee and Title if other than Self:

○ Yes ○ No 1. Is the owner of greater than five percent (5%) of the corporate stock of the application when the applicant is a corporation whose stock is listed on the New York or American Stock Exchanges,

○ Yes ○ No 2. The actual applicant,

○ Yes ○ No 3. An Officer, Director, Partner, or Employee of the applicant, or ,

○ Yes ○ No 4. Legally or beneficially owns or controls any stock of a non-publicly traded corporate applicant or is a member of a partnership or association of the applicant.

Stanley Morabito

Print Name: Signature:

On the 22nd day of September, in the year 2022, before me, the undersigned, a Notary Public in and for said State, appeared Stanley Morabito, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their/ capacity(ies), and they by his/her/their signature(s), on the instrument, the individual(s), or the person(s) upon behalf of which the individual(s) acted, executed the instrument.

Karen E. Lerman

Notary Public:

KAREN E. LERMAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LE6177119
Qualified in Suffolk County
My Commission Expires November 13, 2023

III. A. PROJECT DATA

○ Yes ◉ No 1. Is the property within 500' of the boundary of any village or town? Village/Town

◉ Yes ○ No 2. Within 500' of any existing or proposed County or State Parkway, Thruway, Expressway or highway?

○ Yes ◉ No 3. Within 500' of any existing or proposed boundary of any County, State or Federal owned land?

○ Yes ◉ No 4. Within 500' of any existing or proposed place of public assembly?

◉ Yes ○ No 5. Within 100' of any freshwater or tidal wetland system?

○ Yes ◉ No 6. Within Carmans River Watershed area?

○ Yes ◉ No 7. Within a designated Historic District or Historic District Transition Zone?

◉ Yes ○ No 8. Are there any existing covenants or restrictions affecting the premises for which the approval is sought? If **Yes**, please attach a copy certified by the Suffolk County Clerk.

○ Yes ◉ No 9. Are there covenants or conditions being offered which would affect the use or development of this property?

◉ Yes ○ No 10. Is the property improved with any structures or signs? If **Yes**, attach a copy of any Certificate of Occupancy(s), Certificates of Existing Use(s), and/or Certificate of Zoning Compliance(s) for all of the existing structures and/or signs.

○ Yes ◉ No 11. Is the property located within the New York State Hydrogeologic Sensitive Zone?

◉ Yes ○ No 12. Is the property located within the New York State designated Central Pine Barrens area?

○ Yes ◉ No 13. Is there any Pine Barrens Credits being purchased?

○ Yes ◉ NO 14. Does the owner/applicant own or have any interest in any contiguous property? If **Yes**, list the SCTM numbers below:

◉ Yes ○ No 15. Have you applied for Health Department approval for sanitary waste for the proposed use?

◉ Yes ○ No 16. Do any Special Districts or utilities service the site? If **Yes**, please explain below:

PSEG (electric) & SCWA (water)

○ Yes ◉ No 17. Will there be any use, manufacture, or disposal of any hazardous materials, and/or ground water resources be utilized in any other way other than for normal potable consumption , and/or any air, noise or light emissions occur. If **Yes**, please explain below:

◉ Yes ○ No 18. Is the property located on an improved road?

○ Yes ◉ No 19. Is the road Town maintained?

◉ Yes ○ No 20. Does the proposed property disturb more than one acre of land? If **Yes**, please prepare a Stormwater Pollution Prevention Plan.

○ Yes ◉ No 21. Is the property located within a designated Zoning Overlay District?

○ Yes ◉ No 22. Was the property subject to a public hearing on a change of zone application within the last 12 months?

III. B. PROJECT DATA: ECONOMIC IMPACTS

Completed for all commercial/industrial projects and residential projects greater than 10 Units
(If not applicable, check here and go to Section IV) ☐ N/A

1. Does project involved Local, State or Federal funding? ○ Yes ◉ No

2. **If single phase project:**

   Anticipated period of construction months. (including demolition).

3. **If multi-phased:**

   a. Total number of phases anticipated. 3

   b. Expected date of commencement Phase 1. (including demolition) April, 2024

   c. Approximate completion date of final phase. (month/year) June, 2027

   d. Is Phase 1 functionally dependent on subsequent phases? ○ Yes ◉ No

4. Number of jobs generated during construction. (full time equivalent) 20

5. Number of jobs generated after completion. (full time equivalent) +/- 35

6. Number of jobs eliminated by this project. +/- 10

7. What are the current tax revenues generated by the project site? TBD

8. What tax revenues will project generate after completion? TBD

9. What is the estimated cost of construction? $10 Million

10. How many schoolchildren is the project expected to generate? ☒ N/A

11. What is the estimated cost of educating the school-age children generated by the completion of this project? ☒ N/A

IV. SPECIAL USE PERMITS & VARIANCES:

A1. If the proposed project requires a **Special Permit,** please **check** the appropriate **Board** and describe the Special Permit request in the space below:

☐ Town Board ☒ Planning Board ☐ Zoning Board of Appeals

Special Permit Uses Requested:

-Mini Storage Facility (85-569-G)
-Motor Vehicle Repair (85-569-H)
-Outdoor or Overnight Parking as an Accessory to a Permitted Principal Use (85-569-J)

B1. If he proposed project requires **Variances, or Waivers,** please **check** the appropriate **Board,** state the nature of the request and the reason in the space below:

☐ Town Board ☒ Planning Board ☐ Zoning Board of Appeals

Planning Board Land Development Variances Required:

-Minimum Natural / Landscaped Area in Front Yard (85-843-A-2)
-Minimum Perimeter Buffer Adjacent to Residential Use or Zone (85-843-B-2c)

2. VARIANCES/WAIVERS REQUESTED: Please check the type of variance/waiver request and specify the size proposed:
[Note: Upon application review, additional variance/waiver request(s) may be added by Town Application Examiners.]

☐	Lot Area		☐	1st Story Sq. Ft.	
☐	Lot Width		☐	2nd Story Sq. Ft.	
☐	Front Yard Setback		☐	Special Permit Criteria	
☐	Rear Yard Setback		☒	Other	Landscape & Buffer Req.
☐	Side Yard Setback	Minimum		Total	

3. List the structure(s) requiring variance/waiver(s): Specify whether each structure is **PROPOSED** or **EXISTING:**

N/A	☐	☐
	☐	☐
	☐	☐

C1. If he proposed project requires an **Amendment to a Restrictive Covenant,** please **check** the appropriate **Board** and describe: A) Existing covenant for which relief is sought; B) Description of requested relief; and, C) Reason for requested relief, in the space below:

☐ Town Board ☐ Planning Board ☐ Zoning Board of Appeals

N/A

2. Percentage of current covenant area affected: ____ %. Proposed percentage of covenant area affected: ____ %.

3. Percentage of current buffer area affected: ____ %. Proposed percentage of buffer area affected: ____ %.

V. SUBDIVISION/LAND DIVISION:

A1. Complete for all subdivision/land division/road improvements

Deed(s) recorded in the Suffolk County Clerk's Office: Number of Lots: ____

Date:	Liber:	Page:

◯ Yes ◯ No 2. Are there encumbrances or liens against this land other than mortgages?

◯ Yes ◯ No 3. Will the final plat be filed in sections, or will it cover the entire preliminary layout?

◯ Yes ◯ No 4. Are all the public open spaces shown on the layout to be dedicated for public purposes?

____ 5. How many acres are to be dedicated for public park or playground purposes?

Reset Form

TOWN OF BROOKHAVEN
TRANSACTIONAL DISCLOSURE FORM
(Conflict of Interest Form)

A Transactional Disclosure form is required when someone submits certain applications to Brookhaven Town. The purpose of the disclosure is to alert the Town if a party of influence has an interest in this application or if someone within the Town who will participate in the decision has an interest.

**Note*: It is required that a copy of this form be sent to the Director of the Board of Ethics.

Name Nicklan, LLC. Address 56 Middle Country Road

City Middle Island State NY Zip 11953

Telephone (631)776-7667 Email dominic@benimax.net Fax _____

This form is for:

☐ An individual ☐ A partnership ☒ LLC
☐ A corporation ☐ An association

Nature of Application:

☐ Property Assessment Grievance for non-residential parcel
☐ Amendment
☐ Approval of Plat
☐ License or Permit affecting real property
☐ Variance
☐ Change of Zone
☐ Exemption from Plat or Official Map
☐ Bidding on contract(s)
☒ Site Plan Application / Special Permit

Affected parcel (address) 56 Middle Country Road, Middle Island, NY 11953

Does any officer or employee of the Town of Brookhaven, member of an executive committee of a political party, or his/her spouse, brother, sister, parent, child, grandchild or spouse of any of them, have an interest in this application by virtue of being the actual applicant, being the owner of the actual property or having an interest in the corporation, partnership or association making such application? Yes ____ No X

If Yes, complete the appropriate section below.
If No, sign and date at end of form.

Please complete the following relevant section below:

For <u>individual</u>:

Interested Party:

Name _____ Address _____

City _____ State ____ Zip _____

Effective 5/15/2018

For corporation:

Interested Party:

Name _____ Address _____

City _____ State ____ Zip _____

Title _____ Department _____

Relationship to Public Officer/Employee and Title, if other than Self: _____

Yes ___ No ___ Is the owner of greater than five percent (5%) of the corporate stock of the application when the applicant is a corporation whose stock is publicly traded.

Yes ___ No ___ The actual applicant,

Yes ___ No ___ An Officer, Director, Partner, or Employee of the applicant, or

Yes ___ No ___ Legally or beneficially owns or controls any stock of a non-publicly traded corporate applicant or is a member of a partnership or association of the applicant.

For partnership or association:

Interested Party:

Name _____ Address _____

City _____ State ____ Zip _____

Title _____ Department _____

Relationship to Public Officer/Employee and Title, if other than Self: _____

Yes ___ No ___ Does the owner hold greater than five percent (5%) interest of publicly traded shares?

Yes ___ No ___ The actual applicant,

Yes ___ No ___ An Officer, Director, Partner, or Employee of the applicant, or

Yes ___ No ___ Legally or beneficially owns or controls any stock of a non-publicly traded corporate applicant or is a member of a partnership or association of the applicant.

ALL APPLICANTS PLEASE FILL OUT BELOW:

Print Name Stanley Morabito Date 9/22/22

Signature _____

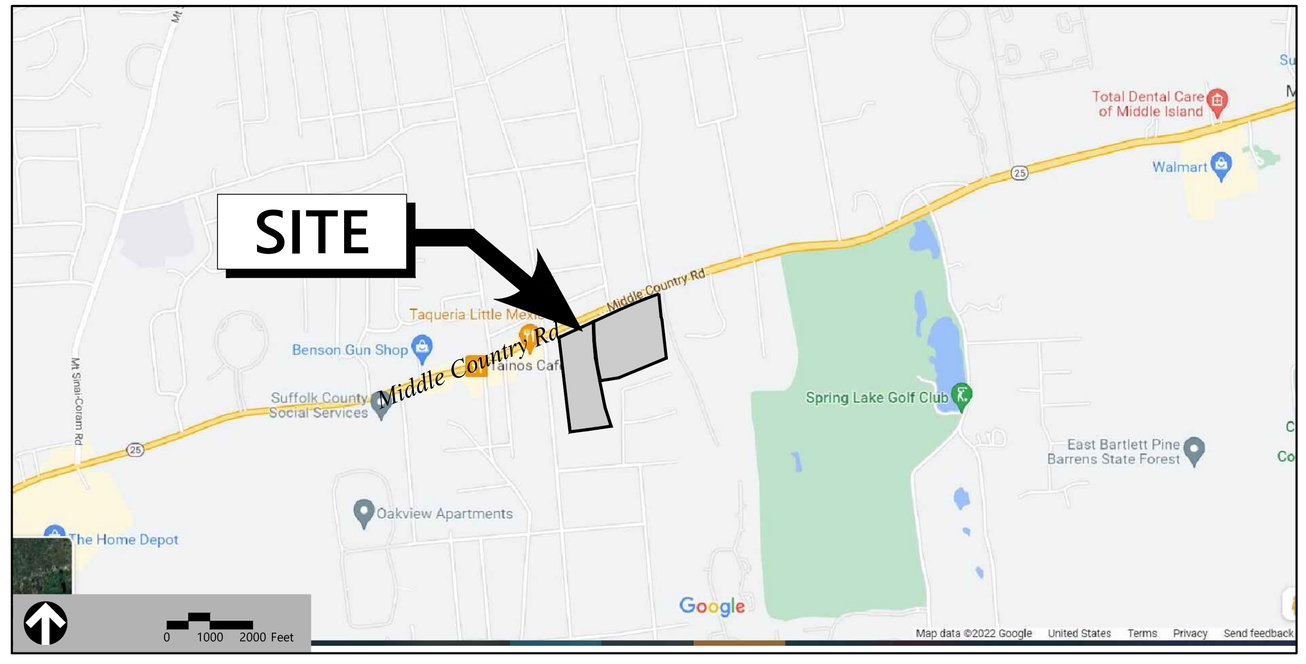
Site Plans

Issued for	Permit
Date Issued	October 12, 2022
Latest Issue	October 12, 2022

Nicklan, LLC

56 Middle Country Road
Middle Island, New York 11953

RECEIVED
By Planning Division at 11:12 am, Oct 26, 2022



Applicant/Owner
Nicklan, LLC
56 Middle Country Road
Middle Island, NY 11953

Assessor's Map: S.C.T.M. # Dist. 200; Sec. 431; Blk. 3; Lots 9-12 & P/O 13.1

Sheet Index

No.	Drawing Title	Latest Issue
C1.01	Legend and General Notes	October 12, 2022
C2.00	Overall Layout and Materials Plan	October 12, 2022
C2.01-C2.02	Layout and Materials Plan	October 12, 2022
C3.00	Overall Grading and Drainage Plan	October 12, 2022
C3.01-C3.02	Grading and Drainage Plan	October 12, 2022
C4.00	Overall Utility Plan	October 12, 2022
C4.01-C4.02	Utility Plan	October 12, 2022
C5.00	Erosion and Sediment Control Plan	October 12, 2022
C6.00	Material Removals Plan	October 12, 2022
C7.01-C7.02	Photometric Plan	October 12, 2022
C8.01	Site Details I	October 12, 2022
C8.02	Site Details II	October 12, 2022
C8.03	Drainage & Erosion Control Details	October 12, 2022
C8.04	Utility Details	October 12, 2022
C8.05	Water Supply Details	October 12, 2022
C8.06	Soil Borings	October 12, 2022
L1.01-L1.02	Planting Plan	October 12, 2022
L2.01	Planting Details	October 12, 2022

Reference Drawings

No.	Drawing Title	Latest Issue
S1.00	Survey of Properties	July 11, 2022
S2.00	Survey of Properties	July 11, 2022
S3.00	Survey of Properties	July 11, 2022

vhb.com

Engineering, Surveying, Landscape Architecture and Geology, PC
100 Motor Parkway
Suite 350
Hauppauge, NY 11788
631.787.3400

Geotechnical Engineer
Slacke Test Boring, Inc.
P.O. Box 64
Kings Park, NY 11754
631.269.7930

Architect
Thomas P. Walsh Architect, P.C.
700 Veterans Memorial Hwy
Suite CL140
Hauppauge, NY 11788
631.348.4500

Attorney
VanBrunt Juzwiak & Russo, P.C.
140 North Main St
Sayville, NY 11782
631.589.5000

VHB Project : 26998.01
Issued for : Permit 10/12/2022

\\VHB.COM\GBL\PRO\HAUPPAUGE\26998.01 56 MID CTRY RD-MID ISLND\CAD\LD\PLANSET\26998.01_CV 17 October 2022

Legend

Exist.	Prop.	
		PROPERTY LINE
		PROJECT LIMIT LINE
		RIGHT-OF-WAY/PROPERTY LINE
		EASEMENT
		BUILDING SETBACK
		PARKING SETBACK
10+00	10+00	BASELINE
		CONSTRUCTION LAYOUT
		ZONING LINE
		TOWN LINE
		LIMIT OF DISTURBANCE
		WETLAND LINE WITH FLAG
		FLOODPLAIN
BLSF		BORDERING LAND SUBJECT TO FLOODING
BZ		WETLAND BUFFER ZONE
NDZ		NO DISTURB ZONE
200'RA		200' RIVERFRONT AREA
		GRAVEL ROAD
EOP	EOP	EDGE OF PAVEMENT
BB	BB	BITUMINOUS BERM
BC	BC	BITUMINOUS CURB
CC	CC	CONCRETE CURB
	CG	CURB AND GUTTER
CC	ECC	EXTRUDED CONCRETE CURB
CC	MCC	MONOLITHIC CONCRETE CURB
CC	PCC	PRECAST CONC. CURB
SGE	SGE	SLOPED GRAN. EDGING
VGC	VGC	VERT. GRAN. CURB
		LIMIT OF CURB TYPE
		SAWCUT
		BUILDING
	EN	BUILDING ENTRANCE
	LD	LOADING DOCK
		BOLLARD
D	D	DUMPSTER PAD
		SIGN
		DOUBLE SIGN
		STEEL GUARDRAIL
		WOOD GUARDRAIL
		PATH
		TREE LINE
		CHAIN LINK FENCE
		FENCE
		STOCKADE FENCE
		STONE WALL
		RETAINING WALL
		STREAM / POND / WATER COURSE
		DETENTION BASIN
		HAY BALES
		SILT FENCE
		SILT SOCK / STRAW WATTLE
4	4	MINOR CONTOUR
20	20	MAJOR CONTOUR
10	10	PARKING COUNT
	C10	COMPACT PARKING STALLS
DYL	DYL	DOUBLE YELLOW LINE
SL	SL	STOP LINE
		CROSSWALK
		ACCESSIBLE CURB RAMP
		ACCESSIBLE PARKING
VAN	VAN	VAN-ACCESSIBLE PARKING
		CONCRETE
		STANDARD PAVEMENT
		HEAVY DUTY PAVEMENT
		BUILDINGS
		CONSTRUCTION ENTRANCE / EXIT
		GRAVEL
		MATCHLINE

Exist.	Prop.	
27.35 TC×	27.35 TC×	TOP OF CURB ELEVATION
26.85 BC×	26.85 BC×	BOTTOM OF CURB ELEVATION
132.75 ×	132.75 ×	SPOT ELEVATION
45.0 TW× 38.5 BW×	45.0 TW× 38.5 BW×	TOP & BOTTOM OF WALL ELEVATION
		BORING LOCATION
		TEST PIT LOCATION
MW	MW	MONITORING WELL
		FLOW ARROW
UD	UD	UNDERDRAIN
12"D	12"D	DRAIN
6"RD	6"RD	ROOF DRAIN
12"S	12"S	SEWER
FM	FM	FORCE MAIN
OHW	OHW	OVERHEAD WIRE
6"W	6"W	WATER
4"FP	4"FP	FIRE PROTECTION
	2"DW	DOMESTIC WATER
3"G	G	GAS
E	E	ELECTRIC
STM	STM	STEAM
T	T	TELEPHONE
FA	FA	FIRE ALARM
CATV	CATV	CABLE TV
		CATCH BASIN
		AREA DRAIN
		DOUBLE CATCH BASIN
		GUTTER INLET
		DRAIN MANHOLE
TD		TRENCH DRAIN
		PLUG OR CAP
CO	CO	CLEANOUT
		FLARED END SECTION
		HEADWALL
		DRYWELL
		DRYWELL W/ INLET COVER
		DRYWELL W/ MANHOLE COVER
		DIFFUSION WELL W/ INLET COVER
		CONCRETE LEACHING GALLEY
		CONCRETE LEACHING GALLEY W/ INLET COVER
		CONCRETE LEACHING GALLEY W/ MANHOLE COVER
		SANITARY MANHOLE
CO	CO	SANITARY CLEANOUT
SLP	SLP	SANITARY LEACHING POOL
	EXP	EXPANSION LEACHING POOL
ST/GT	ST/GT	SANITARY SEPTIC TANK/GREASE TRAP
		SANITARY INNOVATIVE/ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM (I/A OWTS)
		SANITARY I/A OWTS IN PRECAST CONCRETE STRUCTURE (H-20 TRAFFIC LOADING)
CS	CS	CURB STOP & BOX
WV	WV	WATER VALVE & BOX
TSV	TSV	TAPPING SLEEVE, VALVE & BOX
		SIAMESE CONNECTION
HYD	HYD	FIRE HYDRANT
WM	WM	WATER METER
PIV	PIV	POST INDICATOR VALVE
W	W	WATER WELL
		THRUST BLOCKS
GG	GG	GAS GATE
GM	GM	GAS METER
E	EMH	ELECTRIC MANHOLE
EM	EM	ELECTRIC METER
		LIGHT POLE
T	TMH	TELEPHONE MANHOLE
T	T	TRANSFORMER PAD
		UTILITY POLE
		GUY POLE
		GUY WIRE & ANCHOR
HH	HH	HAND HOLE
PB	PB	PULL BOX

Abbreviations

General

ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EXIST	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL

Utility

CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CPP	CORRUGATED POLYETHYLENE PIPE
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LCS	LEVEL CONTROL STRUCTURE
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
RD	ROOF DRAIN
RIM=	RIM ELEVATION
SLP	SANITARY LEACHING POOL
SMH	SEWER MANHOLE
ST	SEPTIC TANK
TSV	TAPPING SLEEVE, VALVE AND BOX
UD	UNDER DRAIN
UG	UNDERGROUND
UP	UTILITY POLE

Notes

General

1. CONTRACTOR SHALL NOTIFY NEW YORK 811 (DIAL 811) AT LEAST 48 HOURS BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE SIX INCHES LOAM AND SEED.
5. WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
6. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
7. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
8. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
9. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
10. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
11. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
12. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
13. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
14. THIS PROJECT DISTURBS MORE THAN ONE (1) ACRE OF LAND AND FALLS WITHIN THE NYSDEC CONSTRUCTION GENERAL PERMIT PROGRAM AND MS4 JURISDICTION OF THE TOWN. THE CONTRACTOR IS ADVISED THAT STORM WATER POLLUTION PREVENTION PLAN DOCUMENTS HAVE BEEN PREPARED AND A NOTICE OF INTENT HAS BEEN FILED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL PREVISIONS OF THE GENERAL PERMIT AND SWPPP DOCUMENTS ON-SITE FOR THE DURATION OF CONSTRUCTION.

Utilities

1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
   - A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
   - B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
   - C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
6. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
   - A. WATER PIPES SHALL BE AS NOTED ON PLANS.
   - B. SANITARY SEWER PIPES SHALL BE AS DR-18 OR NOTED ON PLANS.
   - C. STORM DRAINAGE PIPES SHALL BE CORRUGATED PLASTIC HDPE PIPE OR AS NOTED ON PLANS.
8. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
9. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
10. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURB RADII ARE 5 FEET UNLESS OTHERWISE NOTED.
3. CURBING SHALL BE CONCRETE WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
5. PROPOSED BOUNDS, GRADES, BENCH MARKS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Demolition

1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
4 THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
5. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

1. BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY VHB ENGINEERING, SURVEYING, LANDSCAPE ARCHITECTURE & GEOLOGY, PC. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY KENNETH H. BECKMAN, L.S., DURING MARCH 2019.
   - A. DELINEATION OF THE WETLANDS AND PLACEMENT OF THE FLAGS WAS PERFORMED BY VHB ENGINEERING, SURVEYING, LANDSCAPE ARCHITECTURE & GEOLOGY, PC
2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NAVD88.
3. GEOTECHNICAL DATA INCLUDING BORING LOCATIONS AND ELEVATIONS WERE OBTAINED FROM SLACKE TEST BORING ON AUGUST 29-30, 2022.

Document Use

1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

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Nicklan LLC
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Middle Island, NY

No.	Revision	Date	Apprvd.

Designed by TC | Checked by KPW
Issued for | Date October 12, 2022

Not Approved for Construction

Drawing Title
Legend and General Notes

Drawing Number
C1.00

Sheet 1 of 23

Project Number 26998.01

TOB Site Plan #: SP-XXXX-XX
SCDHS Ref. #: C0X-XX-XXXX
SCTM#: 200-431-3-9, 10, 11, 12 & P/O 13.1

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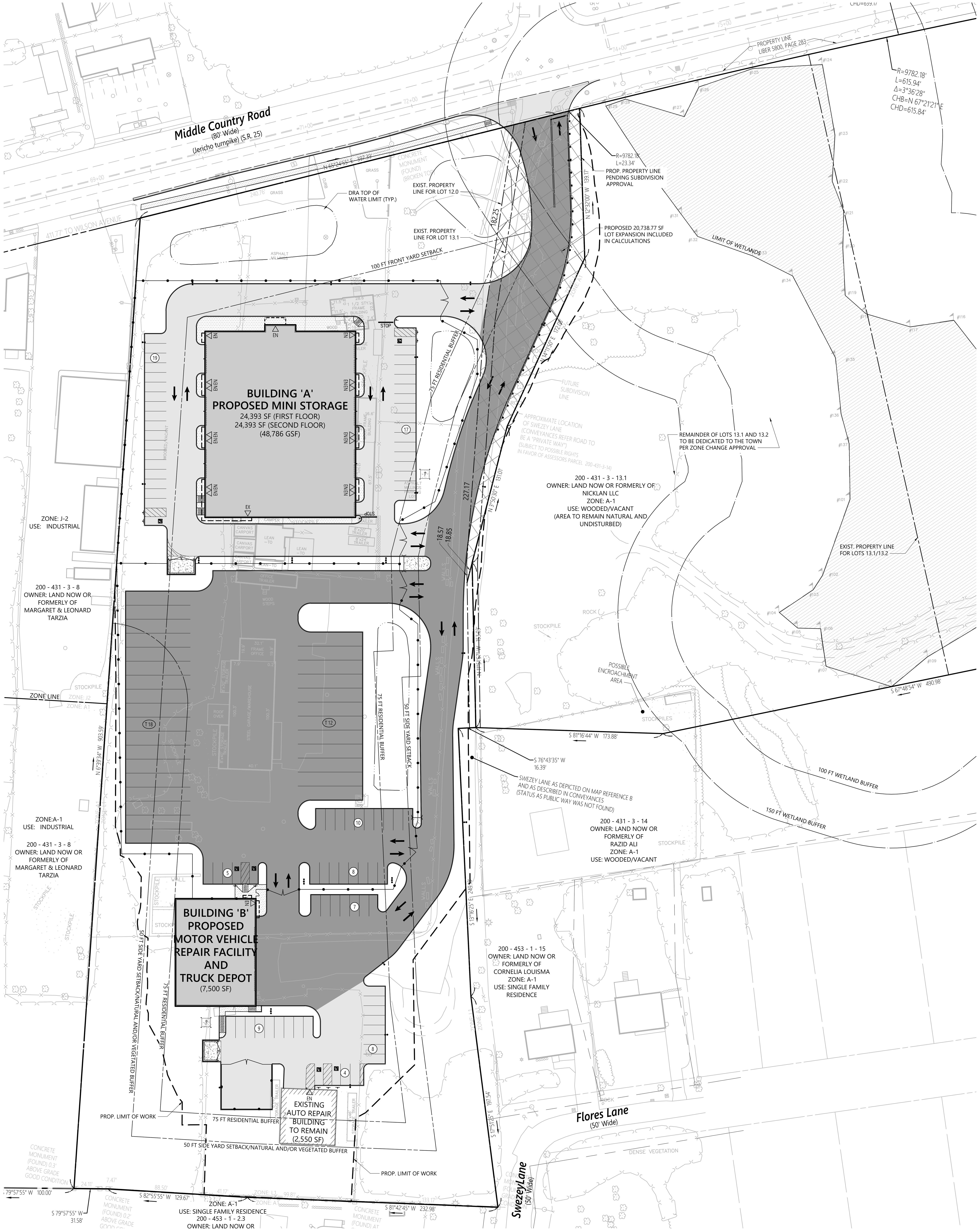

General Notes

1. PROPERTY WILL CONTAIN A SECURITY CAMERA SYSTEM THROUGHOUT.
2. FINAL SITE PLAN SHALL CONFORM TO STANDARDS FOR DEVELOPMENT IN THE CENTRAL PINE BARRENS COMPATIBLE GROWTH AREA.

Town Of Brookhaven Notes

1. ALL CONCRETE CURBING, SIDEWALKS, AND DRAINAGE STRUCTURES SHALL CONFORM TO PLANNING BOARD STANDARD DETAILS AND SPECIFICATIONS.
2. TOWN OF BROOKHAVEN PLANNING BOARD SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ALL CONSTRUCTION.
3. TOWN OF BROOKHAVEN ENGINEERING INSPECTOR IN THE DEOARTMENT OF PLANNING, ENVIRONMENT AND LAND MANAGEMENT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ALL CONSTRUCTION AT 631-451-6400 BETWEEN THE HOURS OF 8:00AM - 4:30PM MONDAY THROUGH FRIDAY.
4. CONTACT THE DIVISION OF ENGINEERING AT 631-451-6400 TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION ACTIVITIES.
5. STOP LINE SIGHT DISTANCE SHALL BE MAINTAINED AT ALL INTERSECTIONS IN ACCORDANCE WITH AASHTO REQUIREMENTS.
6. LOCATION AND GRADES FOR CURBS AND WALKS SHALL BE VERIFIED WITH NYSDOT FOR PORTION ROAD AND THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT FOR SULLIVAN STREET AND ELM STREET PRIOR TO CONSTRUCTION
7. ALL TRAFFIC CONTROL DEVICES (I.E. SIGNALS, SIGNS, AND PAVEMENT MARKINGS) SHALL BE INSTALLED IN CONFORMANCE WITH THE GUIDELINES OF THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND AS DIRECTED BY THE TOWN OF BROOKHAVEN, DIVISION OF TRAFFIC SAFETY/NYSDOT.
8. THE CONTRACTOR PERFORMING ANY AND ALL TRAFFIC CONTROL DEVICE LAYOUTS AND INSTALLATION WORK SHALL NOTIFY THE TOWN OF BROOKHAVEN DIVISION OF TRAFFIC SAFETY 48 HOURS IN ADVANCE OF BEGINNING SUCH WORK ALONG A TOWN ROAD.
9. ALL ONSITE PAVEMENT MARKING REQUIRED SHALL BE THERMOPLASTIC (SUFFOLK COUNTY SPECIFICATIONS) UNLESS OTHERWISE NOTED ON PLAN. OFFSITE MARKINGS SHALL MEET NYSDOT STANDARDS.
10. PAVEMENT RESTORATION SPECIFICATIONS FOR TOWN R.O.W.: PAVING SPECIFICATIONS OF 6" STABILIZED BASE, 3 1/2" DENSE BINDER COURSE WITH 1 1/2" TOP WEARING COURSE (51F) OR 6" STABILIZED BASE, 4" THICKNESS COMPACTED STONE BLEND WITH 2" TOP WEARING COURSE A.
11. OUTDOOR DISPLAY SHALL ONLY BE PERMITTED WITH THE REVIEW AND APPROVAL OF THE TOWN BOARD AND THE ISSUANCE OF SPECIAL PERMIT.

Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	STOP
R7-1	12"	18"	NO PARKING ANY TIME
R7-8	12"	18"	RESERVED PARKING

Pine Barrens Compliance Chart

Pine Barren Requirements	Required	Provided
ALLOWABLE CLEARING (L-1 ZONE, LOTS 9-12)	65% 225,789 SF (5.18 AC)	±293,608 SF (EXISTING) ±10,924 SF (ADDITIONAL) 304,532 SF (TOTAL) (6.99 AC) OR 88%
MAXIMUM FERTILIZER DEPENDENT AREA	15% (109,032.4 SF)	16.6% 120,573.0 SF (2.77 Ac)

NOTE: TOTAL PROPERTY AREAS INCLUDES PROPOSED SUBJECT PROPERTY OUTLINED IN ZONING SUMMARY ONLY. LOTS 13.1 AND 13.2 ARE TO REMAIN NATURAL AND ARE TO BE DEDICATED TO THE TOWN OF BROOKHAVEN IN ACCORDANCE WITH THE CHANGE OF ZONE ISSUED BY TOWN OF BROOKHAVEN REFERENCED ON THIS SHEET.

Site Plan Data Table

Description	Provided
AREA OF EXISTING AND PROPOSED TOTAL PAVING: EXISTING TOTAL PAVING PROPOSED TOTAL PAVING PROPOSED TOTAL GRAVEL PROPOSED TOTAL CONCRETE	 ±126,690.3 SF 148,285 SF 0 SF 1,035 SF
EXISTING AND PROPOSED BUILDING SQUARE FOOTAGE: EXISTING PROPOSED	 ±12,709 SF 82,620 SF
LOADING SPACES REQUIRED: EXISTING PROPOSED	 2 SPACES 4 SPACES
DATUM USED:	NAVD88
SUFFOLK COUNTY TAX MAP NUMBER(S): 0200-431.00-03.00-009.00, 010.00, 011.00, 012.00, 013.001 & 013.002	

Estimate Of Quantities (Proposed)

Description	Provided
CONCRETE CURB	5,486 LF
WALKS	4,688 SF
PAVING	148,285 SF
GRAVEL	0 SF
CONCRETE PADS	2
DRYWELLS	56
CATCH BASINS	22
4' DIA. DRAINAGE MANHOLES	0
CONNECTOR PIPE BETWEEN STORM DRAINS (15" CHDPE)	2,134 LF
CONNECTOR PIPE BETWEEN STORM DRAINS (6" PVC)	189 LF
CHAIN LINK FENCE	2,198.5 LF
SCREEN PLANTING	633 LF
TREES	0
SHRUBS	0
SEEDED AREA	120,573 SF
DRAINAGE EXCAVATION	3,454.3 CY

Site Information

Applicant:	Survey:	Architect:
Nicklan LLC 56 Middle Country Road Middle Island, NY 11953	Kenneth H. Beckman, L.S. 1814 Middle Country Road Ridge, NY 11961 Dated: March 16, 2019	Thomas P. Walsh Architect, PC 700 Veterans Memorial Hwy Suite CL140 Hauppauge, NY 11788

S.C.T.M.:	Lot Area:	Zone:
0200-431.00-03.00-009.00	98,679 SF	L-1 INDUSTRIAL
0200-431.00-03.00-010.00	12,662.27 SF	L-1 INDUSTRIAL
0200-431.00-03.00-011.00	119,007.50 SF	L-1 INDUSTRIAL
0200-431.00-03.00-012.00	96,110.23 SF	L-1 INDUSTRIAL

Total Existing Site Area (Lots 9-12):
326,459 SF (7.49 Ac)

Total Proposed Site Area (Lots 9-12): (Includes Expanded Lot Area of 20,738.77 SF, Pending Subdivision Approval)
347,198 SF (7.97 Ac)

Zoning Summary Chart

Zoning District(S):	L Industrial 1 (Light Industry) [1]	
Existing Use(S)	Autobody & Repair / Sale	
Proposed Multi Use	Two Story Mini-Storage Warehouse, Single Story, Motor Vehicle Repair Facility and Single Story Truck Repair	
Zoning Regulation Requirements	**Required**	**Provided**
MINIMUM LOT AREA (§85-567-A-3)	120,000 SF	347,198 SF (±7.97 ACRES)
MINIMUM LOT WIDTH (§85-567-B-3)	200 FT	326.87 FT
FRONT YARD SETBACK (§85-567-C-2)	100 FT	116.61 FT
SIDE YARD SETBACK (§85-567-D-3)	50 FT	64.28 FT
REAR YARD SETBACK (§85-567-E-1)	50 FT	51.18 FT
MAXIMUM FLOOR AREA RATIO (§85-567-F-2)	30%	16.9%
MAXIMUM BUILDING HEIGHT (§85-567-G-1)	50 FT / 3 STORIES	40 FT
Land Development Standards (§85-843)		
MINIMUM NATURAL AREA / LANDSCAPING IN FRONT YARD (§85-843-A-2)	50% (15% OVERALL)	34% (10% OVERALL) [2]
STREET TREES PLANTED/MAINTAINED ADJACENT TO ALL ROAD FRONTAGES (§85-843-A-3)	4" MIN. CALIPER AT 30 FT O.C.	COMPLIES
MINIMUM NATURAL AREA / LANDSCAPING (§85-843-A-6-A)	30% (SITE > 5 ACRES)	45%
MINIMUM NATURAL AREA / LANDSCAPING ALONG ROAD FRONTAGES (§85-843-A-6-C)	50 FT (SITE > 5 ACRES)	70.01 FT
PARKING AREA SCREENING (§85-843-A-7)	ALL PARKING AREAS SCREENED FROM VIEW	COMPLIES
IRRIGATION REQUIRED - ALL LANDSCAPED, BUFFER & NATURAL AREAS SHALL BE IRRIGATED USING WATER-CONSERVING METHODS (§85-843-A-10)	-	COMPLIES
REQUIRED LANDSCAPING SHALL UTILIZE DROUGHT-TOLERANT NATIVE & ADAPTIVE SPECIES AND.OR WATER-CONSERVING PLANTS & METHODS (§85-843-A-11)	-	COMPLIES
MINIMUM PERIMETER BUFFER ADJACENT TO RESIDENTIAL USE OR ZONE (§85-843-B-2-C)	75 FT (SITE > 5 ACRES)	4.5 FT [2]
Special Permit Uses Requested (§85-564) [3]		
MINI-STORAGE WAREHOUSE (§85-564-G)		
MOTOR VEHICLE REPAIR (§85-564-H)		
OUTDOOR OVERNIGHT PARKING OF REGISTERED VEHICLES (§85-565-D)		
Special Permit Criteria (§85-569)		
G. MINI-STORAGE FACILITY		
MINIMUM NATURAL AREA / LANDSCAPING ADJACENT TO ALL ROAD FRONTAGES (§85-569-G-4)	50 Feet	70.01 FT
H. MOTOR VEHICLE REPAIR (§85-569 (H)) (NO ADDITIONAL DIMENSIONAL STANDARDS)		
J. OUTDOOR OR OVERNIGHT PARKING AS AN ACCESSORY USE TO A PERMITTED PRINCIPAL USE		
MINIMUM SETBACK OF STORAGE TO ANY ROADWAY (§85-569-J-1)	50 Feet	116.61 FT

1. ZONE CHANGE GRANTED PER TOWN RESOLUTION DATED AUGUST 26, 2021
2. VARIANCE REQUIRED
3. SPECIAL USE PERMIT REQUIRED

NOTE: TOTAL PROPERTY AREAS INCLUDES PROPOSED SUBJECT PROPERTY OUTLINED IN ZONING SUMMARY ONLY. LOTS 13.1 AND 13.2 ARE TO REMAIN NATURAL AND ARE TO BE DEDICATED TO THE TOWN OF BROOKHAVEN.

Zoning Analysis

Planning Board Land Development Variances Required:

§85-843 (A) (2) MINIMUM NATURAL/ LANDSCAPED AREA IN FRONT YARD

§85-843 (B) (2)(C) MINIMUM PERIMETER BUFFER ADJACENT TO RESIDENTIAL USE OR ZONE

Parking Requirements:

BUILDING 'A'							
MINI STORAGE WAREHOUSE	48,786 SF	x	1 SPACES	/	2,000	=	25 SPACES
BUILDING 'B'							
MOTOR VEHICLE REPAIR	7,500 SF	x	1 SPACES	/	200	=	38 SPACES
BUILDING 'C'							
MOTOR VEHICLE REPAIR	2,550 SF	x	1 SPACES	/	200	=	13 SPACES
			TOTAL PARKING REQUIRED			=	76 SPACES

Parking Summary Chart

Description	Size Required	Size Provided	Spaces Required	Spaces Provided
BUILDING 'A'				
STANDARD SPACES	9 X 20	9 X 20	24	34
ACCESSIBLE SPACES *	8 X 20	8 X 20	1	2
BUILDING 'B'				
STANDARD SPACES	9 X 20	9 X 20	36	36
ACCESSIBLE SPACES *	8 X 20	8 X 20	2	2
BUILDING 'C'				
STANDARD SPACES	9 X 20	9 X 20	12	11
ACCESSIBLE SPACES *	8 X 20	8 X 20	1	2
TOTAL SPACES			76	87
BUILDING 'B' TRUCK SPACES	13 x 60	13 x 60	-	30
LOADING BAYS**			4	6

* ADA/STATE/LOCAL REQUIREMENTS
** LOADING BAYS:
40,000 SF TO 100,000 SF = 4 BAYS REQUIRED

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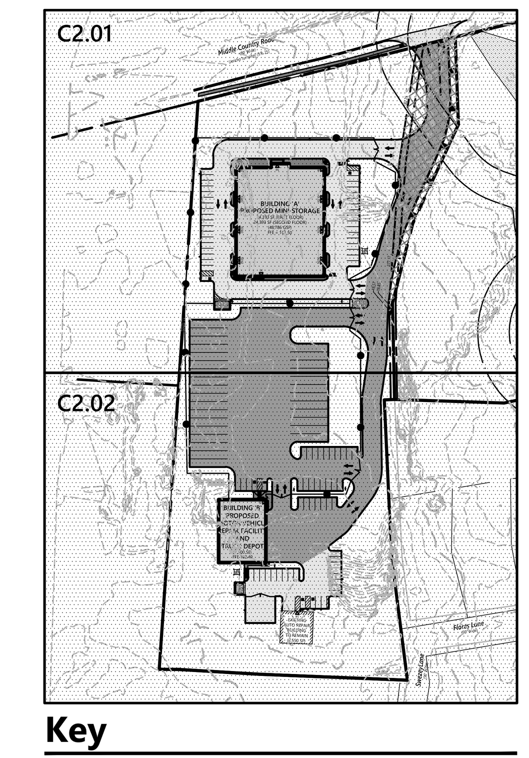

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0 20 40 80 Feet

Nicklan LLC
56 Middle Country Road
Middle Island, NY

No.	Revision	Date	Appvd.

Designed by: TC
Checked by: KPW
Issued for
Date: October 12, 2022

Not Approved for Construction

Drawing Title: **Overall Layout and Materials Plan**

Drawing Number: **C2.00**

Sheet 2 of 23

TOB Site Plan #: SP-XXXX-XX
SCDHS Ref. #: C0X-XX-XXXX
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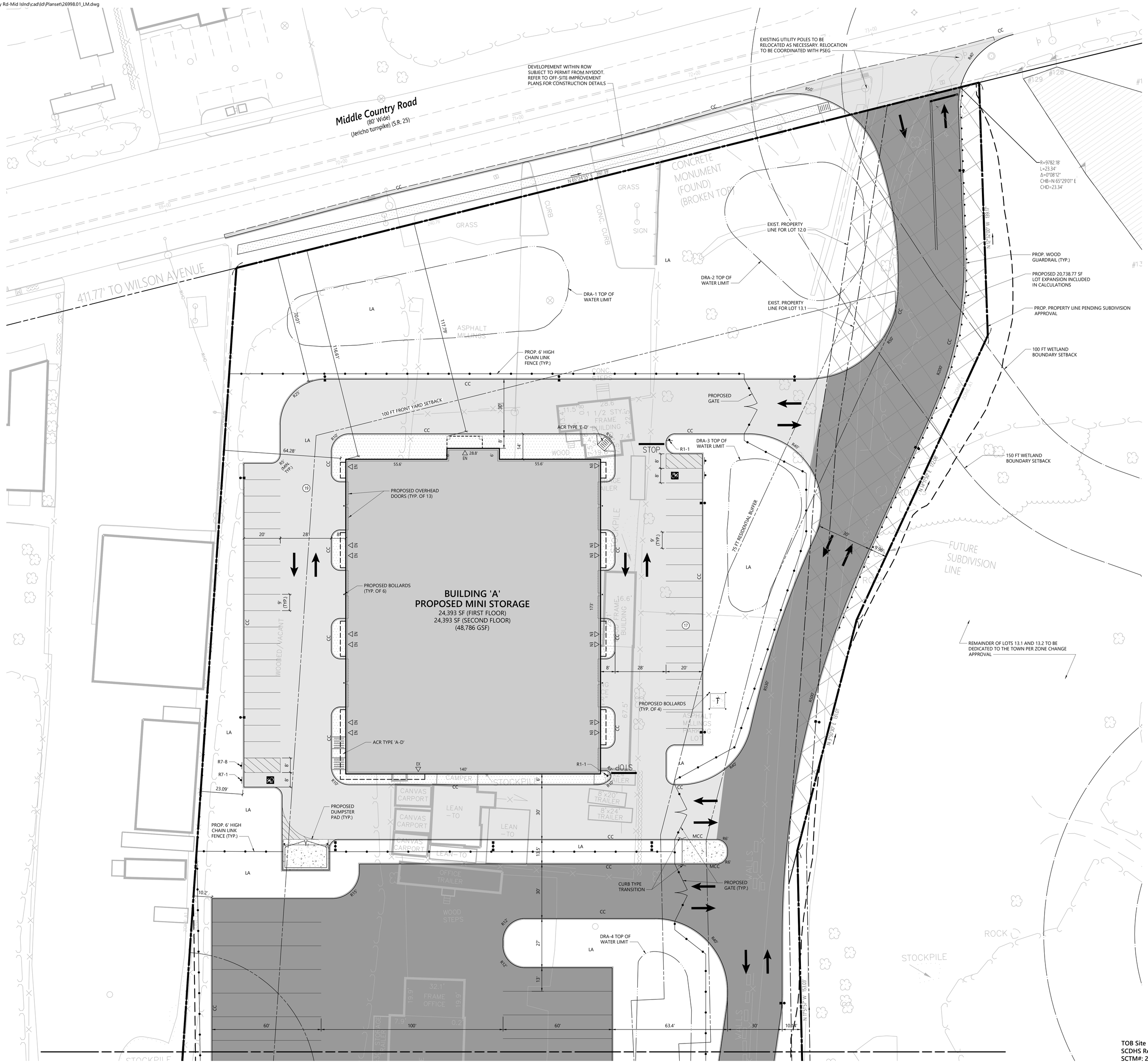

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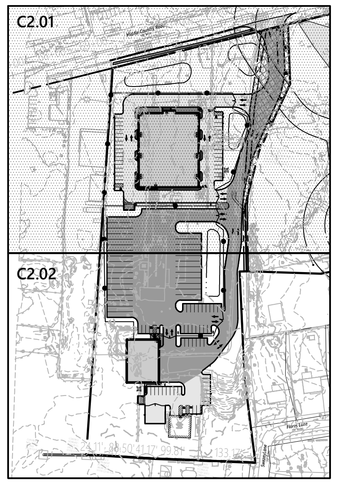

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R7-1	12"	18"	NO PARKING ANY TIME
R7-8	12"	18"	RESERVED PARKING

0 10 20 40 Feet

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Issued for
Date October 12, 2022

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Drawing Title
Layout and Materials Plan

Drawing Number
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Sheet 3 of 23

Project Number
26998.01

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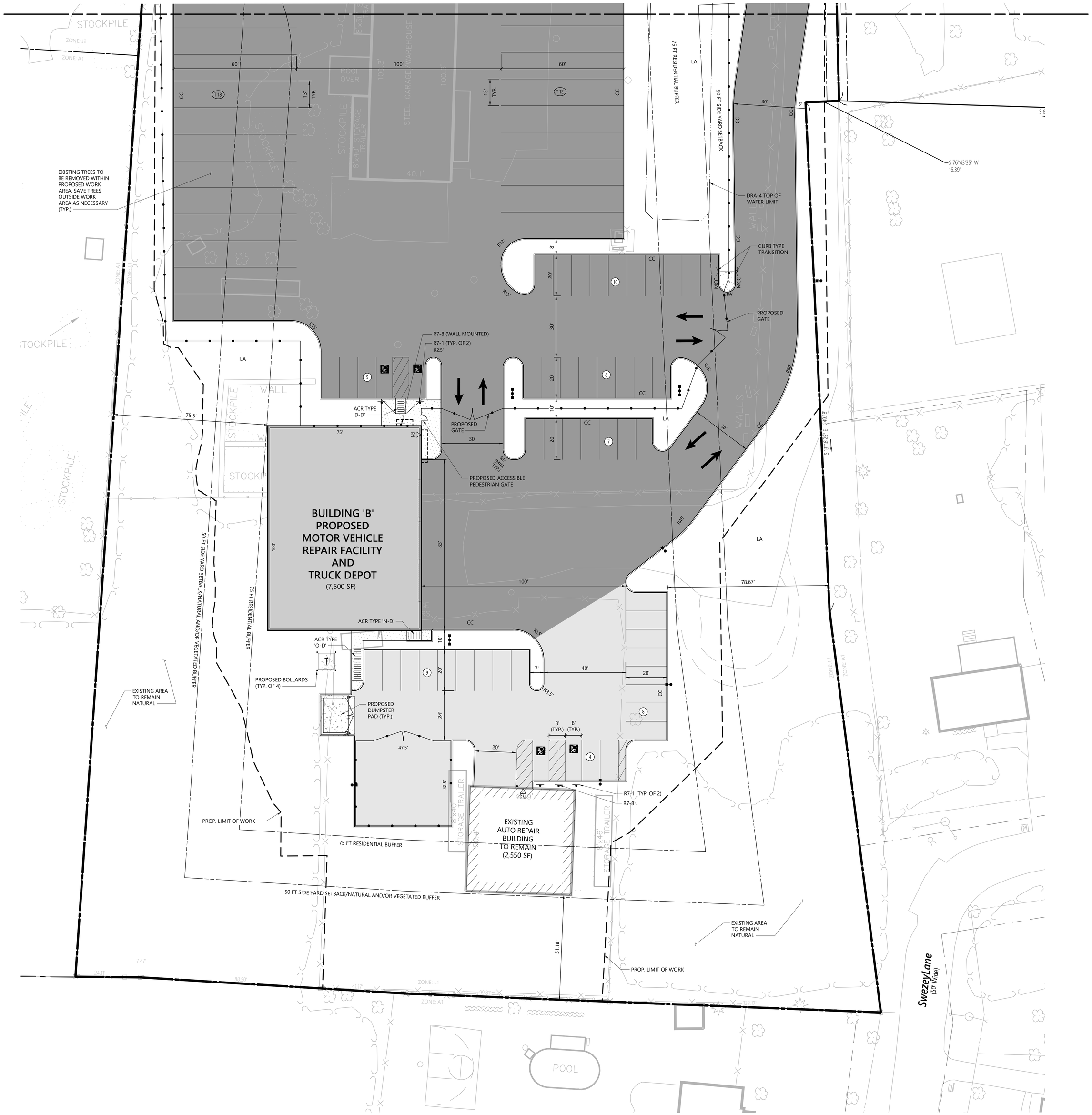

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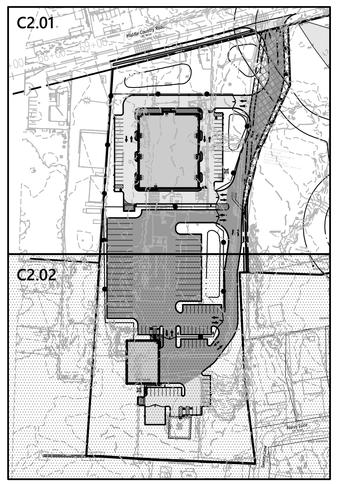

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Checked by KPW
Issued for
Date October 12, 2022

Not Approved for Construction

Drawing Title
Layout & Materials Plan

Drawing Number
C2.02

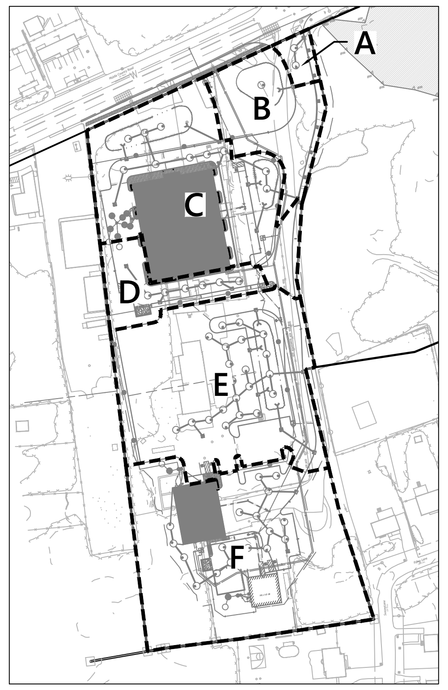
Sheet 4 of 23

Project Number
26998.01

TOB Site Plan #: SP-XXXX-XX
SCDHS Ref. #: C0X-XX-XXXX
SCTM#: 200-431-3-9, 10, 11, 12 & P/O 13.1

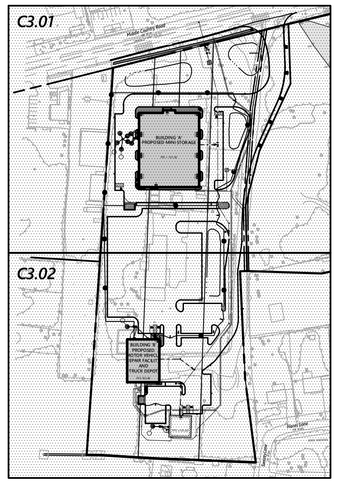
IT IS A VOLATION OF SECTION 7209 OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER ANY DOCUMENT THAT BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER

Saved Wednesday, October 12, 2022 11:33:01 AM TCOLONNA Plotted Wednesday, October 12, 2022 3:49:37 PM Theresa Colonna



Drainage Area Map

N.T.S.



Key

N.T.S.

vhb.com

Engineering, Surveying, Landscape Architecture and Geology, PC
100 Motor Parkway
Suite 350
Hauppauge, NY 11788
631.787.3400

Grading & Drainage Notes

General Notes

1. THE CONTRACTOR SHALL MEET ALL LINES AND GRADES DEPICTED ON THIS PLAN OR AS DIRECTED BY THE ENGINEER.
2. GRADES IN ALONG ADA WALKWAYS SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
3. ALL ADA ACCESS AISLES AND PARKING SPACES SHALL BE AT THE SAME LEVEL, WITH MAXIMUM SLOPES NOT GREATER THAN 2% IN ANY DIRECTION.
4. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN THE ADA ACCESS AISLES/PARKING SPACES AND THE EXISTING PAVEMENT AT THE WORK LIMITS.
5. EXISTING SANITARY SYSTEM AND DRAINAGE STRUCTURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
6. GRADES IN LANDSCAPED AREAS SHALL NOT EXCEED A SLOPE OF 3H:1V UNLESS OTHERWISE NOTED ON THE PLANS.
7. IN AREAS OF FILL OR BACKFILL, THE CONTRACTOR SHALL PLACE SUITABLE FILL MATERIAL AS DETERMINED BY THE ENGINEER IN 6-INCH LIFTS. EACH LIFT SHALL BE COMPACTED TO 95 PERCENT OF THE STANDARD PROCTOR DENSITY. NATIVE SOIL MAY BE USED AS BACKFILL IF IT IS DEEMED SUITABLE BY THE ENGINEER.
8. DRIVEWAYS TO BE PITCHED TOWARDS THE ROAD AND SHALL BE 1% - 5% SLOPE.
9. GRADES TO PITCH AWAY FROM BUILDING FOUNDATIONS.
10. CONTRACTOR RESPONSIBLE TO PROVIDE POSITIVE DRAINAGE FLOW OVER THE SITE. BIRD BATHS AND PONDING AREAS (OTHER THAN AS DESIGNED) ARE NOT PERMITTED.

Drainage Calculation Summary

Local Drainage Design Criteria

1. STORAGE VOLUME BASED ON A 5-INCH RAINFALL.
2. RUNOFF COEFFICIENTS FOR:
   PAVEMENT, CONCRETE, OTHER IMPERVIOUS AREAS = 1.00
   ROOF = 1.00
   LANDSCAPED, GRASSED, NATURAL, OTHER PERVIOUS AREAS = .15
3. ALL PIPING TO BE 15-INCH DIAMETER ADS N-12 HDPE CORRUGATED PLASTIC PIPE (CPP) UNLESS OTHERWISE SHOWN ON PLANS.
3. DRAINAGE STRUCTURES SHALL INCLUDE NEW 10-FOOT DIAMETER PRECAST STORM DRAIN RINGS WITH A CAPACITY OF 100.88 CUBIC FEET PER VERTICAL FOOT.
5. PER THE GEOTECHNICAL REPORT PREPARED BY SLACKE TEST BORING DATED (XXXX). GROUNDWATER WAS ENCOUNTERED BETWEEN (XX)-FEET AND (XX)-FEET BELOW GRADE, WITH APPROXIMATE ELEVATIONS RANGING FROM (XX) TO (XX).
6. DRAINAGE PIPE TO BE AS FOLLOWS
   - UNDER PAVEMENT: 15-INCH DIAMETER ADS N-12 HDPE CORRUGATED PLASTIC PIPE (CPP), UNLESS OTHERWISE SHOWN ON PLANS
   - UNDER LANDSCAPING: 15-INCH DIAMETER ADS N-12 HDPE CORRUGATED PLASTIC PIPE (CPP), UNLESS OTHERWISE SHOWN ON PLANS
   - ROOF DRAIN HEADERS: 6" DR-18 PVC MIN. SLOPE 1%, UNLESS OTHERWISE SHOWN ON PLANS
7. ADDITIONAL ROOF DRAIN HEADERS MAY BE NEEDED PENDING FINAL ARCHITECTURAL DESIGN.

Drainage Area "A"

	Contributing Area (SF)	Runoff C	Rainfall (Ft)	Volume Required (CF)
REQUIRED STORAGE VOLUME CALCULATION FOR 5" RAINFALL				
ROOF AREA	0 SF	1.00 x	5/12	0
PAVEMENT AREA	4,493 SF	1.00 x	5/12	1,872
LANDSCAPE AREA	201 SF	.15 x	5/12	13
TOTAL REQUIRED STORAGE VOLUME =				1,885

PROVIDED STORAGE VOLUME DESIGN
USE 2–12 FT DIAMETER DRYWELLS @ 10 FT EFFECTIVE DEPTH @ 100.88 CF / VF
STORAGE VOLUME IN DRYWELLS: 20 FT EFFECTIVE DEPTH x 100.88 CF/VF = 2,017.60 CF

TOTAL = 2,017.60 CF o.k.

Drainage Area "B"

	Contributing Area (SF)	Runoff C	Rainfall (Ft)	Volume Required (CF)
REQUIRED STORAGE VOLUME CALCULATION FOR 5" RAINFALL				
ROOF AREA	0 SF	1.00 x	5/12	0
PAVEMENT AREA	11,996 SF	1.00 x	5/12	4,998
LANDSCAPE AREA	19,844 SF	.15 x	5/12	1,240
TOTAL REQUIRED STORAGE VOLUME =				6,239

PROVIDED STORAGE VOLUME DESIGN
STORAGE VOLUME IN DRAINAGE RETENTION AREA 2 = 7,347.51 CF

TOTAL = 7,347.51 CF o.k.

Drainage Area "C"

	Contributing Area (SF)	Runoff C	Rainfall (Ft)	Volume Required (CF)
REQUIRED STORAGE VOLUME CALCULATION FOR 5" RAINFALL				
ROOF AREA	24,393 SF	1.00 x	5/12	10,164
PAVEMENT AREA	29,233 SF	1.00 x	5/12	12,180
LANDSCAPE AREA	32,839 SF	.15 x	5/12	2,052
TOTAL REQUIRED STORAGE VOLUME =				24,397

PROVIDED STORAGE VOLUME DESIGN
USE 10–12 FT DIAMETER DRYWELLS @ 11 FT EFFECTIVE DEPTH @ 100.88 CF / VF
STORAGE VOLUME IN DRYWELLS: 110 FT EFFECTIVE DEPTH x 100.88 CF/VF = 11,096.80 CF
STORAGE VOLUME IN DRAINAGE RETENTION AREAS 1 & 3 = 13,441.14 CF

TOTAL = 24,537.94 CF o.k.

Drainage Area "D"

	Contributing Area (SF)	Runoff C	Rainfall (Ft)	Volume Required (CF)
REQUIRED STORAGE VOLUME CALCULATION FOR 5" RAINFALL				
ROOF AREA	0 SF	1.00 x	5/12	0
PAVEMENT AREA	13,836 SF	1.00 x	5/12	5,765
LANDSCAPE AREA	7,623 SF	.15 x	5/12	476
TOTAL REQUIRED STORAGE VOLUME =				6,241

PROVIDED STORAGE VOLUME DESIGN
USE 6–12 FT DIAMETER DRYWELLS @ 11 FT EFFECTIVE DEPTH @ 100.88 CF / VF
STORAGE VOLUME IN DRYWELLS: 66 FT EFFECTIVE DEPTH x 100.88 CF/VF = 6,658.08 CF

TOTAL = 6,658.08 CF o.k.

Drainage Area "E"

	Contributing Area (SF)	Runoff C	Rainfall (Ft)	Volume Required (CF)
REQUIRED STORAGE VOLUME CALCULATION FOR 5" RAINFALL				
ROOF AREA	7,500 SF	1.00 x	5/12	3,125
PAVEMENT AREA	65,748 SF	1.00 x	5/12	27,395
LANDSCAPE AREA	20,772 SF	.15 x	5/12	1,298
TOTAL REQUIRED STORAGE VOLUME =				31,818

PROVIDED STORAGE VOLUME DESIGN
USE 21–12 FT DIAMETER DRYWELLS @ 12 FT EFFECTIVE DEPTH @ 100.88 CF / VF
STORAGE VOLUME IN DRYWELLS: 252 FT EFFECTIVE DEPTH x 100.88 CF/VF = 25,421.76 CF
STORAGE VOLUME IN DRAINAGE RETENTION AREA 4 = 6,933.33 CF

TOTAL = 32,355.09 CF o.k.

Drainage Area "F"

	Contributing Area (SF)	Runoff C	Rainfall (Ft)	Volume Required (CF)
REQUIRED STORAGE VOLUME CALCULATION FOR 5" RAINFALL				
ROOF AREA	2,550 SF	1.00 x	5/12	1,063
PAVEMENT AREA	33,508 SF	1.00 x	5/12	13,962
LANDSCAPE AREA	72,678 SF	.15 x	5/12	4,542
TOTAL REQUIRED STORAGE VOLUME =				19,567

PROVIDED STORAGE VOLUME DESIGN
USE 17–12 FT DIAMETER DRYWELLS @ 12 FT EFFECTIVE DEPTH @ 100.88 CF / VF
STORAGE VOLUME IN DRYWELLS: 204 FT EFFECTIVE DEPTH x 100.88 CF/VF = 20,579.52 CF

TOTAL = 20,579.52 CF o.k.

0 20 40 80 Feet

Nicklan LLC

56 Middle Country Road
Middle Island, NY

No.	Revision	Date	Apprvd.

Designed by TC | Checked by KPW

Issued for | Date
October 12, 2022

Not Approved for Construction

Drawing Title
Overall Grading and Drainage Plan

Drawing Number
C3.00

Sheet 5 of 23

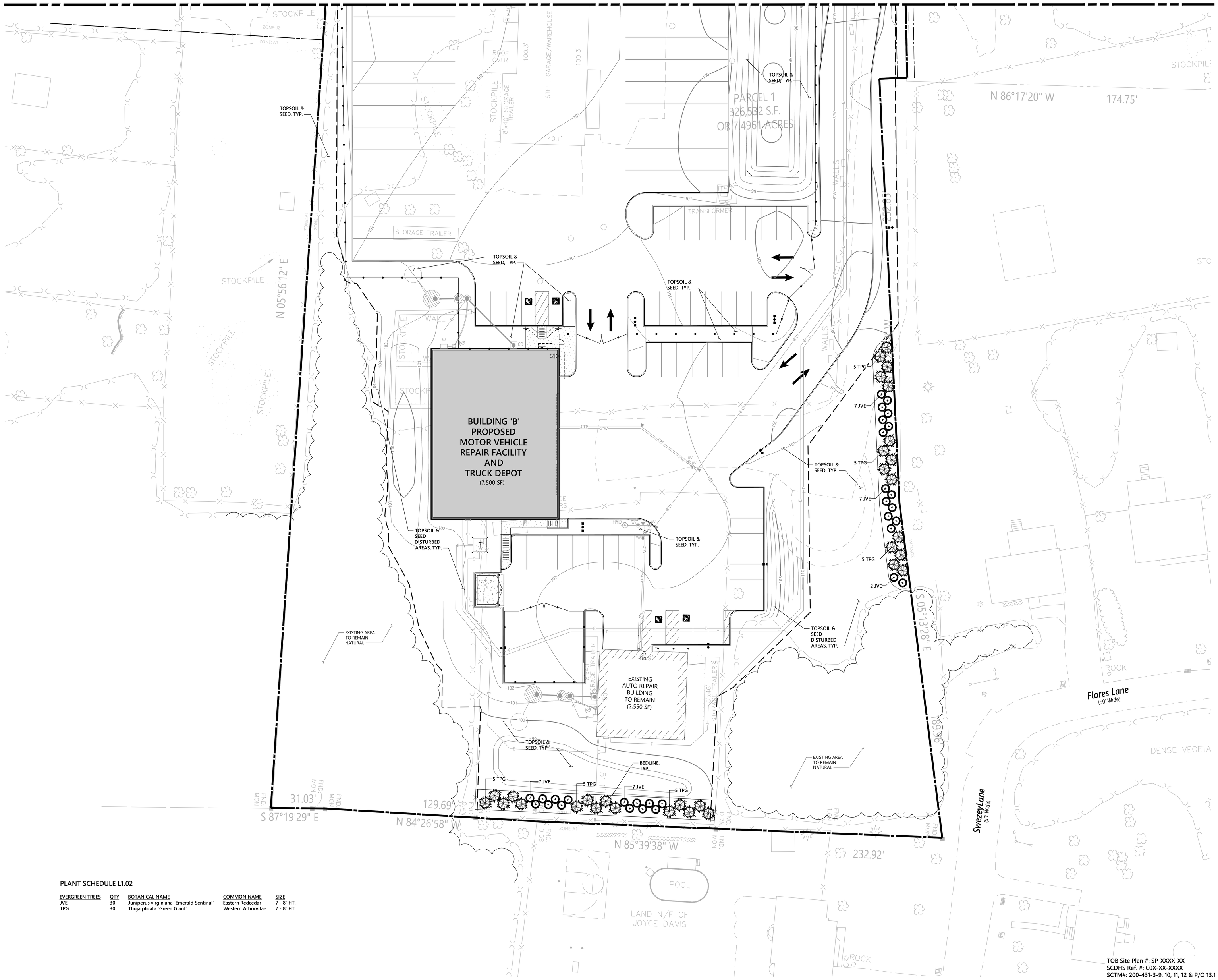
STATE OF NEW YORK · STANLEY W. LABO · 088418 · PROFESSIONAL ENGINEER

IT IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER ANY DOCUMENT THAT BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

Project Number
26998.01

TOB Site Plan #: SP-XXXX-XX
SCDHS Ref. #: C0X-XX-XXXX
SCTM#: 200-431-3-9, 10, 11, 12 & P/O 13.1

MATCH LINE - SEE SHEET L1.01

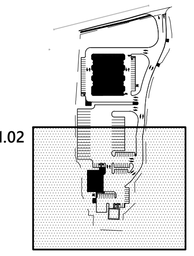


PLANT SCHEDULE L1.02

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
JVE	30	Juniperus virginiana 'Emerald Sentinal'	Eastern Redcedar	7 - 8' HT.
TPG	30	Thuja plicata 'Green Giant'	Western Arborvitae	7 - 8' HT.

TOB Site Plan #: SP-XXXX-XX
SCDHS Ref. #: C0X-XX-XXXX
SCTM#: 200-431-3-9, 10, 11, 12 & P/O 13.1

vhb.com
vhb
Engineering, Surveying, Landscape Architecture and Geology, PC
100 Motor Parkway
Suite 350
Hauppauge, NY 11788
631.787.3400



Key
Not To Scale

0 10 20 40 Feet

Nicklan LLC
56 Middle Country Road
Middle Island, NY

No.	Revision	Date	Appvd.

Designed by CN
Checked by CV
Issued for
Date October 12, 2022

Not Approved for Construction

Drawing Title
Planting Plan

Drawing Number
L1.02

Sheet 22 of 23

Project Number
26998.01

REGISTERED LANDSCAPE ARCHITECT
JOHN CARLO VALDEZ
092183
STATE OF NEW YORK

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Saved Wednesday, October 12, 2022 11:19:20 AM CNAMAROFF Plotted Wednesday, October 12, 2022 11:21:13 AM Claudia Namaroff

DRAFT

CENTRAL PINE BARRENS
JOINT PLANNING & POLICY COMMISSION

Robert Calarco
Chair

Yvette Aguiar
Member

Steven Bellone
Member

Edward P. Romaine
Member

Jay H. Schneiderman
Member

624 Old Riverhead Road
Westhampton Beach, NY
11978

Phone (631) 288-1079
Fax (631) 288-1367
https://pb.state.ny.us/

December 21, 2022

Michael Albano
Planning, Environment and Land Management
Brookhaven Town Hall
One Independence Hill
Farmingville, NY 11738

RE: Referral: Dunkin Donuts, Coram Site Plan (Crest Coram 1, LLC)
Town Log # 22SP0048
Route 25 and NYS Route 112, Coram, Town of Brookhaven
SCTM Numbers 200-476-2-30, 32.1, 34.1
NYSDEC Application # 1-4722-07005/0001
Compatible Growth Area of the Central Pine Barrens

Dear Mr. Albano:

On October 31, 2022, the Central Pine Barrens Commission received a referral from the Brookhaven Town Planning Board on the subject proposal. The project site is in the Compatible Growth Area of the Central Pine Barrens.

On September 29, 2022, the Town adopted a Negative Declaration for the Unlisted, Uncoordinated action pursuant to the New York State Environmental Quality Review Act (SEQRA) regulations. The New York State Department of Environmental Conservation (NYSDEC) referred material on November 23, 2022. The Commission responded to a prior referral from NYSDEC on March 12, 2020.

Comments are provided as they relate to the project's conformance with the standards of the Comprehensive Land Use Plan (the Plan) and the goals and objectives of the Long Island Pine Barrens Protection Act of 1993.

Existing Conditions and Project Description
The 2.10-acre project site is located on the south side of Middle Country Road and west of Route 112 in the hamlet of Coram. It is split zoned in two zoning districts: J-6 Business and A-1 Residence.

The project site is vegetated with pine barrens vegetation and habitat. A State-regulated freshwater wetland habitat exists on the south side of the site. The site also contains a vacant commercial structure and paved areas.

The proposal is to demolish existing structures and develop a 2,079 square foot Dunkin Donuts restaurant with drive-through facilities. Other site improvements include parking, stormwater management, infrastructure, lighting, landscaping and related facilities. Protection and restoration of the wetland habitat is proposed.

Central Pine Barrens Status
The proposal constitutes development activity pursuant to the Long Island Pine Barrens Protection Act (the "Act"), embodied in New York State Environmental Conservation Law (ECL) §57-0107(13). 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), 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 Hardship Waiver from the Commission, subject to its review and discretionary action.

No development activity may commence on the project site unless and until the project conforms or a waiver is granted, pursuant to ECL §57-0123(3)(a), which states:

> *"Subsequent to the adoption of the land use plan, the provisions of any other law, ordinance, rule or regulation to the contrary notwithstanding, 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; provided, however, that the commission by majority vote is hereby authorized to waive strict compliance with such plan or with any element or standard contained therein…"*

Conformance with the Plan

The project must conform to the Standards of the Central Pine Barrens Comprehensive Land Use Plan, as incorporated into and implemented by the Brookhaven Town Code. Please confirm that the applicant has demonstrated conformance prior to the issuance of permits for activities that involve clearing on and disturbance to the project site.

Comments

<u>Standard 5.3.3.1.1 Suffolk County Sanitary Code Article 6</u>

The project must demonstrate conformance with this standard.

<u>Standard 5.3.3.4.1 Nondisturbance buffers</u>
<u>Standard 5.3.3.4.2 Buffer delineations, covenants and conservation easements</u>
<u>Standard 5.3.3.9.1 Receiving entity for open space dedications</u>

- The project must demonstrate conformance with these standards to protect wetland habitats and record legal instruments for their long-term protection.

- The NYSDEC regulated freshwater wetland habitat and adjacent non-disturbance wetland buffers should be delineated, staked and protected prior to commencement of any construction. These limits should be inspected before and after construction. Consideration should be given to installing minimal but protective fencing to establish and delineate the open space area, avoid future encroachments, and alert area residents, visitors, site operators and other individuals on site that the area is protected and remains as natural habitat.

- The project should be clustered toward the roadfront to protect the rear area where natural vegetation and wetland habitat are present.

- Clearing limits should be delineated and inspected prior to clearing to protect wetland habitat and the area to remain natural.

- Prior to disturbance, open space and buffer areas should be protected with covenants and/or conservation easements and these should be recorded in the Office of the Suffolk County Clerk. Protected areas should be identified in the final site plan and construction plans.

Standard 5.3.3.5.1 Stormwater recharge

- The project must demonstrate conformance with this standard.

- Measures should be established to prevent stormwater runoff and pollution from entering into the adjacent wetland habitat including uplands, adjacent area, and surface waters.

Standard 5.3.3.6.1 Vegetation Clearance Limit

- The project must demonstrate conformance with this standard.

- Identify the amount of existing cleared area and the amount of natural area. Utilize existing cleared area prior to clearing natural vegetation to conform to the limit.

- Identify the amount of area to be cleared. The plan identifies 30 trees will be cut and a total of only 15 trees will be planted including 9 that are 2.5” to 3” caliper and six, 6 foot tall willow trees. The applicant should attempt to keep any large mature trees in place and maneuver around them during construction.

- Identify the amount of area to remain natural when the project is complete.

- Provide the amount of project site area in the A1 Residence District and the J6 Business District. Each area is subject to a different clearing limit.

- If the project exceeds the standard, a hardship is required.

- Restoration and landscaping cannot substitute for conformance with this Plan standard.

- Identify the amount of disturbance for new curb cuts, easements to other agencies such as NYSDOT and other dedications.

- Stake the limits of clearing to protect the natural area during construction.

Standard 5.3.3.6.2 Unfragmented Open Space

The area to remain natural should be set aside in an unfragmented pattern. It should encompass the freshwater wetland habitat in the rear of the site.

Standard 5.3.3.6.3 Fertilizer-dependent vegetation limit

- The project must demonstrate compliance with this standard. The maximum amount permitted is 15% over the project site. The proposal should limit the use and application of fertilizer dependent vegetation to protect existing habitat, plants and wildlife on the project site. If the project exceeds this limit, it should be revised or the applicant must apply for a hardship waiver.

- This restriction should be added to the Site Plan and recorded Declaration of Covenants and Restrictions.

Standard 5.3.3.6.4 Native Plantings

- The project must demonstrate compliance with this standard.

- The landscaping plan should incorporate more native trees including oaks and pitch pine. The proposed number of trees is significantly limited when compared with the number planned to be removed.

- Limiting the amount of fertilizer dependent vegetation will protect the pine barrens ecosystem from stormwater runoff, limit irrigation and reduce maintenance on a commercial site.

- Where landscaping is proposed, utilize native trees and native pollinator-friendly species.

Standard 5.3.3.7.1 Special species and ecological communities

- The project must demonstrate conformance with this standard.

- According to the NYSDEC, no clearing from March 1 to November 30 of any given year to protect the Federal and State-listed Threatened Northern Long-eared Bat.

- Protect the freshwater wetland habitat from runoff and other disturbances.

- Any other regulated plant or wildlife species should be protected as required by Federal, State and local agencies.

Other Comments

- If possible, please consider shifting development including travel lanes and parking lots away from the wetland and to the northern portion of the site to avoid additional disturbance and stormwater runoff adjacent to the wetland. Reduce development on the wetland side of the site as much as possible.
- Keep natural buffers to the wetland habitat to minimize the collection of stormwater runoff from paved surfaces and prevent it from discharging into the wetland.
- Remove debris and other discarded, unnatural material from the wetland habitat before and after construction.
- Minimize lighting adjacent to and spilling into the natural habitat on the project site.

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.

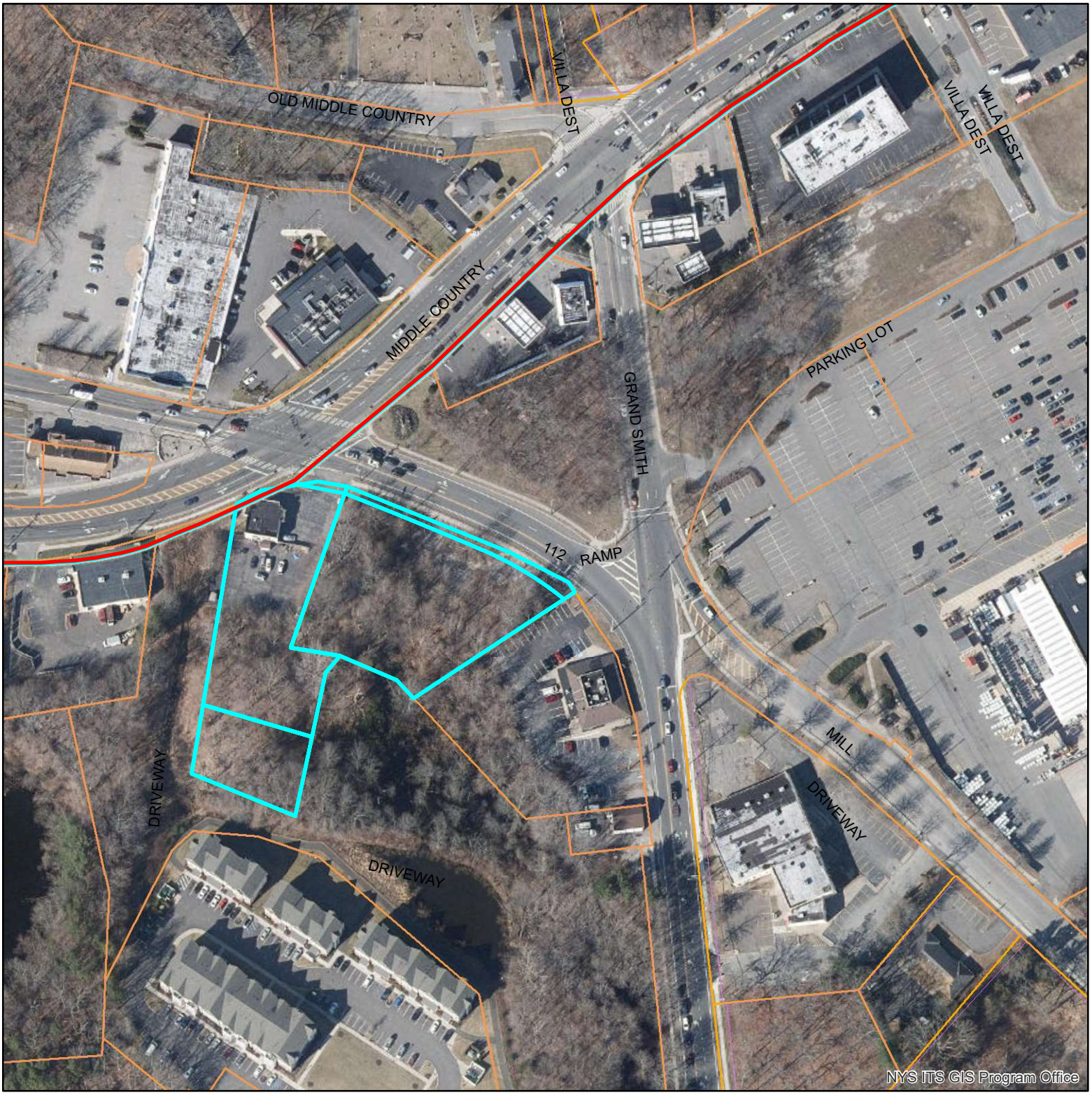
Sincerely,

Julie Hargrave
Policy and Planning Manager

cc: Judy Jakobsen, Executive Director
John Milazzo, Counsel

Kevin Kispert, NYSDEC

Commission Meeting
December 21, 2022
Dunkin Donuts, Coram referral
Route 25, Coram
SCTM # 200-476-2-30, 32.1, 34.1



0 60 120 240 360 480 Feet

2020 aerial

Hargrave, Julie

From: Antoinette (Toni) Rivera <arivera@brookhavenny.gov>
Sent: Monday, October 31, 2022 1:41 PM
To: Bruce Schaal; Brooke Kelsey; Peter Fountaine; Kerri Berberich; PB Hargrave, Julie; Kennedy, Kimberly; scdhsweb@suffolkcountyny.gov; Kouril, Torey K (DEC); Anthony Todaro; Chris Mehrman; Keith Williams; Neil Thomas; Melik Tariq; Mohammad Islam
Cc: Michael Albano
Subject: 22SP0048 Crest Coram 1, LLC
Attachments: 22SP0048 10-31-22 Initial Coordination Letter.pdf; 22SP0048 10-25-22 Site Plans.pdf; 22SP0048 10-25-22 Application.pdf; 22SP0048 10-25-22 EAF.pdf

CAUTION: This email originated from outside of SCWA. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Please be advised that the Planning Board of the Town of Brookhaven has received a new application for the above referenced action. For your review and consideration, please find attached a copy of the project application, EAF & site plans.

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.

Please print as needed.

Have a great day,
Antoinette (Toni) Rivera
Town of Brookhaven, Planning Division
631-451-6400

Town of Brookhaven
Long Island

Edward P. Romaine, Supervisor

DATE: October 31, 2022

TO: Bruce Schaal, Town of Brookhaven, Division of Engineering
Peter E. Fountaine, Town of Brookhaven, Division of Environmental Protection
Christopher Mehrman, Town of Brookhaven, Division of Fire Prevention
Kerri Berberich Town of Brookhaven, Division of Traffic Safety
Judy Jakobsen, Central Pine Barrens Joint Planning & Policy Commission
Kimberly Kennedy, Suffolk County Water Authority
Gregson H. Pigott, Suffolk County, Department of Health Services
Melik Tariq, New York State, Department of Transportation
Torey Kouril, New York State, Department of Environmental Conservation

FROM: Michael Albano
Planning Division

RE: Site Plan: **Crest Coram 1, LLC**, Log # **22SP0048**
Demo of existing building and parking and construction of new commercial building, drive-thru, and associated site improvements.
396 Route 25 Middle Country Rd., S/o Route 112, Coram
Suffolk County Tax Map #: 0200 47600 0200 032001, 034001& 030000, 2.19 acres

Please be advised that the Planning Board of the Town of Brookhaven has received an application for the above referenced action. For your review and consideration, please find enclosed a copy of the project application, EAF & site plans.

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.

MA/ar

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

RECEIVED
By Planning Division at 12:08 pm, Oct 25, 2022

Print Form

Town of
Brookhaven
Long Island, New York

Land Use Application

One Independence Hill, Farmingville, NY 11738

Form PL-01 rev E 1/1/2019

Please check the appropriate application request:

1. TOWN BOARD:

- ☐ 1a. AMENDMENT OF RESTRICTIVE COVENANT (TBR)
- ☐ 1b. CHANGE OF ZONE (CZ)
- ☐ 1c. PLANNED DEVELOPMENT DISTRICT (PDD)(CZ)
- ☐ 1d. SPECIAL PERMIT (CZ)

Case Number:

Application Date:

Town Use Only

2. PLANNING BOARD:

- ☐ 2a. AMEND RESTRICTIVE COVENANT (Relief of Covenant) PBR
- ☐ 2b. FINAL SUBDIVISION - FS
- ☐ 2c. LAND DIVISION - LD
- ☒ 2d. PLANNING BOARD VARIANCE
- ☐ 2e. PRELIMINARY FINAL SUBDIVISION - FS
- ☐ 2f. PRELIMINARY SUBDIVISION - PS
- ☐ 2g. ROAD IMPROVEMENT/RESUBDIVISION - RI
- ☐ 2h. SINGLE FAMILY RESIDENCE - SF
- ☒ 2i. SITE PLAN- SP
- ☐ 2j. SPECIAL PERMIT - SP
- ☐ 2k. 278 CLUSTER TREATMENT (Submitted w/PS, FS, PF, LD or RI)
- ☐ 2l. OTHER:

Application is hereby made to the Town of Brookhaven for the application type requested.

By application submittal, the applicant does hereby authorize employees or agents of the Town of Brookhaven to enter and inspect the project site as necessary in conjunction with this application.

3. PLANNING DIVISION:

- ☐ 3a. CHANGE OF USE - CU
  (including facade and minor additions up to 500 sf)
- ☐ 3b. FIRE/AMBULANCE, ETC. - OM
- ☐ 3c. TEST HOLE - TH
- ☐ 3d. TREE CLEARING - TC
- ☐ 3e. REVEGETATION PLAN- RV

I. GENERAL APPLICATION:

A. PROPERTY LOCATION:

Suffolk County Tax Map (SCTM) Property Number: (Use "Scope of Work" section below to list any additional SCTM #'s)

DISTRICT		SECTION		BLOCK		LOT
0200	-	47600	-	0200	-	32.1, 34.1, 30.0

Name of Application: Crest Coram I LLC

Located at #: 396 , on the ○ N ○ E ◉ S ○ W side of: Middle Country Road (NYS Route 25)

Distance: 0 , ○ N ○ E ◉ S ○ W of: Patchogue Port Jefferson Road (NYS Route 112)

Hamlet: Coram

Post Office: Coram

Ambulance District: Coram

School District: Longwood CSD

Fire District: Coram

***Total Proposed S.F. of Building(s):** 2,079

Property Size (Acres): 2.19 OR Square Feet:

Disturbed Property Size (Acres): 1.51 OR Square Feet:

Present Zoning/Use of Site *and A1 Residential: J6 Business District

Proposed Zoning/Use of Site *and A1 Residential: J6 Business District

Name of Subdivision: N/A

Subdivision Lot Number: N/A

◉ Yes ○ No Does the property in question conform to the lot area requirement?

Scope of Proposed Work: *(Please list all SCTM #'s associated with application)*

SCTM No. 0200-476.00-02.00-034.001, 032.001, 030.000

The applicant seeks, from the Planning Board, a parking variance from the number of parking stalls required by Code Section 85-852 (21 required, 15 proposed), and site plan approval, in connection with demolishing the existing building and parking, and constructing a new commercial building (2,079 square feet), with a drive-through, together with parking facilities, lighting, drainage, landscaping and other site improvements. On September 29, 2022, the applicant received approval from the Town Board for a special permit for a major restaurant, with accessory drive-through, pursuant to Code Section 85-477(B), and a waiver from the special permit criteria of Code Sections 85-483 and 85-852 requiring 12 queuing stalls (8 queuing stalls approved).

B. PROPERTY OWNER/ENTITY CONSENT: *(separate sheets may be used for multiple owners)*

Be advised that I am the owner of record of the property referenced herein and hereby consent to this application. By this application, the owner does hereby authorize employees or agents of the Town of Brookhaven, in conjunction with this application, to enter and inspect the project site as necessary.

Owner/Entity Name: Crest Coram I LLC

Firm Name:

Address: 1201 Route 112, Suite 900

Hamlet: Port Jefferson Station State: NY Zip: 11776 Tel#: (631) 582-4800

E-mail: d.scarda@crestorg.com Fax#: (631) 582-4955

If corporation, name of responsible officer: Daniele P. Scarda Title Manager

IN WITNESS WHEREOF I have hereto set my hand onto this 12 day of OCTOBER, 2022

Sign By Owner/Officer

STATE OF NEW YORK)
) ss.:
COUNTY OF SUFFOLK)

On the 12th day of October in the year 2022 before me, the undersigned, personally appeared Daniele P. Scarda personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individuals(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Raven A Peterson

Notary Public

RAVEN A. PETERSON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PE6326123
Qualified in Suffolk County
Commission Expires June 15, 2023

B. PROPERTY OWNER/ENTITY CONSENT: *(separate sheets may be used for multiple owners)*

Be advised that I am the owner of record of the property referenced herein and hereby consent to this application. By this application, the owner does hereby authorize employees or agents of the Town of Brookhaven, in conjunction with this application, to enter and inspect the project site as necessary.

Owner/Entity Name: Middle Country LLC

Firm Name:

Address: 1201 Route 112, Suite 900

Hamlet: Port Jefferson Station State: NY Zip: 11776 Tel#: (631) 582-4800

E-mail: d.scarda@crestorg.com Fax#: (631) 582-4955

If corporation, name of responsible officer: Daniele P. Scarda Title Manager

IN WITNESS WHEREOF I have hereto set my hand onto this 12 day of OCTOBER, 2022

Sign By Owner/Officer

STATE OF NEW YORK)
) ss.:
COUNTY OF SUFFOLK)

On the 12th day of October in the year 2022 before me, the undersigned, personally appeared Daniele P. Scarda personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individuals(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Raven A Peterson
Notary Public

RAVEN A. PETERSON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PE6326123
Qualified in Suffolk County
Commission Expires June 15, 2023

C. APPLICANT/CONTRACT VENDEE/LESSEE

(If same as owner, state in name field below)

Name: same as owner Firm Name:

Street Address: 1201 Route 112, Suite 900

City: Port Jefferson Station State: NY Zip: 11776 Tel#: (631) 582-4800

E-mail: d.scarda@crestorg.com Fax#: (631)-582-4955

D. PLAN PREPARER

Name: Zachary Chaplin Firm Name: Stonefield Engineering & Design

Street Address: 584 Broadway, Suite 310

City: New York State: NY Zip: 10012 Tel#: (718) 606-8305

E-mail: zchaplin@stonefieldeng.com Fax#:

E. ATTORNEY/AGENT (If applicable):

Name: William P. Caffrey, Jr. Esq Firm Name: The Crest Group LLC

Street Address: 1201 Route 112, Suite 900

City: Port Jefferson Station State: NY Zip: 11776 Tel#: (631) 582-4800

E-Mail: w.caffrey@thecrestgroupllc.com Fax#: (631) 582-4955

F. Removal of Excess Materials

Engineers Certification:

The site plan or subdivision submitted to the Board depicts an excess of 500 **cubic yards, proposed to be removed from the premises.**

Name: Zachary Chaplin Phone Number 718-606-8305

E-mail: Zchaplin@stonefieldeng.com License Number: 099748

Signature: Date: 5/21/19

II. BOARD OF ETHICS TRANSACTIONAL DISCLOSURE:

Case Number:

Application Date:

A. APPLICANT

Name: Crest Coram I LLC Address: 1201 Route 112, Suite 900

City: Port Jefferson Station State: NY Zip: 11776 Tel#: (631) 582-4800

E-Mail d.scarda@crestorg.com Fax#: (631) 582-4955

○ Yes ◉ No Does any officer of the State of New York, officer or employee of the Town of Brookhaven, officer or employee of Suffolk County,officer of a political party in Suffolk County or his or her spouse, brother, sister, parent, child, grandchild, or the spouse of any of them have an interest in this application by virtue of being the actual applicant, or, by virtue of having an interest in the corporation, partnership, or association making such application?

B. If you checked "Yes" above, please complete the following section below:

Interested Party and Nature of Interest:

Name: Address:

City: State: Zip:

Title: Department:

Relationship to Public Officer/Employee and Title if other than Self:

○ Yes ○ No 1. Is the owner of greater than five percent (5%) of the corporate stock of the application when the applicant is a corporation whose stock is listed on the New York or American Stock Exchanges,

○ Yes ○ No 2. The actual applicant,

○ Yes ○ No 3. An Officer, Director, Partner, or Employee of the applicant, or ,

○ Yes ○ No 4. Legally or beneficially owns or controls any stock of a non-publicly traded corporate applicant or is a member of a partnership or association of the applicant.

Daniele P. Scarda

Print Name: Signature:

On the 12th day of October, in the year 2022, before me, the undersigned, a Notary Public in and for said State, appeared Daniele P. Scarda, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their/ capacity(ies), and they by his/her/their signature(s), on the instrument, the individual(s), or the person(s) upon behalf of which the individual(s) acted, executed the instrument.

Raven A Peterson

Notary Public:

RAVEN A. PETERSON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PE6326123
Qualified in Suffolk County
Commission Expires June 15, 2023

II. BOARD OF ETHICS TRANSACTIONAL DISCLOSURE:

Case Number:

Application Date:

A. APPLICANT

Name: Middle Country LLC Address: 1201 Route 112, Suite 900

City: Port Jefferson Station State: NY Zip: 11776 Tel#: (631) 582-4800

E-Mail: d.scarda@crestorg.com Fax#: (631) 582-4955

○ Yes ◉ No — Does any officer of the State of New York, officer or employee of the Town of Brookhaven, officer or employee of Suffolk County,officer of a political party in Suffolk County or his or her spouse, brother, sister, parent, child, grandchild, or the spouse of any of them have an interest in this application by virtue of being the actual applicant, or, by virtue of having an interest in the corporation, partnership, or association making such application?

B. If you checked "Yes" above, please complete the following section below:

Interested Party and Nature of Interest:

Name: Address:

City: State: Zip:

Title: Department:

Relationship to Public Officer/Employee and Title if other than Self:

○ Yes ○ No — 1. Is the owner of greater than five percent (5%) of the corporate stock of the application when the applicant is a corporation whose stock is listed on the New York or American Stock Exchanges,

○ Yes ○ No — 2. The actual applicant,

○ Yes ○ No — 3. An Officer, Director, Partner, or Employee of the applicant, or ,

○ Yes ○ No — 4. Legally or beneficially owns or controls any stock of a non-publicly traded corporate applicant or is a member of a partnership or association of the applicant.

Daniele P. Scarda

Print Name: Signature:

On the 12th day of October, in the year 2022 before me, the undersigned, a Notary Public in and for said State, appeared Daniele P. Scarda, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their/ capacity(ies), and they by his/her/their signature(s), on the instrument, the individual(s), or the person(s) upon behalf of which the individual(s) acted, executed the instrument.

Raven A Peterson

Notary Public:

RAVEN A. PETERSON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PE6326123
Qualified in Suffolk County
Commission Expires June 15, 2023

III. A. PROJECT DATA

○ Yes ● No 1. Is the property within 500' of the boundary of any village or town? Village/Town

● Yes ○ No 2. Within 500' of any existing or proposed County or State Parkway, Thruway, Expressway or highway?

● Yes ○ No 3. Within 500' of any existing or proposed boundary of any County, State or Federal owned land?

● Yes ○ No 4. Within 500' of any existing or proposed place of public assembly?

● Yes ○ No 5. Within 100' of any freshwater or tidal wetland system?

○ Yes ● No 6. Within Carmans River Watershed area?

○ Yes ● No 7. Within a designated Historic District or Historic District Transition Zone?

○ Yes ● No 8. Are there any existing covenants or restrictions affecting the premises for which the approval is sought? If **Yes**, please attach a copy certified by the Suffolk County Clerk.

○ Yes ● No 9. Are there covenants or conditions being offered which would affect the use or development of this property?

● Yes ○ No 10. Is the property improved with any structures or signs? If **Yes**, attach a copy of any Certificate of Occupancy(s), Certificates of Existing Use(s), and/or Certificate of Zoning Compliance(s) for all of the existing structures and/or signs.

● Yes ○ No 11. Is the property located within the New York State Hydrogeologic Sensitive Zone?

● Yes ○ No 12. Is the property located within the New York State designated Central Pine Barrens area?

○ Yes ● No 13. Is there any Pine Barrens Credits being purchased?

○ Yes ● NO 14. Does the owner/applicant own or have any interest in any contiguous property? If **Yes**, list the SCTM numbers below:

○ Yes ● No 15. Have you applied for Health Department approval for sanitary waste for the proposed use?

○ Yes ● No 16. Do any Special Districts or utilities service the site? If **Yes**, please explain below:

○ Yes ● No 17. Will there be any use, manufacture, or disposal of any hazardous materials, and/or ground water resources be utilized in any other way other than for normal potable consumption , and/or any air, noise or light emissions occur. If **Yes**, please explain below:

● Yes ○ No 18. Is the property located on an improved road?

○ Yes ● No 19. Is the road Town maintained?

● Yes ○ No 20. Does the proposed property disturb more than one acre of land? If **Yes**, please prepare a Stormwater Pollution Prevention Plan.

○ Yes ● No 21. Is the property located within a designated Zoning Overlay District?

○ Yes ● No 22. Was the property subject to a public hearing on a change of zone application within the last 12 months?

III. B. PROJECT DATA: ECONOMIC IMPACTS

Completed for all commercial/industrial projects and residential projects greater than 10 Units
(If not applicable, check here and go to Section IV) ☐ N/A

1. Does project involved Local, State or Federal funding? ○ Yes ◉ No

2. **If single phase project:**

   Anticipated period of construction months. (including demolition). 9-12 months

3. **If multi-phased**:

   a. Total number of phases anticipated.

   b. Expected date of commencement Phase 1. (including demolition)

   c. Approximate completion date of final phase. (month/year)

   d. Is Phase 1 functionally dependent on subsequent phases? ○ Yes ○ No

4. Number of jobs generated during construction. (full time equivalent) 40

5. Number of jobs generated after completion. (full time equivalent) 12

6. Number of jobs eliminated by this project. 0

7. What are the current tax revenues generated by the project site? 24,416.30

8. What tax revenues will project generate after completion? 27,474.00

9. What is the estimated cost of construction? 1,000,000

10. How many schoolchildren is the project expected to generate? ☒ N/A

11. What is the estimated cost of educating the school-age children generated by the completion of this project? ☒ N/A

IV. SPECIAL USE PERMITS & VARIANCES:

A1. If the proposed project requires a **Special Permit,** please **check** the appropriate **Board** and describe the Special Permit request in the space below:

☐ Town Board ☐ Planning Board ☐ Zoning Board of Appeals

N/A

B1. If he proposed project requires **Variances, or Waivers,** please **check** the appropriate **Board,** state the nature of the request and the reason in the space below:

☐ Town Board ☒ Planning Board ☐ Zoning Board of Appeals

The applicant seeks, among other things, from the Planning Board, a parking variance from the number of parking stalls required by Code Section 85-852 (21 required, 15 proposed), in connection with demolishing the existing building and parking, and constructing a new commercial building (2,079 square feet), with a drive-through, together with parking facilities, lighting, drainage, landscaping and other site improvements. On September 29, 2022, the applicant received approval from the Town Board for a special permit for, among other things, a waiver from the special permit criteria of Code Sections 85-483 and 85-852 requiring 12 queuing stalls (8 queuing stalls approved).

Planning Board Variance from Code Section 85-852: 21 parking stalls required - 15 parking stalls proposed

2. VARIANCES/WAIVERS REQUESTED: Please check the type of variance/waiver request and specify the size proposed:
[Note: Upon application review, additional variance/waiver request(s) may be added by Town Application Examiners.]

☐	Lot Area		☐	1st Story Sq. Ft.	
☐	Lot Width		☐	2nd Story Sq. Ft.	
☐	Front Yard Setback		☐	Special Permit Criteria	
☐	Rear Yard Setback		☒	Other	Parking Stalls 21/15
☐	Side Yard Setback	Minimum		Total	

3. List the structure(s) requiring variance/waiver(s): Specify whether each structure is **PROPOSED** or **EXISTING:**

Commercial building (2,079 SF) with drive-through & parking (15 stalls)	☒	☐
	☐	☐
	☐	☐

C1. If he proposed project requires an **Amendment to a Restrictive Covenant,** please **check** the appropriate **Board** and describe: A) Existing covenant for which relief is sought; B) Description of requested relief; and, C) Reason for requested relief, in the space below:

☐ Town Board ☐ Planning Board ☐ Zoning Board of Appeals

N/A

2. Percentage of current covenant area affected: ____ %. Proposed percentage of covenant area affected: ____ %.

3. Percentage of current buffer area affected: ____ %. Proposed percentage of buffer area affected: ____ %.

V. SUBDIVISION/LAND DIVISION:

A1. Complete for all subdivision/land division/road improvements

Deed(s) recorded in the Suffolk County Clerk's Office: Number of Lots: ____

Date:	Liber:	Page:
N/A		

◯ Yes ◯ No 2. Are there encumbrances or liens against this land other than mortgages?

◯ Yes ◯ No 3. Will the final plat be filed in sections, or will it cover the entire preliminary layout?

◯ Yes ◯ No 4. Are all the public open spaces shown on the layout to be dedicated for public purposes?

____ 5. How many acres are to be dedicated for public park or playground purposes?

Reset Form

TOWN OF BROOKHAVEN
TRANSACTIONAL DISCLOSURE FORM
(Conflict of Interest Form)

A Transactional Disclosure form is required when someone submits certain applications to Brookhaven Town. The purpose of the disclosure is to alert the Town if a party of influence has an interest in this application or if someone within the Town who will participate in the decision has an interest.

**Note*: It is required that a copy of this form be sent to the Director of the Board of Ethics.

Name Crest Coram I LLC Address 1201 Route 112, Suite 900

City Port Jefferson Station State NY Zip 11788

Telephone 631.582.4800 Email d.scarda@thecrestgroupllc.com Fax 631.582.4955

This form is for:

☐ An individual ☐ A partnership X Limited Liability Company
☐ A corporation ☐ An association

Nature of Application:

☐ Property Assessment Grievance for non-residential parcel ☒ Variance
☐ Amendment ☐ Change of Zone
☐ Approval of Plat ☐ Exemption from Plat or Official Map
☐ License or Permit affecting real property ☐Bidding on contract(s)
x Site Plan Approval

Affected parcel (address) 396 Middle Country Road, Coram, NY
SCTM No.: 0200-476.00-02.00-030.000, 032.001, 034.001

Does any officer or employee of the Town of Brookhaven, member of an executive committee of a political party, or his/her spouse, brother, sister, parent, child, grandchild or spouse of any of them, have an interest in this application by virtue of being the actual applicant, being the owner of the actual property or having an interest in the corporation, partnership or association making such application? Yes ____ No X

If Yes, complete the appropriate section below.
If No, sign and date at end of form.

Please complete the following relevant section below:

For <u>individual</u>:

Interested Party:

Name _____ Address _____

City _____ State ____ Zip _____

Effective 5/15/2018

For corporation:

Interested Party:

Name_____ Address _____

City _____ State ____ Zip _____

Title _____ Department _____

Relationship to Public Officer/Employee and Title, if other than Self: _____

Yes ___ No ___ Is the owner of greater than five percent (5%) of the corporate stock of the application when the applicant is a corporation whose stock is publicly traded.

Yes ___ No ___ The actual applicant,

Yes ___ No ___ An Officer, Director, Partner, or Employee of the applicant, or

Yes ___ No ___ Legally or beneficially owns or controls any stock of a non-publicly traded corporate applicant or is a member of a partnership or association of the applicant.

For partnership or association:

Interested Party:

Name_____ Address _____

City _____ State ____ Zip _____

Title _____ Department _____

Relationship to Public Officer/Employee and Title, if other than Self: _____

Yes ___ No ___ Does the owner hold greater than five percent (5%) interest of publicly traded shares?

Yes ___ No ___ The actual applicant,

Yes ___ No ___ An Officer, Director, Partner, or Employee of the applicant, or

Yes ___ No ___ Legally or beneficially owns or controls any stock of a non-publicly traded corporate applicant or is a member of a partnership or association of the applicant.

ALL APPLICANTS PLEASE FILL OUT BELOW:

Print Name Crest Coram I LLC By: Danielle P. Scarda Title: Member Date 10/12/22

Signature _____

Effective 05/15/2018

TOWN OF BROOKHAVEN
TRANSACTIONAL DISCLOSURE FORM
(Conflict of Interest Form)

A Transactional Disclosure form is required when someone submits certain applications to Brookhaven Town. The purpose of the disclosure is to alert the Town if a party of influence has an interest in this application or if someone within the Town who will participate in the decision has an interest.

**Note*: It is required that a copy of this form be sent to the Director of the Board of Ethics.

Name Middle Country LLC Address 1201 Route 112, Suite 900

City Port Jefferson Station State NY Zip 11788

Telephone 631.582.4800 Email d.scarda@thecrestgroupllc.com Fax 631.582.4955

This form is for:

☐ An individual ☐ A partnership X Limited Liability Company
☐ A corporation ☐ An association

Nature of Application:

☐ Property Assessment Grievance for non-residential parcel ☒ Variance
☐ Amendment ☐ Change of Zone
☐ Approval of Plat ☐ Exemption from Plat or Official Map
☐ License or Permit affecting real property ☐Bidding on contract(s)
x Site Plan Approval

Affected parcel (address) 396 Middle Country Road, Coram, NY
SCTM No.: 0200-476.00-02.00-030.000, 032.001, 034.001

Does any officer or employee of the Town of Brookhaven, member of an executive committee of a political party, or his/her spouse, brother, sister, parent, child, grandchild or spouse of any of them, have an interest in this application by virtue of being the actual applicant, being the owner of the actual property or having an interest in the corporation, partnership or association making such application? Yes ____ No x

If Yes, complete the appropriate section below.
If No, sign and date at end of form.

Please complete the following relevant section below:

For <u>individual</u>:

Interested Party:

Name _____ Address _____

City _____ State ____ Zip _____

Effective 5/15/2018

For corporation:

Interested Party:

Name_____ Address _____

City _____ State ____ Zip _____

Title _____ Department _____

Relationship to Public Officer/Employee and Title, if other than Self: _____

Yes ___ No ___ Is the owner of greater than five percent (5%) of the corporate stock of the application when the applicant is a corporation whose stock is publicly traded.

Yes ___ No ___ The actual applicant,

Yes ___ No ___ An Officer, Director, Partner, or Employee of the applicant, or

Yes ___ No ___ Legally or beneficially owns or controls any stock of a non-publicly traded corporate applicant or is a member of a partnership or association of the applicant.

For partnership or association:

Interested Party:

Name_____ Address _____

City _____ State ____ Zip _____

Title _____ Department _____

Relationship to Public Officer/Employee and Title, if other than Self: _____

Yes ___ No ___ Does the owner hold greater than five percent (5%) interest of publicly traded shares?

Yes ___ No ___ The actual applicant,

Yes ___ No ___ An Officer, Director, Partner, or Employee of the applicant, or

Yes ___ No ___ Legally or beneficially owns or controls any stock of a non-publicly traded corporate applicant or is a member of a partnership or association of the applicant.

ALL APPLICANTS PLEASE FILL OUT BELOW:

Middle Country LLC

Print Name By: Daniele P. Scerra Date 10/12/22

Title: Member

Signature _____

Effective 05/15/2018

RECEIVED
By Planning Division at 12:07 pm, Oct 25, 2022

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Crest Coram I LLC		
Project Location (describe, and attach a general location map): 396 Middle Country Road (NYS Route 25), southwest corner of Middle Country Road and Patchogue Port Jefferson Road (NYS Route 112), Coram, NY. SCTM District 200, Section 476, Block 2, Lots 32.1, 34.1, 30.0		
Brief Description of Proposed Action (include purpose or need): The applicant seeks, from the Planning Board, a parking variance from the number of parking stalls required by Code Section 85-852 (21 required, 15 proposed), and site plan approval, in connection with demolishing the existing building and parking, and constructing a new commercial building (2,079 square feet), with a drive-through, together with parking facilities, lighting, drainage, landscaping and other site improvements. On September 29, 2022, the applicant received approval from the Town Board for a special permit for a major restaurant, with accessory drive-through, pursuant to Code Section 85-477(B), and a waiver from the special permit criteria of Code Sections 85-483 and 85-852 requiring 12 queuing stalls (8 queuing stalls approved).		
Name of Applicant/Sponsor: Crest Coram I LLC	Telephone: 631-582-4800 E-Mail: d.scarda@crestorg.com	
Address: 1201 ROUTE 112, Suite 900		
City/PO: Port Jefferson Station	State: NY	Zip Code: 11776
Project Contact (if not same as sponsor; give name and title/role): ZACHARY CHAPLIN, PROJECT MANAGER	Telephone: 718 - 606 - 8305 E-Mail: zchaplin@stonefieldeng.com	
Address: 584 BROADWAY, SUITE 310		
City/PO: NEW YORK CITY	State: NY	Zip Code: 10012
Property Owner (if not same as sponsor): SAME AS SPONSOR	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

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, or Village Board of Trustees ☑Yes ☐No	TOWN BOARD - SPECIAL PERMIT FOR MAJOR RESTAURANT WITH DRIVE-THRU	Conditionally approved on 09/29/2022
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	TOWN PLANNING BOARD - SITE PLAN /TREE CLEARANCE APPROVAL - PARKING VARIANCE	TBD
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	TOWN DEPARTMENT OF ENV. PROTECTION - WETLANDS AND WATERWAYS PERMIT	TBD
e. County agencies ☑Yes ☐No	SUFFOLK COUNTY WATER AUTHORITY SUFFOLK COUNTY DEPARTMENT OF HEALTH	TBD
f. Regional agencies ☑Yes ☐No	CENTRAL PINE BARRENS	TBD
g. State agencies ☑Yes ☐No	NYS DOT - HIGHWAY WORK PERMIT, NYSDEC - SPDES PERMIT, NYSDEC - WETLANDS AND WATERWAYS PERMIT	TBD
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑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

N/A

- **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):

NYS Heritage Areas:LI North Shore Heritage Area

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?
J BUSINESS 6 ZONE, A RESIDENTIAL 1 ZONE

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? LONGWOOD CSD

b. What police or other public protection forces serve the project site?
SUFFOLK COUNTY POLICE DEPARTMENT - 6TH PRECINCT

c. Which fire protection and emergency medical services serve the project site?
CORAM FIRE DEPARTMENT

d. What parks serve the project site?
BIRCHWOOD ROAD PARK

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)?
COMMERCIAL

b. a. Total acreage of the site of the proposed action? 2.19 acres
b. Total acreage to be physically disturbed? 1.51 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.19 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: 12 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
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 1

ii. Dimensions (in feet) of largest proposed structure: 22'-0" height; 33'-5" width; and 61'-0" length

iii. Approximate extent of building space to be heated or cooled: 2,079 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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

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

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

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

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: 800 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: SUFFOLK COUNTY WATER AUTHORITY
- 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: 550 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): _____

SANITARY WASTEWATER

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):

THE SANITARY WASTEWATER WILL BE TREATED VIA ON-SITE SEPTIC SYSTEM IN ACCORDANCE WITH THE SUFFOLK COUNTY REQUIREMENTS AND STORM WATER RUNOFF WILL BE MAINTAINED ON-SITE IN ACCORDANCE WITH LOCAL AND COUNTY REQUIREMENTS.

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

NOT APPLICABLE

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?

24,892 Square feet or 0.57 acres (impervious surface)

95,220 Square feet or 2.19 acres (parcel size)

ii. Describe types of new point sources. FLOW WILL BE DIRECTED ALONG CURBS TO INLETS, WHERE WATER WILL BE CONVEYED VIA PIPE FLOW TO SHALLOW LEACHING GALLEYS.

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)?

STORMWATER RUNOFF WILL BE DIRECTED TOWARDS STORMWATER MANAGEMENT FACILITIES INCLUDING ON-SITE SHALLOW LEACHING GALLEYS AND A BIORETENTION BASIN,

- 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 (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (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 ½ 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: TBD

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

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.

i. During Construction:

- Monday - Friday: 7:00A-4:30P
- Saturday: N/A
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: TBD
- Saturday: TBD
- Sunday: TBD
- Holidays: TBD

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:

AREA LIGHTING AND BUILDING LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH THE LOCAL REQUIREMENTS.

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: TBD tons per _____ (unit of time)
- Operation : 10 tons per YEAR (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: ON-SITE RECYCLABLE WASTE DISPOSAL PROVIDED. RECYCLING TO BE COLLECTED THROUGHOUT CONSTRUCTION, AND APPROPRIATELY DISPOSED OF.
- Operation: ON-SITE STORAGE PROVIDED (TRASH & RECYCLING ENCLOSURE) TO BE PICKED UP BY PRIVATE COMPANY.

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

- Construction: ON-SITE WASTE DISPOSAL PROVIDED. WASTE TO BE COLLECTED THROUGHOUT CONSTRUCTION, AND APPROPRIATELY DISPOSED OF USING DUMP TRUCKS.
- Operation: ON-SITE STORAGE PROVIDED (TRASH & RECYCLING ENCLOSURE) TO BE PICKED UP BY PRIVATE COMPANY.

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:

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.76	0.57	-0.19
• Forested	1.35	1.22	-0.13
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)	0.05	0.05	0.05
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: VEGETATED (GRASS & LANDSCAPE)	0.03	0.35	+0.32

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): _____

☐ 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): _____

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? ±900 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: CUT AND FILL LAND 100 %
_____ %
_____ %

d. What is the average depth to the water table on the project site? Average: ±3 feet

e. Drainage status of project site soils:
☐ Well Drained: _____% of site
☐ Moderately Well Drained: _____% of site
☑ Poorly Drained 100 % 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 _____ Classification _____
- Lakes or Ponds: Name 922-49 Classification C
- Wetlands: Name NYS Wetland, Federal Waters, Federal Waters Approximate Size NYS Wetland (in a...
- Wetland No. (if regulated by DEC) P-16

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:
Northern Long-Eared Bat

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:
Mottled Duskywing

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: SGPA, Central Suffolk Pine Barrens
ii. Basis for designation: Protect groundwater, Benefit to human health & protect drinking water
iii. Designating agency and date: Agency:Long Island Regional Planning, Agency:Suffolk County, Date:3-19-93, Date:2-10-88

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 fives 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.

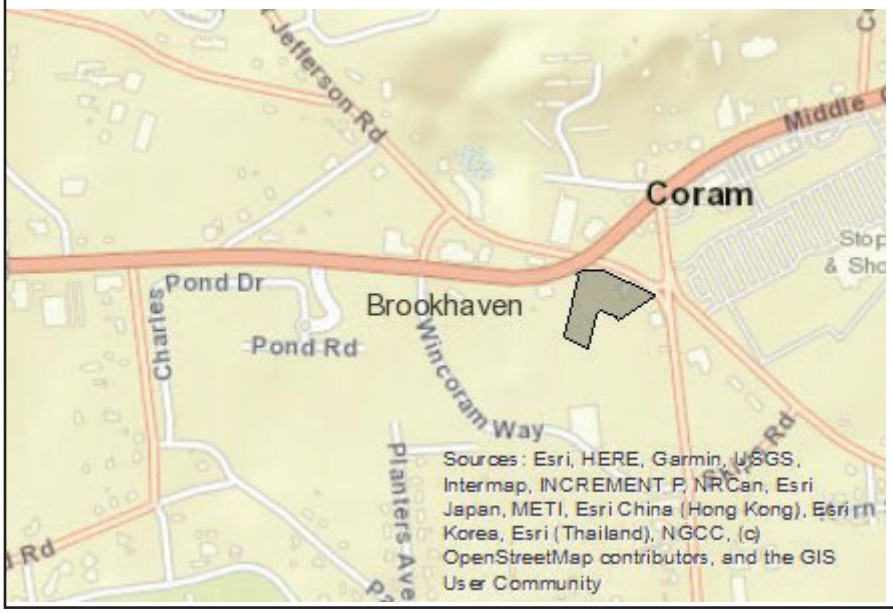
Applicant/Sponsor Name ZACHARY CHAPLIN, PE Date 10/20/2022

Signature _____ Title PROJECT ENGINEER

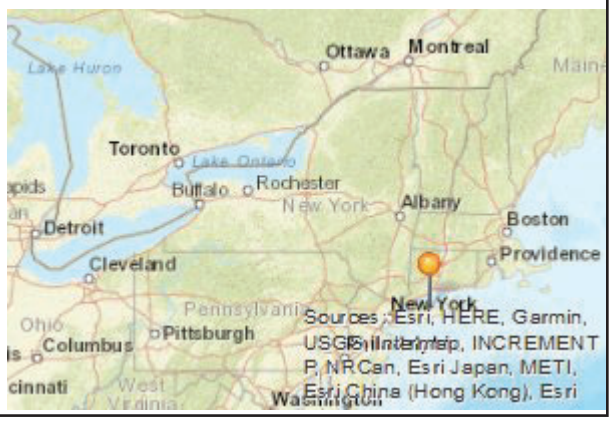
PRINT FORM

EAF Mapper Summary Report

Monday, April 29, 2019 6:13 PM



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]	NYS Heritage Areas:LI North Shore Heritage Area
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
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 - Lake/Pond Name]	922-49
E.2.h.iv [Surface Water Features - Lake/Pond Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	NYS Wetland, Federal Waters
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):7.8
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	P-16

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]	Yes
E.2.p. [Rare Plants or Animals - Name]	Mottled Duskywing
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]	SGPA, Central Suffolk Pine Barrens
E.3.d.ii [Critical Environmental Area - Reason]	Protect groundwater, Benefit to human health & protect drinking water
E.3.d.iii [Critical Environmental Area – Date and Agency]	Agency:Long Island Regional Planning, Agency:Suffolk County, 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]	Yes
E.3.i. [Designated River Corridor]	No

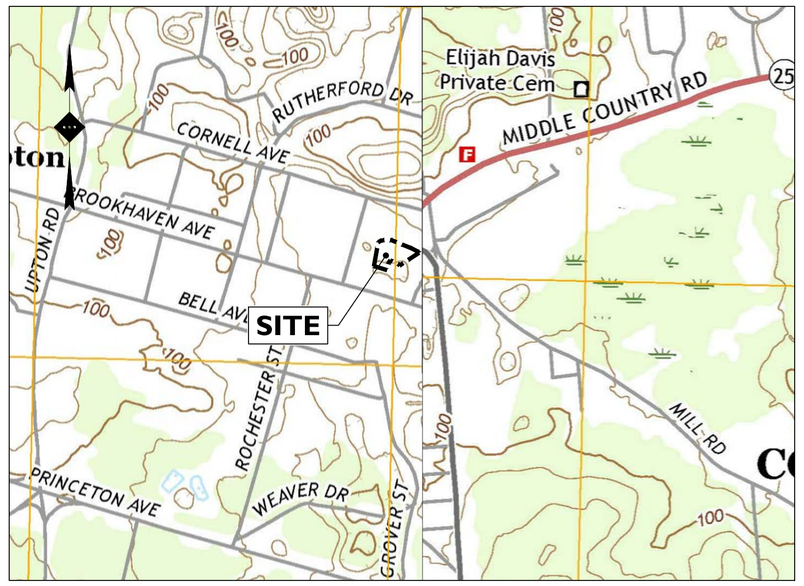
SITE PLANS
FOR
CREST GROUP, LLC
PROPOSED DUNKIN' RESTAURANT WITH DRIVE-THRU

DISTRICT 200, SECTION 476, BLOCK 2, LOTS 30, 32.1 & 34.1
NYS ROUTE 25 & NYS ROUTE 112
HAMLET OF CORAM, TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK

RECEIVED
By Planning Division at 12:07 pm, Oct 25, 2022

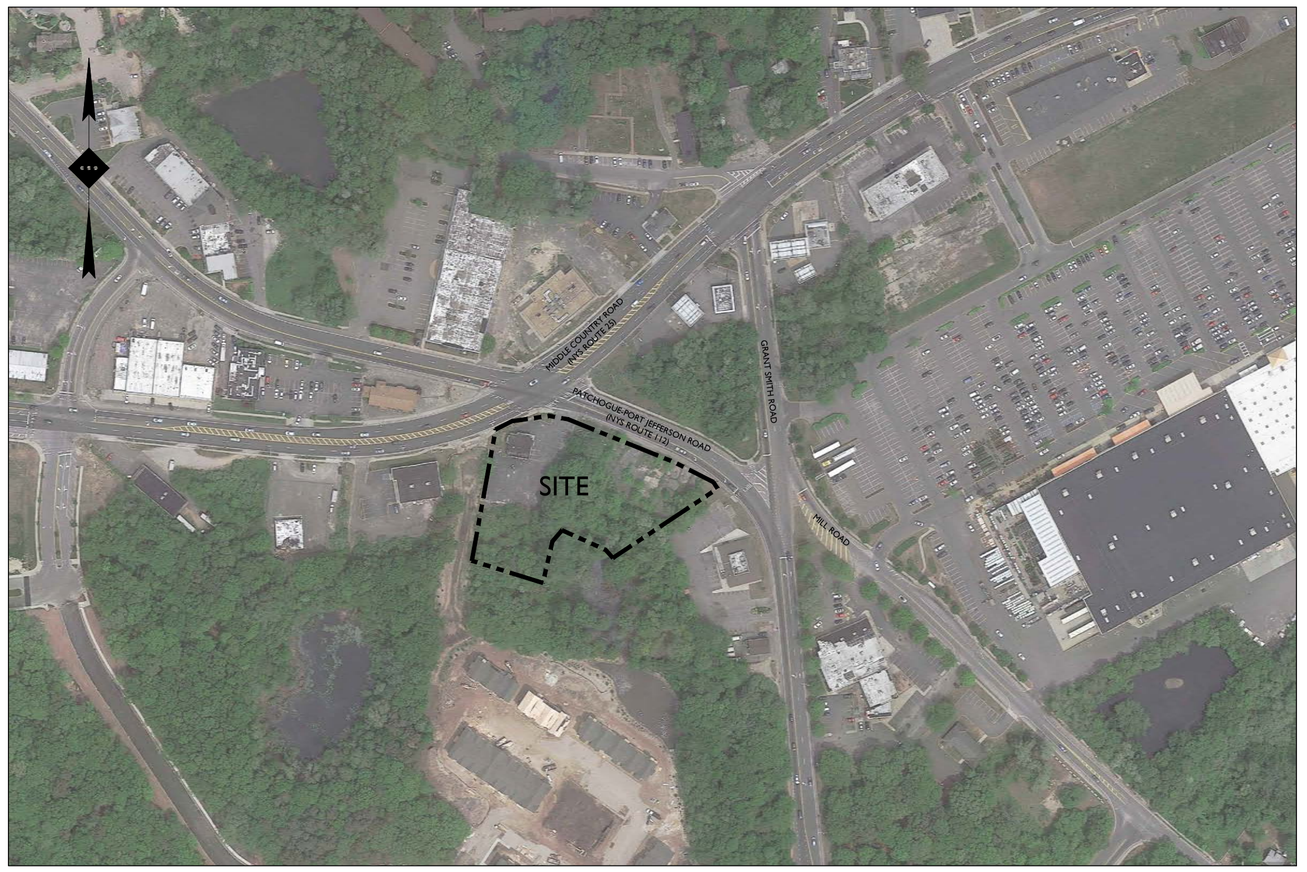
APPLICANT & OWNER

THE CREST GROUP, LLC
1201 ROUTE 112, SUITE 900
PORT JEFFERSON STATION, NY 11776
(O) (631) 582-4800
(F) (631) 582-4955
INFO@THECRESTGROUPLLC.COM



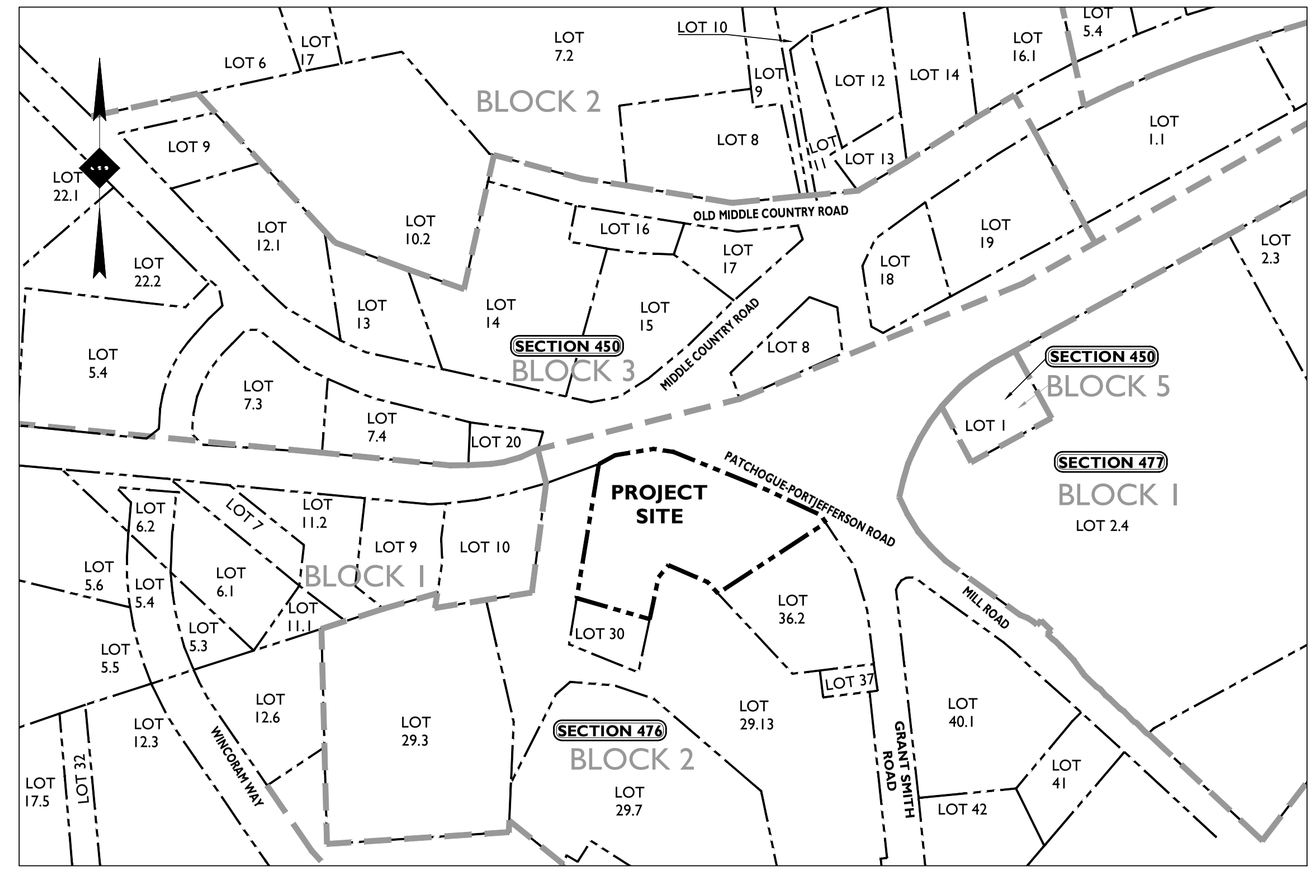
SOURCE: USGS 7.5 MINUTE SERIES BELLPORT/ PATCHOGUE, NY QUADRANGLE MAP, DATED 2016

LOCATION / KEY MAP
SCALE: 1" = 1000'±



SOURCE: GOOGLE EARTH PRO AERIAL MAP, RETREIVED FEBRUARY 10, 2016

AERIAL MAP
SCALE: 1" = 200'±



SOURCE: SUFFOLK COUNTY GIS VIEWER TAX MAPS, DATED APRIL, 2019

TAX MAP
SCALE: 1" = 200'±

PLANS PREPARED BY:

STONEFIELD engineering & design

Rutherford, NJ · New York, NY
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com

584 Broadway, Suite 310, New York, NY 10012
Phone 718.606.8305

811 Know what's **below** **Call** before you dig.

REFER TO NYSDOT HIGHWAY WORK PERMIT PLANS FOR DETAILS REGARDING IMPROVEMENTS WITHIN THE RIGHT-OF-WAY.

PLAN REFERENCE MATERIALS:

1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
   - AERIAL IMAGERY OBTAINED GOOGLE EARTH PRO, RETRIEVED MAY 15, 2019
   - SURVEY PREPARED BY STONEFIELD ENGINEERING, DATED APRIL 25, 2019
   - TAX MAP OBTAINED FROM THE SUFFOLK COUNTY GIS VIEWER, TOWN OF BROOKHAVEN TAX MAP, DATED APRIL 2019
   - LOCATION MAP OBTAINED FROM THE UNITED STATES GEOLOGICAL SURVEY, DATED 2016
2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SHEET INDEX

DRAWING TITLE	SHEET #
COVER SHEET	C-1
EXISTING CONDITIONS PLAN	C-2
DEMOLITION PLAN	C-3
SITE PLAN	C-4
GRADING & DRAINAGE PLAN	C-5
LANDSCAPING PLAN	C-6 - C-7
UTILITY PLAN	C-8
LIGHTING PLAN	C-9
SOIL EROSION & SEDIMENT CONTROL PLAN	C-10
CONSTRUCTION DETAILS	C-11 - C14
DISTURBANCE PLAN	C-15

ISSUE	DATE	BY	DESCRIPTION
14	10/19/2022	JF	ISSUED FOR SITE PLAN APPROVAL
13	07/26/2022	JF	UPDATED FOR MUNICIPAL COMMENTS
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01	05/21/2019	ZC	SUBMISSION TO TOWN

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DUNKIN'
396 NYS ROUTE 112
BLOCK 2, LOTS 30, 34.1 & 30
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HAMLET OF CORAM, TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK

STATE OF NEW YORK · ZACHARY E. CHAPLIN · 099748 · LICENSED PROFESSIONAL ENGINEER
ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 099748
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: K-18035

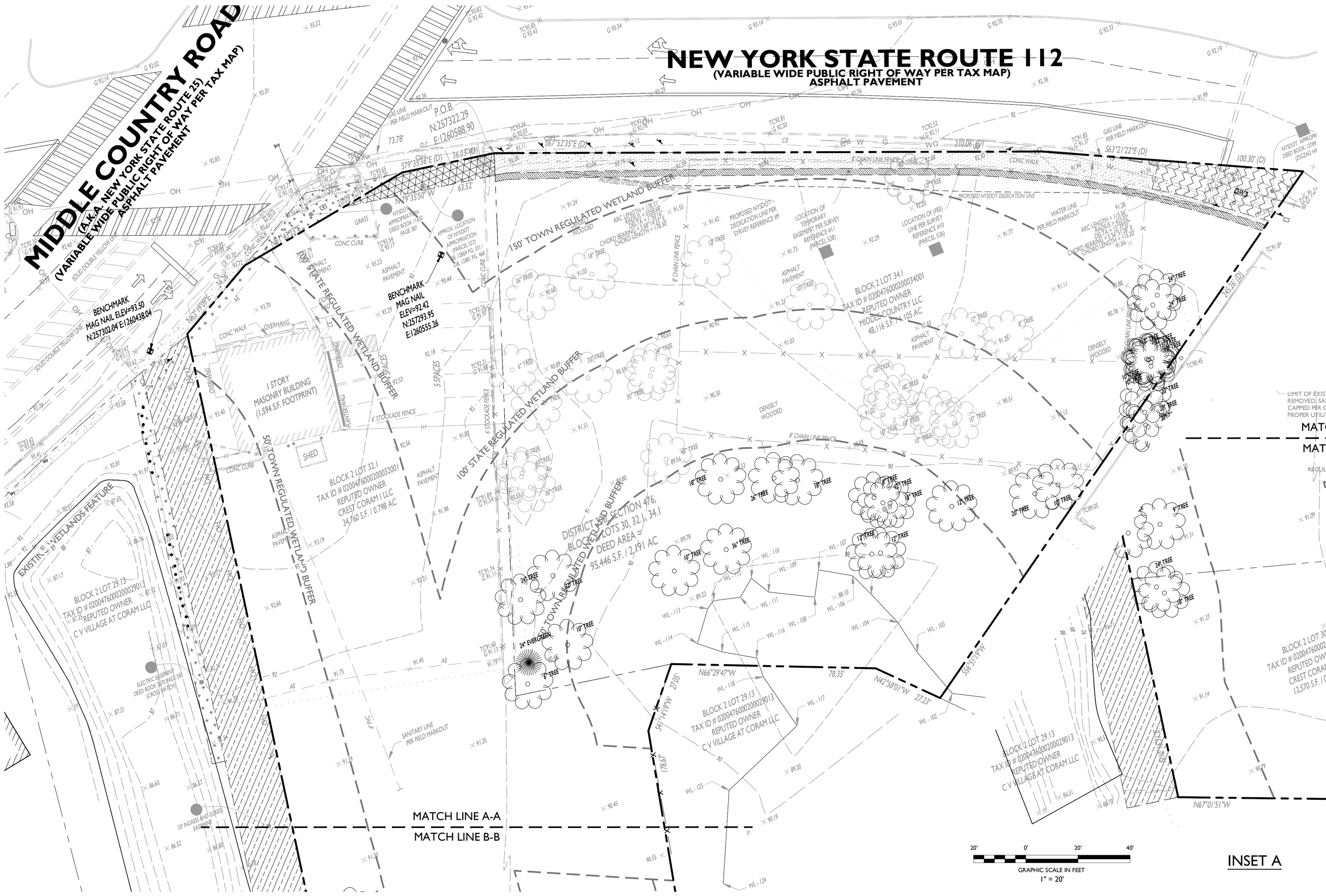
TITLE: COVER SHEET

DRAWING: C-1

K:\2018\K-18035 CREST GROUP - NYS ROUTES 25 & 112, CORAM, NY\CAD\PLOT\LDP-01-COVER.DWG

SURVEY NOTES

1. THE ADDRESS FOR THIS PROPERTY IS 396 MIDDLE COUNTRY ROAD, CORAM, NY FROM RECORD DOCUMENTS.
2. THIS SURVEY AND THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED DURING (03/28/2019) BASED ON AVAILABLE MAPS AND DEEDS OF RECORD, AND PHYSICAL EVIDENCE.
3. THIS SURVEY IS VALID ONLY WHEN AN EMBOSSED SEAL IS AFFIXED HERETO.
4. THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APPURTENANCES AND ACCESSIBLE MANHOLES. THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY DIGGING TEST HOLES PRIOR TO ANY DESIGN OR CONSTRUCTION, ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
6. BEARINGS ARE REFERENCED TO THE NJ STATE PLANE COORDINATE SYSTEM, NAD 83 (2011). ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), ESTABLISHED VIA RTK GPS OBSERVATIONS.
7. THE PROPERTY HAS DIRECT ACCESS TO MIDDLE COUNTY ROAD & NEW YORK ROUTE 112.
8. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C45:8-36.3) AND NJ.A.C. 13:40-5.1(D)



SYMBOL	DESCRIPTION
	PROPERTY LINE
	BUILDING
	INLET
WV	WATER VALVE
GV	GAS VALVE
	MANHOLE
	ASPHALT / CONCRETE CURB
	DEPRESSED CURB
100.00	GRADE SPOT SHOT
100	MAJOR CONTOUR
101	MINOR CONTOUR
	CHAINLINK FENCE
SAN	UNDERGROUND SANITARY LATERAL
	BOLLARD
	TRAFFIC POLE
	TREE LINE
	SIGN
PWR	UTILITY POLE
	LIGHT POLE

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DUNKIN'

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BLOCK 2, LOTS 29.13, 34.1 & 30
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HAMLET OF CORAM, TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK

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ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 099748
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: K-180035

TITLE:

EXISTING CONDITIONS PLAN

DRAWING:

C-2

K:\2018\K-180035 CREST GROUP - NYS ROUTES 25 & 112, CORAM, NY\CADD\PLOT\LDP-02-EXIST.DWG

ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS

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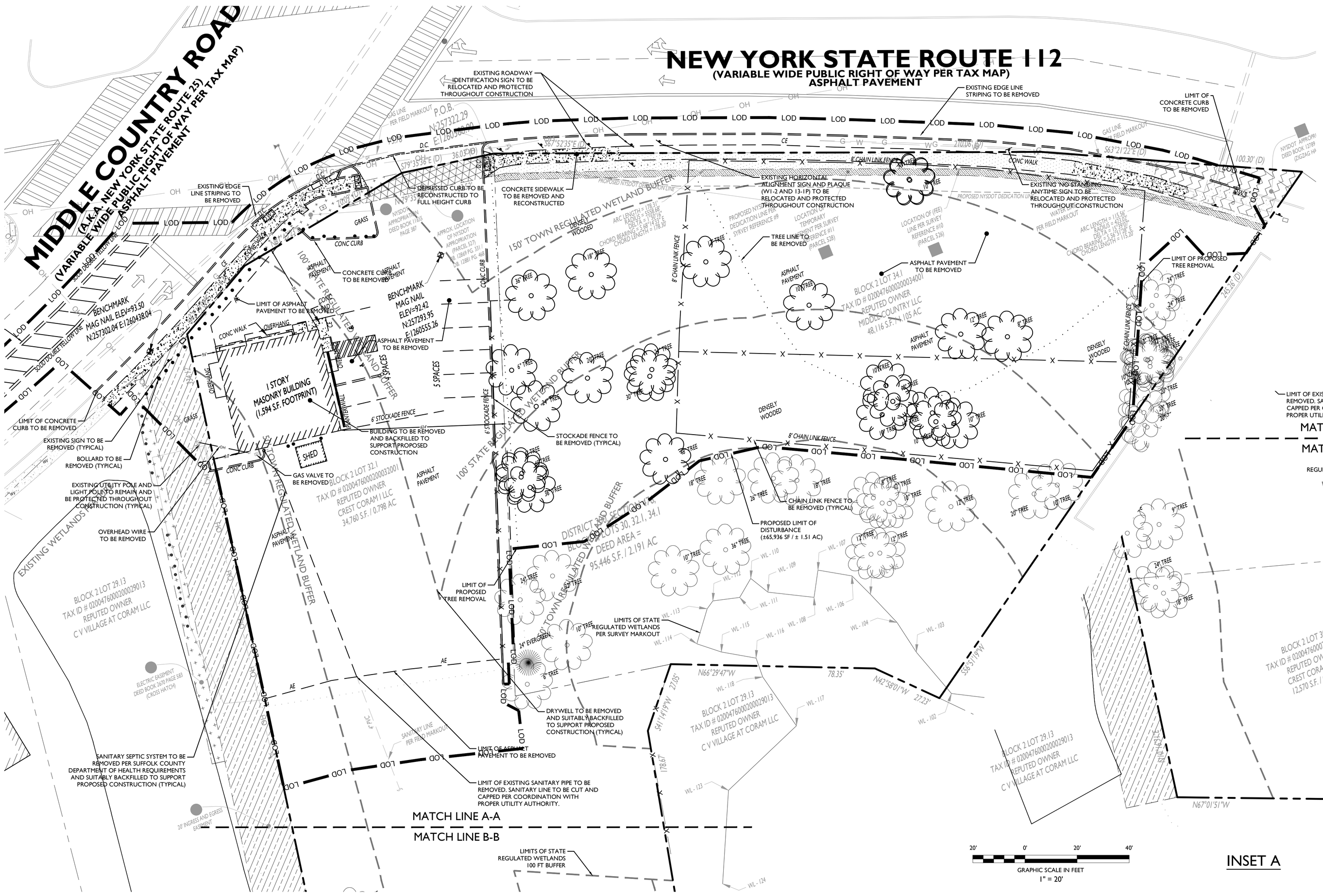

INSET A

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

SYMBOL	DESCRIPTION
— — — — —	FEATURE TO BE REMOVED / DEMOLISHED
LOD	LIMIT OF DISTURBANCE

DEMOLITION NOTES

1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.

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SITE PLANS

PROPOSED DUNKIN' RESTAURANT WITH DRIVE-THRU

DUNKIN'

396 NYS ROUTE 112
BLOCK 2, LOTS 32.1, 34.1 & 30
MIDDLE COUNTRY ROAD & NYS ROUTE 112
HAMLET OF CORAM, TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK

ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 099748
LICENSED PROFESSIONAL ENGINEER

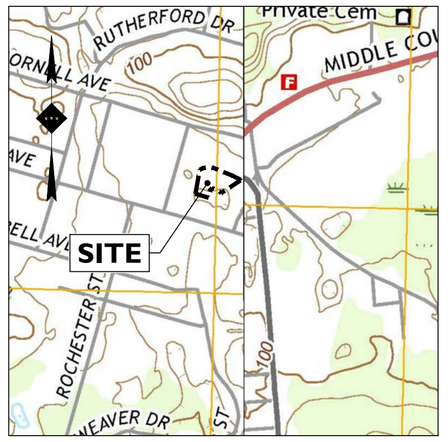
STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: K-18035

TITLE: **DEMOLITION PLAN**

DRAWING: **C-3**

K:\2018\K-18035_CREST GROUP - NYS ROUTE 25 & 112, CORAM_NYC\CADD\PLOT\LDP-10-DEMOLDWG



SOURCE: USGS 7.5 MINUTE SERIES BELLPORT/ PATCHOGUE, NY QUADRANGLE MAP, DATED 2016

LOCATION / KEY MAP
SCALE: 1" = 1000'±

TABLE OF LAND USE AND ZONING

DISTRICT 200 SECTION 476 BLOCK 2 LOTS 32.1, 34.1 AND 30.0

J BUSINESS 6 ZONE & A-1 RESIDENCE ZONE

PROPOSED USE			
MAJOR RESTAURANT WITH DRIVE-THRU	SPECIAL PERMIT FROM TOWN BOARD		
RETAIL STORE	PERMITTED USE		
ZONING REQUIREMENT	**REQUIRED**	**EXISTING**	**PROPOSED**
MINIMUM LOT AREA	4,000 SF (0.09 AC)	95,545 SF (2.19 AC)	95,545 SF (2.19 AC)
MINIMUM LOT WIDTH	50 FT	> 50 FT	> 50 FT
MAXIMUM FLOOR AREA RATIO	60% (57,132.3 SF)	2.0% (1.954 SF)	2.2% (2,079 SF)
MAXIMUM BUILDING HEIGHT	35 FT / 2 ½ STORIES	1 STORY	22 FT
MINIMUM FRONT YARD SETBACK	5 FT	13.2 FT	7.5 FT
MAXIMUM FRONT YARD SETBACK	25 FT	13.2 FT	7.5 FT
MINIMUM SIDE YARD SETBACK	0 FT	9.6 FT	126.8 FT
MINIMUM REAR YARD SETBACK	30 FT	124.5 FT	139.0 FT
MAXIMUM SITE CLEARANCE	63.4% *	-	37.9% (LOSS OF 23,215 SF)

(*) MAXIMUM SITE CLEARANCE IS BASED ON A WEIGHTED AVERAGE OF PERMISSIBLE CLEARANCE OF LOT 30.0, AND LOTS 32.1 AND 34.1.
PER FIGURE 5-1, THE MAXIMUM ALLOWABLE CLEARANCE ON LOT 30.0 IS 53%. THE MAXIMUM ALLOWABLE CLEARANCE ON LOTS 32.1 AND 34.1 IS 65%.

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 85-852	PARKING REQUIREMENTS: MAJOR RESTAURANT WITH DRIVE-THRU 1 SPACE PER 100 SF GFA (1 SPACE / 100 SF) * 2,079 SF = 21 SPACES	15 SPACES (V)*
§ 85-852	DRIVE-THRU QUEUING SPACES 12 QUEUING SPACES PER WINDOW (12 SPACES / WINDOW) * 1 WINDOW = 12 QUEUING SPACES	8 SPACES (V)*
§ 85-854.B	PARKING SPACE SIZE REQUIREMENTS: 90 DEGREE STALL: 9 FT X 19 FT	9 FT X 19 FT
§ 85-854.D	DRIVE-THRU QUEUE SPACE SIZE REQUIREMENTS: 9 FT X 22 FT	9 FT X 22 FT

(*) PROPOSED PARKING AND DRIVE-THRU QUEUING SPACE DEFICIENCIES ARE CONSIDERED RELAXATIONS SUBJECT TO PLANNING BOARD APPROVAL

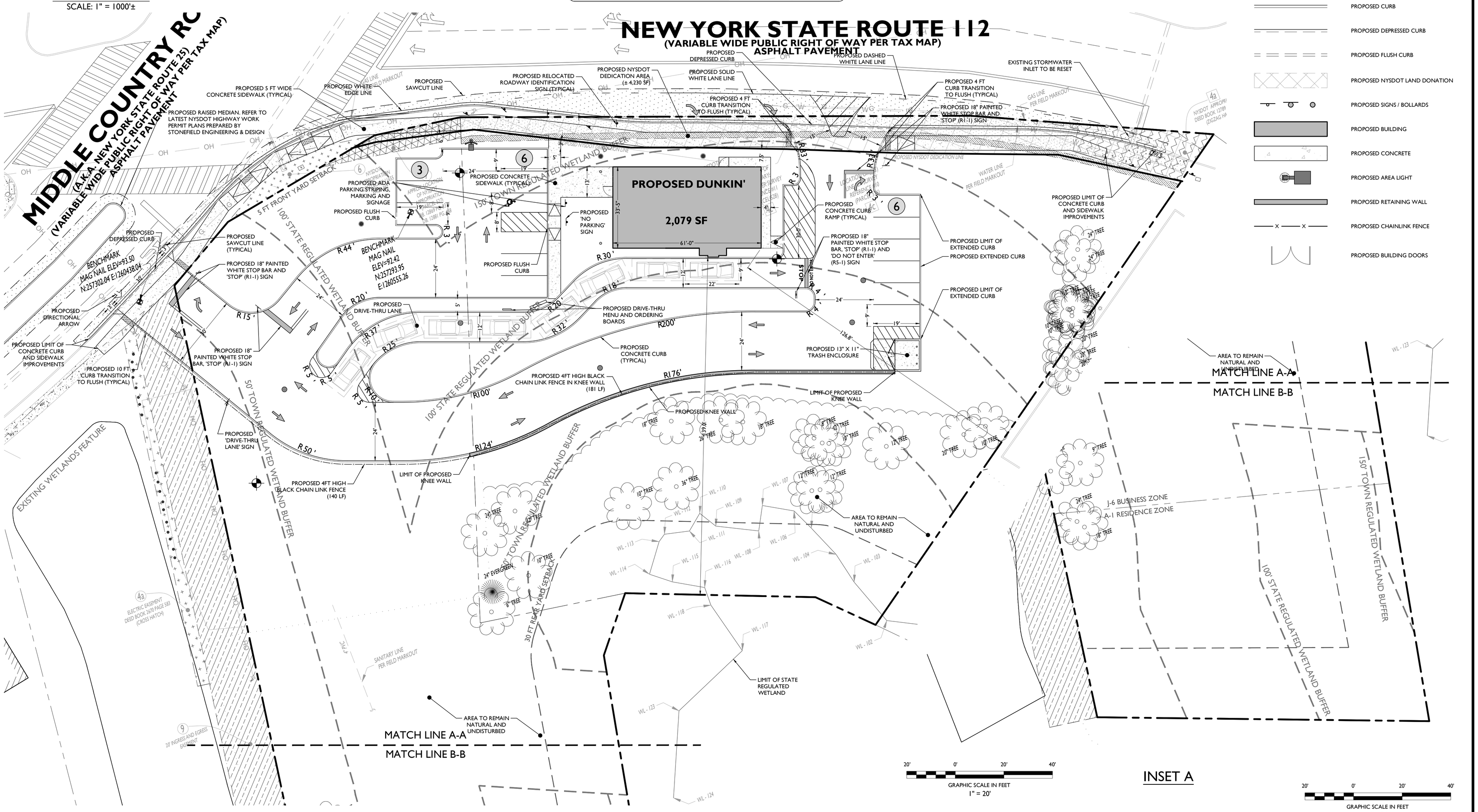
IMPERVIOUS AREAS

BUFFER AREA	IMPERVIOUS AREA	PERVIOUS AREA	TOTAL AREA
100' STATE REGULATED WETLAND BUFFER	**10,432 SF**	**46,284 SF**	**56,716 SF**
150' TOWN REGULATED WETLAND BUFFER	**21,257 SF**	**61,649 SF**	**82,906 SF**

SPECIAL PERMIT CRITERIA

CODE SECTION	REQUIRED	PROPOSED
§ 85-483.B.(1)	DRIVE-THROUGH FACILITIES MAY ONLY BE LOCATED TO THE REAR OR THE SIDE OF THE PRINCIPAL BUILDING.	COMPLIES
§ 85-483.B.(4)	DRIVE-THROUGH FACILITIES SHALL NOT TRAVERSE ANY FRONT YARD.	COMPLIES
§ 85-483.B.(5)	QUEUING SHALL BE PROVIDED PURSUANT TO TOWN CODE STANDARDS.	DOES NOT COMPLY (W)
§ 85-483.B.(6)	DRIVE-THROUGH FACILITIES SHALL BE SCREENED FROM VIEW OF THE PRIMARY OR SECONDARY MAIN STREET.	COMPLIES

(W) WAIVER



INSET A

SYMBOL / DESCRIPTION

- PROPERTY LINE
- SETBACK LINE
- SAWCUT LINE
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED FLUSH CURB
- PROPOSED NYSDOT LAND DONATION
- PROPOSED SIGNS / BOLLARDS
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED AREA LIGHT
- PROPOSED RETAINING WALL
- PROPOSED CHAINLINK FENCE
- PROPOSED BUILDING DOORS

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SCALE: 1" = 20' | PROJECT ID: K-18035

TITLE: SITE PLAN

DRAWING: C-4

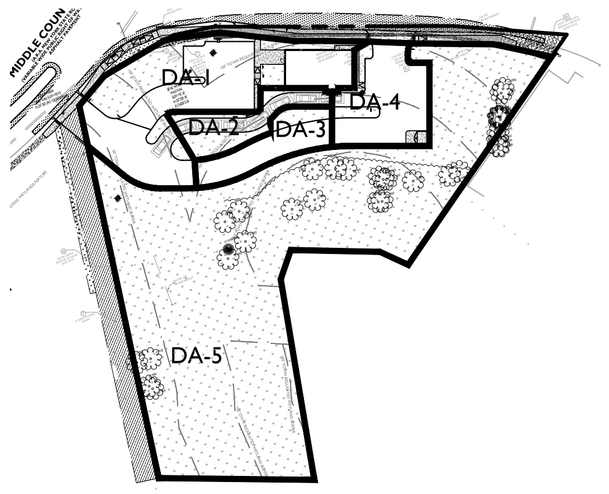
K:\2018\K-18035 CREST GROUP - NYS ROUTE 25 & 112, CORAM, NY\CADD\PLOT\DP-04-SITE.DWG

DRAINAGE AND UTILITY NOTES

1. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING.
2. CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT THE LOWEST INVERT AND WORK UP-GRADIENT.
3. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IMMEDIATELY IN WRITING.
4. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES

1. THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION. THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
2. THE CONTRACTOR IS REQUIRED TO PREPARE SUBGRADE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING FOR ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE THE SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL. SHORING DESIGNS SHALL BE SUBMITTED TO STONEFIELD ENGINEERING & DESIGN, LLC. AND THE OWNER PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN EXCAVATIONS ARE PERFORMED AND PROTECTED IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DEWATERING DESIGN AND OPERATIONS, AS REQUIRED, TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEWATERING OPERATIONS AND GROUNDWATER DISPOSAL.



DRAINAGE AREA
NOT TO SCALE

DRAINAGE CALCULATIONS SUMMARY

TRIBUTARY AREA (SF)			REQUIRED VOLUME (CF) (3" OF RAINFALL IN UNDERGROUND CHAMBERS)	VOLUME PROVIDED IN BASIN (CF)	REQUIRED VOLUME (CF) (2" OF RAINFALL IN PONDING)		TOTAL REQUIRED STORAGE VOLUME (CF)	ABOVE-GROUND VOLUME STORAGE CAPACITY (CF)	TOTAL PROVIDED STORAGE CAPACITY (CF)	
DA-1	PAVEMENT	11,902.0	2,975.5	3,688.2	BIORETENTION BASIN = 1,716.0 CF	1,987.6	2,463.7	**6,152**	1,727.0 (PONDING)	57 LEACHING GALLEYS, BIORETENTION BASIN AND ABOVE-GROUND PONDING	6,179.0 CF
	ROOF	2,079.0	519.75		UNDERGROUND CHAMBERS = 2,736 CF	347.2					
	LANDSCAPING	5,146.0	193.0		TOTAL = 4,452 CF *	128.9					
DA-2	PAVEMENT	1,885.0	471.3	544.1	576.0	314.8	363.5	**907.6**	624.0 (PONDING)	11 LEACHING GALLEYS AND ABOVE-GROUND PONDING	1,152.0 CF
	ROOF	0.0	0.0			0.0					
	LANDSCAPING	1,943.0	72.9			48.7					
DA-3	PAVEMENT	3,145.0	786.3	813.1	816.0	525.2	543.2	**1,356.3**	661.0 (PONDING)	17 LEACHING GALLEYS AND ABOVE-GROUND PONDING	1,477.0 CF
	ROOF	0.0	0.0			0.0					
	LANDSCAPING	717.0	26.9			18.0					
DA-4	PAVEMENT	5,881.0	1,470.3	1,496.8	1,536.0	982.1	999.9	**2,496.7**	1,261.0 (PONDING)	32 LEACHING GALLEYS AND ABOVE-GROUND PONDING	2,797.0 CF
	ROOF	0.0	0.0			0.0					
	LANDSCAPING	709.0	26.6			17.8					
DA-5	PAVEMENT	0.0	0.0	N/A	N/A	0.0	N/A	N/A	EXISTING DRAINAGE TO WETLANDS IS MAINTAINED		
	ROOF	0.0	0.0			0.0					
	LANDSCAPING	59,887.0	N/A			N/A					

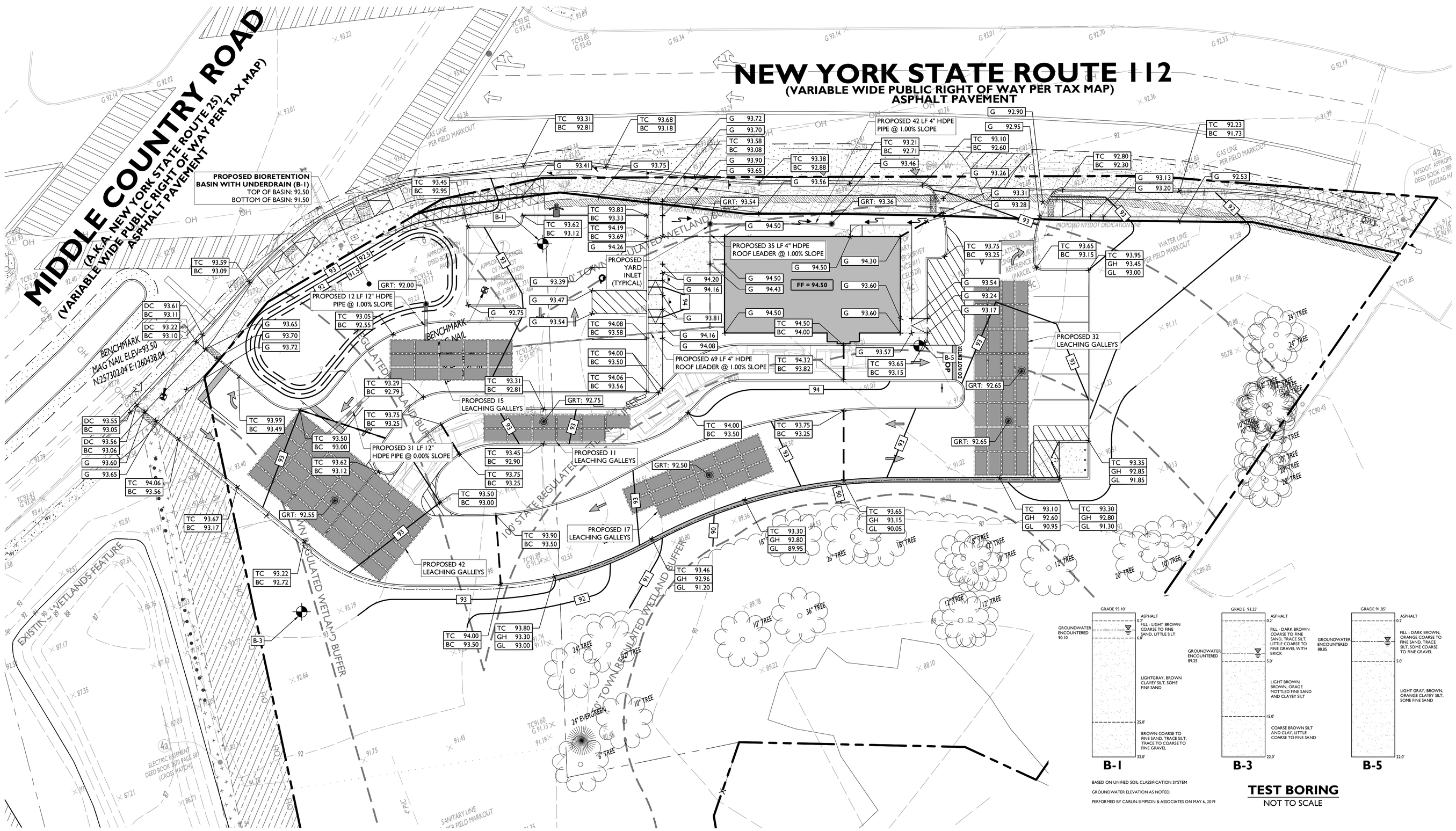
STORAGE PROVIDED IN 48CF LEACHING GALLEYS. DESIGN EXCLUDES STONE STORAGE

TOWN REQUIREMENT: PROVIDE STORAGE FOR A 5" RAINFALL ON SITE. 3" OF RAINFALL TO BE COLLECTED IN BELOW GROUND STRUCTURES, 2" OF RAINFALL TO BE DETAINED IN PONDING.

VOLUME REQUIRED = AREA x RUNOFF COEFFIECENT x INCHES OF RAINFALL TO BE COLLECTED

RUNOFF COEFFICIENTS:
PAVEMENT / ROOF: 1.00
LANDSCAPING: 0.15

* UNDERGROUND STORAGE PROVIDED EXCEEDS THE STORAGE REQUIREMENT OF 3" OF RAINFALL AS THERE IS INSUFFICIENT PONDING STORAGE WITHIN THE DRAINAGE AREA FOR THE 2" OF RAINFALL ALLOWANCE.



BASED ON UNIFIED SOIL CLASSIFICATION SYSTEM

GROUNDWATER ELEVATION AS NOTED.

PERFORMED BY CARLIN-SIMPSON & ASSOCIATES ON MAY 6, 2019

TEST BORING
NOT TO SCALE

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

SYMBOL / **DESCRIPTION**

- PROPERTY LINE
- 100 — PROPOSED GRADING CONTOUR
- RIDGELINE — PROPOSED GRADING RIDGELINE
- PROPOSED DIRECTION OF DRAINAGE FLOW
- G 100.00 — PROPOSED GRADE SPOT SHOT
- TC 100.50 / BC 100.00 — PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
- FC 100.00 — PROPOSED FLUSH CURB SPOT SHOT
- DC 100.12 / BC 100.00 — PROPOSED DEPRESSED CURB / BOTTOM OF CURB SPOT SHOT
- TW 102.00 / BW 100.00 — PROPOSED TOP OF WALL / BOTTOM OF WALL SPOT SHOT
- PROPOSED LEACHING GALLEY
- PROPOSED STORMWATER INLET AND PIPING

GRADING NOTES

1. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
2. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
4. THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
5. MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
   - CURB GUTTER: 0.50%
   - CONCRETE SURFACES: 1.00%
   - ASPHALT SURFACES: 1.00%
5. A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF THIS CONDITION CANNOT BE MET.
6. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

ADA NOTES

1. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
2. THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
4. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00%. IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
6. ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
7. A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
8. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF ¼ INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN ¼ INCHES AND ½ INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP ¼ INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
9. THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN ½ INCH.

ISSUE	DATE	BY	DESCRIPTION
14	10/19/2022	JF	ISSUED FOR SITE PLAN APPROVAL
13	07/26/2022	JF	UPDATED FOR MUNICIPAL COMMENTS
12	03/16/2022	FT	UPDATED PER NYSDEC COMMENTS
11	02/01/2022	BR	UPDATED SITE PLAN LAYOUT
10	05/24/2021	AKM	UPDATED SITE PLAN LAYOUT
09	05/05/2021	FT	RESUBMISSION TO THE TOWN
08	04/01/2021	FT	RESUBMISSION TO THE TOWN
07	03/02/2021	FT	RESUBMISSION TO THE TOWN
06	01/22/2021	CMG	RESUBMISSION TO THE TOWN
01	05/21/2019	ZC	SUBMISSION TO TOWN

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Rutherford, NJ · New York, NY
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com
584 Broadway, Suite 310, New York, NY 10012
Phone 718.606.8305

SITE PLANS

PROPOSED DUNKIN' RESTAURANT WITH DRIVE-THRU

396 NYS ROUTE 112
BLOCK 2, LOT 1.1, 1.2, 1.241 & 30
MIDDLE COUNTRY ROAD & NYS ROUTE 112
HAMLET OF CORAM, TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK

DUNKIN'

STATE OF NEW YORK · ZACHARY E. CHAPLIN · 099746 · LICENSED PROFESSIONAL ENGINEER

ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 099746
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: K-180035

TITLE:

GRADING & DRAINAGE PLAN

DRAWING:

C-5

K:\2018\K-180035 CREST GROUP - NYS ROUTE 25 & 112, CORAM, NY\CADD\PLOT\DP-01-GRADD.DWG

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	POT	REMARKS
	ACE RES	6	ACER RUBRUM	RED MAPLE	2.5"-3" CAL	B&B	NATIVE
	NYS SYL	3	NYSSA SYLVATICA	SOUR GUM	2.5"-3" CAL	B&B	NATIVE
	SAL BL4	4	SALIX NIGRA	BLACK WILLOW	6' HT	B&B	NATIVE
	TIL GRE	2	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2.5"-3" CAL	B&B	NATIVE
	TSU CAN	5	TSUGA CANADENSIS	CANADIAN HEMLOCK	6' HT	B&B	NATIVE
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS
	COR AMO	52	CORNUS AMOMUM	SILKY DOGWOOD	5 GAL	POT	NATIVE
	ILE GLA	76	ILEX GLABRA	INKBERRY HOLLY	5 GAL	POT	NATIVE
	LIN BEN	13	LINDERA BENZOIN	SPICEBUSH	3-4' HT	B&B	NATIVE
	MYR PEN	13	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	5 GAL	POT	NATIVE
	RHO CAN	41	RHODODENDRON CANESCENS	WILD AZALEA	5 GAL	POT	NATIVE
	SAM ELD	37	SAMBUCUS CANADENSIS	ELDERBERRY	5 GAL	POT	NATIVE
	VIB DEN	20	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	5 GAL	POT	NATIVE
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
	CAR PYL	205	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	3 GAL	36" o.c.	NATIVE
	PAN SH3	64	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	5 GAL	48" o.c.	NATIVE
	SCH ST2	127	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM GRASS	3 GAL	30" o.c.	NATIVE
	SOL BA2	45	SOLIDAGO CANADENSIS 'BABY GOLD'	GOLDENROD	3 GAL	36" o.c.	NATIVE

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

LANDSCAPING REQUIREMENTS

CODE SECTION	REQUIRED	EXISTING	PROPOSED
§ 85-700.C	ONE STREET TREE SHALL BE LOCATED EVERY 30 FEET ALONG PROPERTIES THAT ARE ADJACENT TO THE CORRIDORS. IN ADDITION, IF A PREVIOUSLY APPROVED PARKING LOT FRONTS ALONG A DESIGNATED CORRIDOR, AND A TWENTY-FOOT-WIDE BUFFER CANNOT BE PROVIDED AS DETERMINED BY THE PLANNING BOARD, THEN AN EVERGREEN HEDGE WILL BE PLANTED AND MAINTAINED ALONG THE FRONTAGE. THE HEDGE SHOULD REACH 24 INCHES IN HEIGHT AT MATURITY AND BE CONTINUOUS.	**NO FORMAL STREETS EXIST ALONG THE PROPERTIES FRONTAGE**	**7 STREET TREES TO BE PROVIDED**
§ 85-723.E.1	TREE CLEARANCE REQUIREMENTS NO MORE THAN 63.4% OF THE SITE'S NATURAL VEGETATION SHALL BE CLEARED*	---	**52.0% (50,001 SF) CLEARED, 48.0% NATURAL TO REMAIN COMPLIES**
§ 57A-4.1.B.b	FERTILIZER DEPENDANT LANDSCAPING REQUIREMENT NO MORE THAN 15 % OF THE TREE CLEARANCE SHOULD BE ESTABLISHED IN FERTILIZER DEPENDENT VEGETATION	---	**8.6% (2000 SF) LAWN COMPLIES**

* MAXIMUM SITE CLEARANCE IS BASED ON A WEIGHTED AVERAGE OF PERMISSIBLE CLEARANCE OF LOT 30.0, AND LOTS 32.1 AND 34.1.
PER FIGURE 5-1, THE MAXIMUM ALLOWABLE CLEARANCE ON LOT 30.0 IS 53%. THE MAXIMUM ALLOWABLE CLEARANCE ON LOTS 32.1 AND 34.1 IS 65%.
THE WEIGHTED AVERAGE IS 63.4%

TREE NOTES:

ALL TREES SHOWN ON SITE ARE GREATER THAN 4" CALIPER. TREES THAT ARE TO BE REMOVED ARE COVERED WITH AN "X".

TREE REPLACEMENT

OF TREES TO BE REMOVED: **30**

OF MAJOR TREES TO BE PLANTED: 15

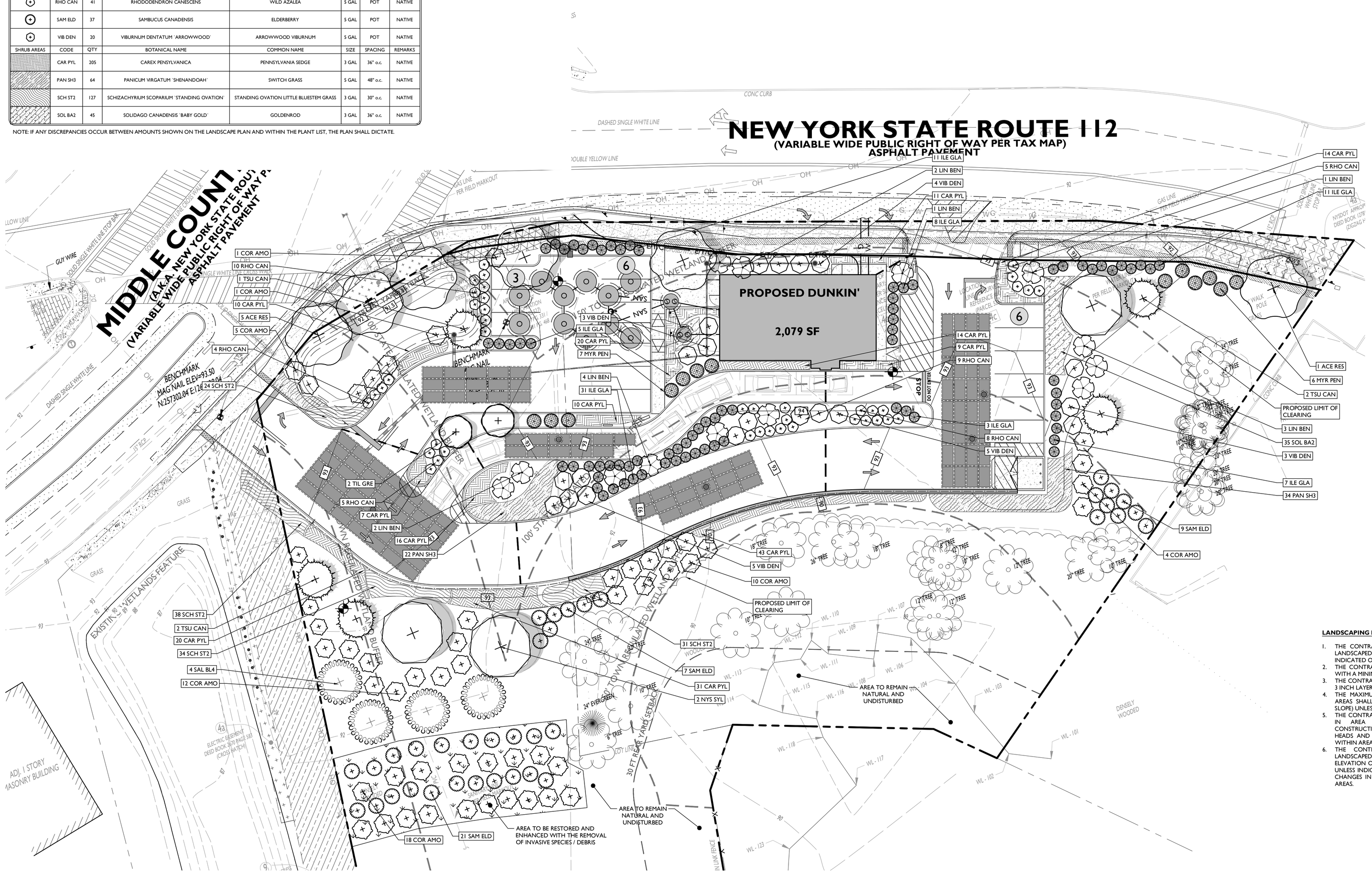
OF MINOR TREES TO BE PLANTED: 24

SYMBOL

DESCRIPTION

TREE TO BE REMOVED

EXISTING TREE AND ROOT ZONES



LANDSCAPING NOTES

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH .
4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

ISSUE	DATE	BY	DESCRIPTION
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06	01/22/2021	CMG	RESUBMISSION TO THE TOWN
01	05/21/2019	ZC	SUBMISSION TO TOWN

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Princeton, NJ · Tampa, FL · Detroit, MI
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Phone 718.606.8305

SITE PLANS

PROPOSED DUNKIN' RESTAURANT WITH DRIVE-THRU

396 NYS ROUTE 112
BLOCK 2, LOT 32.1, 34.1 & 30
MIDDLE COUNTRY ROAD & NYS ROUTE 112
HAMLET OF CORAM, TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK

DUNKIN'

STATE OF NEW YORK · ZACHARY E. CHAPLIN · 099748

ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 099748
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: K-18035

TITLE:

LANDSCAPING PLAN

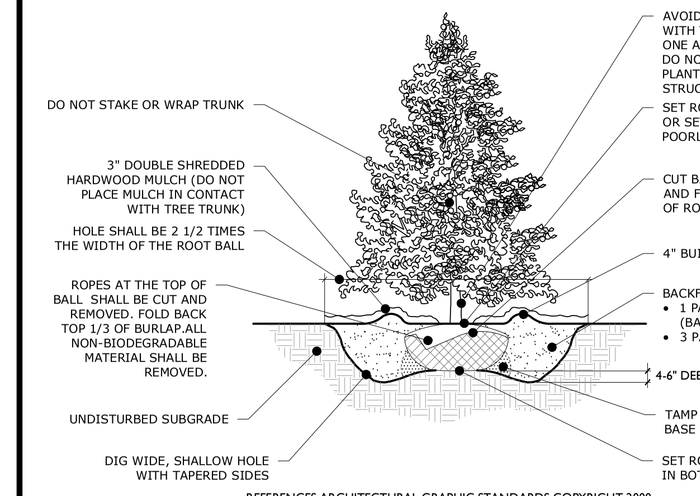
DRAWING:

C-6

K:\2018\K-18035 CREST GROUP - NYS ROUTES 25 & 112, CORAM, NY\CADD\PLOT\LDP-06-LANDS.DWG

NOTES:

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILDS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



REFERENCES ARCHITECTURAL GRAPHIC STANDARDS COPYRIGHT 2000

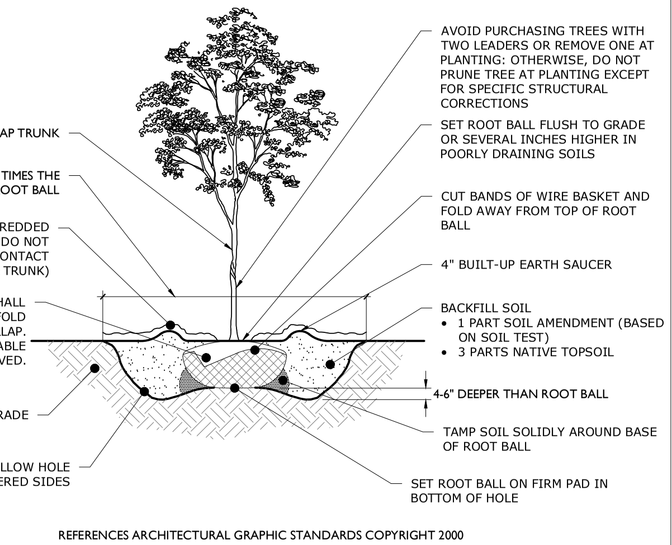
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

1

NOTES:

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILDS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



REFERENCES ARCHITECTURAL GRAPHIC STANDARDS COPYRIGHT 2000

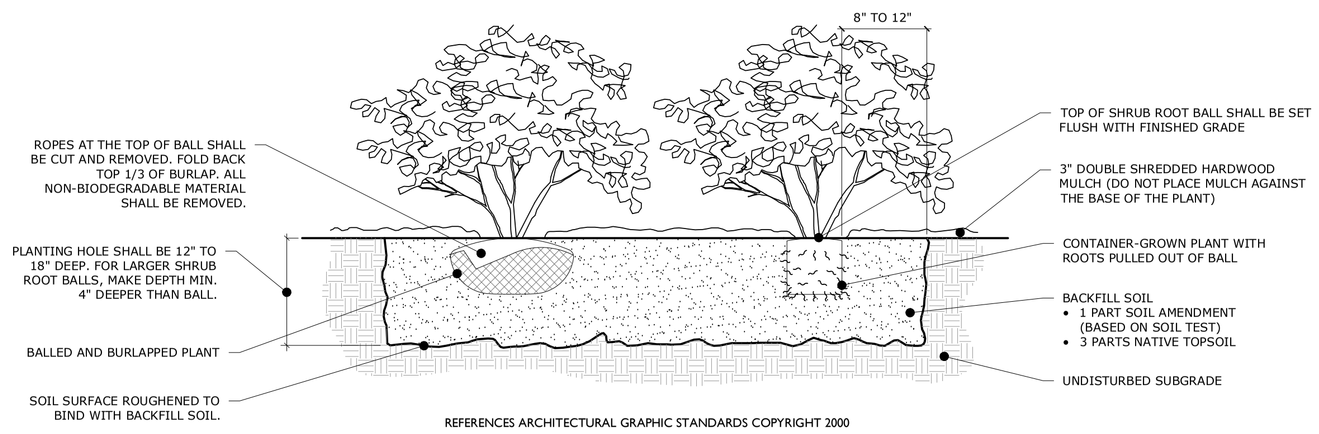
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

2

NOTES:

1. FOR THE CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL



REFERENCES ARCHITECTURAL GRAPHIC STANDARDS COPYRIGHT 2000

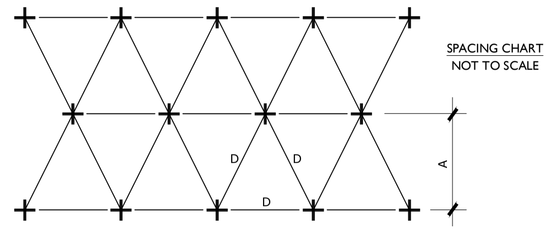
DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

3

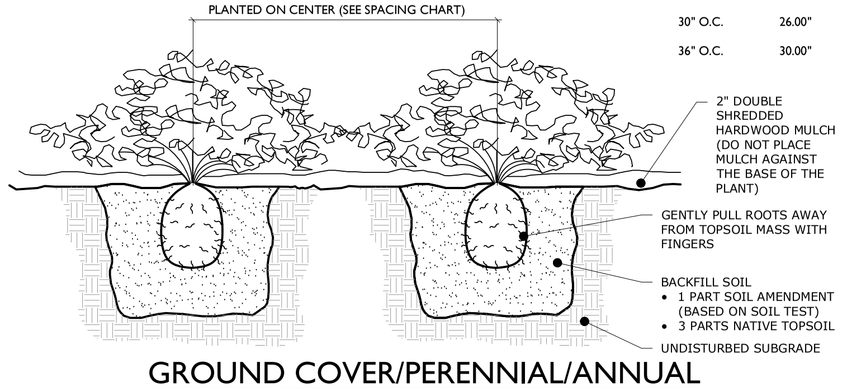
NOTES:

1. THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
2. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILDS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILDS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX
3. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT PER MANUFACTURER'S SPECIFICATIONS



SPACING CHART
NOT TO SCALE

SPACING "D"	ROW "A"
6" O.C.	5.20"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.40"
15" O.C	13.00"
18" O.C.	15.60"
24" O.C.	20.80"
30" O.C.	26.00"
36" O.C.	30.00"



GROUND COVER/PERENNIAL/ANNUAL PLANTING DETAIL

NOT TO SCALE

4

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GENERAL LANDSCAPING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
2. WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL, IF SO REQUESTED.
4. IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY.
5. UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS.) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE IN/VOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE DESIGNER, OR GOVERNING MUNICIPAL OFFICIAL.
6. THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

PROTECTION OF EXISTING VEGETATION NOTES:

1. BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIP-LINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET. ESTABLISHING THE TREE PROTECTION FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
2. IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
3. IN RARE INSTANCES WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
   - TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
   - RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED, IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
   - LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

SOIL PREPARATION AND MULCH NOTES:

1. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
2. BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
3. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL OBTAINED FROM A WELL-DRAINED ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1").
4. TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN MORE THAN 6% ORGANIC MATTER BY WEIGHT.
5. OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
6. CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
7. UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
8. LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS THE REQUIRED TOPSOIL), IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.
9. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.
11. DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR. GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF.
12. WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
13. SOIL SHALL BE LOOSENED WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT UNLESS THE SOIL IS FROZEN OR EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
14. APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL.
15. ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:

MYCRO® TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA, TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND SELECTED ORGANIC MICROBIAL NUTRIENTS.

- DIRECTIONS FOR USE: USE 3-OZ PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-OZ PER INCH CALIPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION.
- MYCOR® TREE SAVER® IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND MOUNTAIN LAUREL, WHICH REQUIRE ERICOID MYCORRHIZAE.
- SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS IN A PH RANGE OF 3 TO 9.
- FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.
- OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.

HEALTHY START MACRO TABS 12-8-8

- FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS.
- TABLETS ARE FORMULATED FOR LONG-TERM RELEASE BY SLOW BIODEGRADATION, AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLED & BURLAPPED (B&B) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT 1 TABLET (21-G) PER HALF-INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

PLANT QUALITY AND HANDLING NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES.
3. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE.
4. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE REJECTED.
5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.
6. THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
7. ALL PLANTS DESIGNATED BALL AND BURLAP (B&B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.
8. PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARPS OR OTHER SUITABLE COVERS SECURELY FASTENED TO THE BODY OF THE VEHICLE TO PREVENT INJURY TO THE PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE.
9. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING DETAILS.
10. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN POSSIBLE. THE ROOT BALL SHALL BE KEPT MOIST AT ALL THE AND COVERED WITH MOISTENED MULCH OR ALGED WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS SHALL BE UNTIED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING, AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.
11. NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.
12. PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED.
13. IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO RELOCATE OR ENLARGE PLANTING PITS OR DELETE PLANT MATERIAL FROM THE CONTRACT.
14. IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET (8') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY.
15. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:
    PLANTS (MARCH 15 - DECEMBER 15)
    LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)
16. THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON (STARTING SEPTEMBER 15):

ABIES CONCOLOR	CORNUS VARIETIES	OSTRYA VIRGINIANA
ACER BUERGERIANUM	CRATAEGUS VARIETIES	PINUS NIGRA
ACER FREEMANII	CUPRESSOCYPARIS LEYLANDII	PLATANUS VARIETIES
ACER RUBRUM	FAGUS VARIETIES	POPULUS VARIETIES
ACER SACCHARINUM	HALESIA VARIETIES	PRUNUS VARIETIES
BETULA VARIETIES	ILEX X FOSTERII	PYRUS VARIETIES
CARPINUS VARIETIES	ILEX NELLIE STEVENS	QUERCUS VARIETIES (NOT Q. PALUSTRIS)
CEDRUS DEODARA	ILEX OPACA	SALIX WEEPING VARIETIES
CELTIS VARIETIES	JUNIPERUS VIRGINIANA	SORBUS VARIETIES
CERCIDIPHYLLUM VARIETIES	KOELREUTERIA PANICULATA	TAXODIUM VARIETIES
CERCIS CANADENSIS	LIQUIDAMBAR VARIETIES	TAXUX X REPANDENS
CORNUS VARIETIES	LIRIODENDRON VARIETIES	TILIA TOMENTOSA VARIETIES
CRATAEGUS VARIETIES	MALUS IN LEAF	ULMUS PARVIFOLIA VARIETIES
	NYSSA SYLVATICA	ZELKOVA VARIETIES

17. IF A PROPOSED PLANT IS UNATTAINABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL PRIOR TO ORDERING AND INSTALLATION.
18. DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED.
19. THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION AS APPROVED BY THE LOCAL MUNICIPALITY.
20. A 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED.
21. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS IF ORIGINALLY REQUIRED, WATERING WHEN NEEDED OR DIRECTED, WEEDING, PRUNING, SPRA

SANITARY SYSTEM CALCULATIONS

PROJECT SUMMARY:

THERE ARE NO KNOWN NEIGHBORING WELLS WITHIN 150 FT OF THE PROPERTY.
ELEVATIONS ARE IN NAVD88 BASED ON THE SURVEY PREPARED BY STONEFIELD ENGINEERING & DESIGN DATED 06/22/2020.

POPULATION DENSITY EQUIVALENT - CALCULATION METHOD:

ALLOWABLE DENSITY LOAD - COMMERCIAL PROJECTS:
GROUNDWATER MANAGEMENT ZONE III
DENSITY LOAD = (91,218.5 SF) * (300 GPD / 43,560 SF OF LAND AREA)
DENSITY LOAD = 628.2 GPD

PROPOSED DENSITY LOAD - COMMERCIAL PROJECTS:
WET STORE WITH FOOD:
DENSITY LOAD = (0.03 GPD/SF) * (2,079 SF)
DENSITY LOAD = 62.4 GPD
TOTAL DENSITY LOAD = 62.4 GPD (< ALLOWABLE DENSITY LOAD)

DESIGN SEWAGE FLOW - HYDRAULIC LOAD:

WET STORE WITH FOOD:
INCLUDING KITCHEN / GRAY LOAD
DESIGN FLOW = (0.15 GPD/SF) * (2,079 SF) + (0.12 GPD/SF) * (2,079 SF)
DESIGN FLOW = 311.9 GPD + 249.5 GPD = 561.4 GPD

SEPTIC TANK SIZING:

WET STORE WITH FOOD:
REQUIRED SEPTIC TANK CAPACITY:
REQUIRED CAPACITY = (2 DAYS) * (561.4 GPD)
REQUIRED CAPACITY = 1,122.8 GAL
PROPOSED MIN. 1,200 GAL CAPACITY SEPTIC TANK 8' DIAMETER x 4' EFFECTIVE DEPTH

GREASE TRAP SIZING:

FOR DESIGN FLOWS UP TO 1,000 GPD
1- PROPOSED 8' DIAMETER x 5' LIQUID DEPTH GREASE TRAP (1,500 GAL CAPACITY)

LEACHING POOL SIZING:

WET STORE WITH FOOD:
DESIGN FLOW = 561.4 GPD
DESIGN HYDRAULIC LEACHING RATE = 1.20 GPD/SF
REQUIRED LEACHING AREA = (561.4 GPD) / (1.20 GAL/SF/DAY) = 673.7 SF
PROPOSED 10' DIAMETER LEACHING POOL (31.41 SF/VF)
= (673.7 SF) / (31.41 SF/VF)
= 21.5 VF
PROPOSED ELEVEN (11) 10' DIAMETER x 2' EFFECTIVE DEPTH LEACHING POOLS CLUSTERED DESIGN PER SCDHS DUE TO HIGH GROUNDWATER CONDITIONS

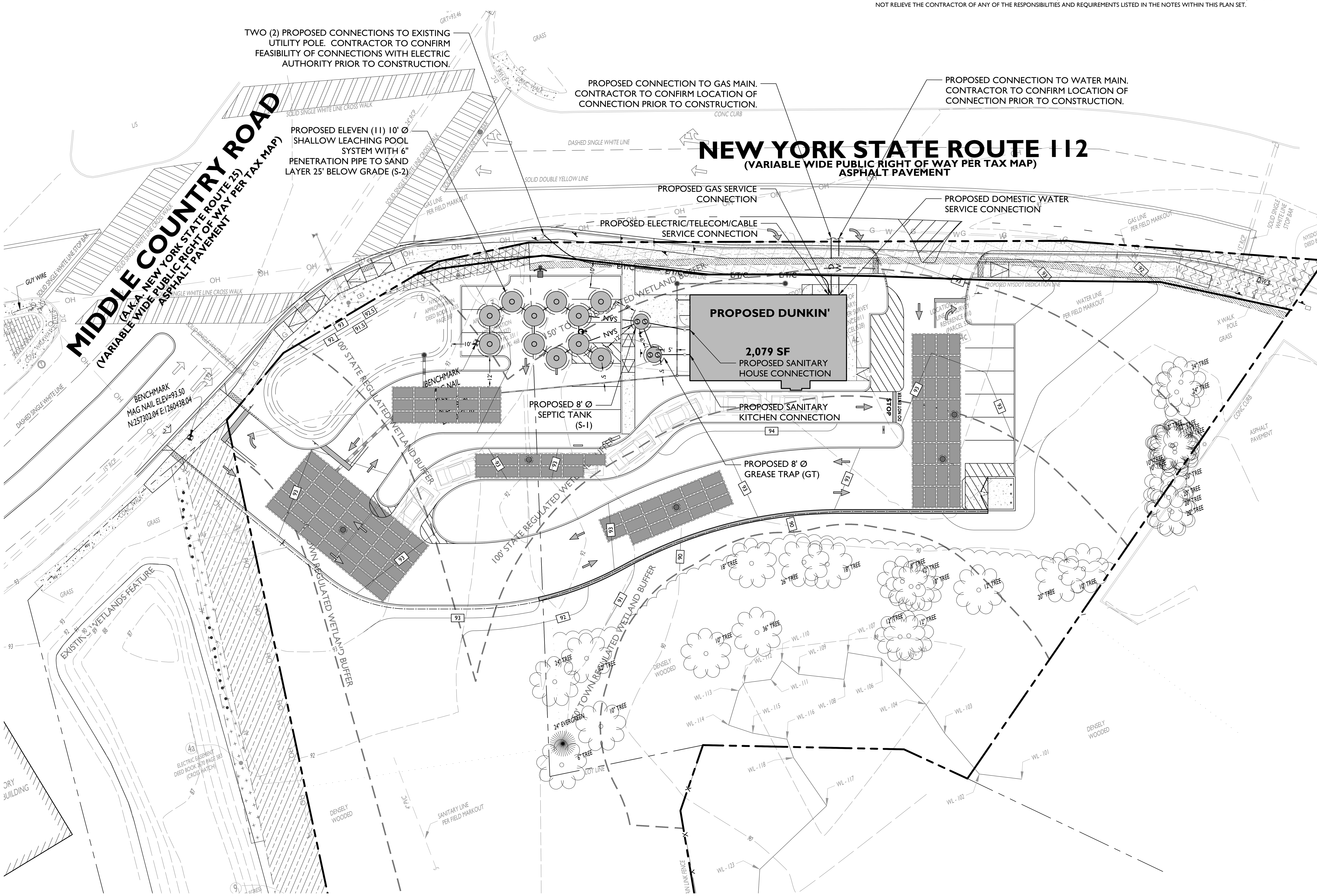
SANITARY STRUCTURE SCHEDULE - PROPOSED

STRUCTURE	STRUCTURE TYPE	RIM ELEVATION (PROPOSED)	EFFECTIVE DEPTH (FT)
GT	PROPOSED 1,500 GAL GREASE TRAP	94.05	--
S-1	PROPOSED 8'Ø SEPTIC TANK	94.20	5'-0"
S-2	PROPOSED ELEVEN (11) 10' Ø SHALLOW LEACHING POOL SYSTEM	92.85	2'-0"

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
6. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
7. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
8. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
9. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
10. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
11. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

SYMBOL	DESCRIPTION
— — —	PROPERTY LINE
— SAN —	PROPOSED SANITARY LATERAL
— W —	PROPOSED DOMESTIC WATER SERVICE
— E/T/C —	PROPOSED ELECTRICAL/DATA CONDUITS
— G —	PROPOSED GAS LINE
(S)	PROPOSED SANITARY STRUCTURE



GRAPHIC SCALE IN FEET
1" = 20'

DRAINAGE AND UTILITY NOTES

1. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IMMEDIATELY IN WRITING.
2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
6. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
8. CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP-GRADIENT.
9. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
10. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

ISSUE	DATE	BY	DESCRIPTION
14	10/19/2022	JF	ISSUED FOR SITE PLAN APPROVAL
13	07/26/2022	JF	UPDATED FOR MUNICIPAL COMMENTS
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11	02/01/2022	BR	UPDATED SITE PLAN LAYOUT
10	05/24/2021	AKM	UPDATED SITE PLAN LAYOUT
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08	04/01/2021	FT	RESUBMISSION TO THE TOWN
07	03/02/2021	FT	RESUBMISSION TO THE TOWN
06	01/22/2021	CHG	RESUBMISSION TO THE TOWN
01	05/21/2019	ZC	SUBMISSION TO TOWN

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DUNKIN'

SITE PLANS

PROPOSED DUNKIN' RESTAURANT WITH DRIVE-THRU

396 NYS ROUTE 112
BLOCK 2, LOT 32.1, 34.1 & 30
MIDDLE COUNTRY ROAD & NYS ROUTE 112
HAMLET OF CORAM, TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK

ZACHARY S. CHAPLIN, P.E.
NEW YORK LICENSE No. 099748
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 20' PROJECT ID: K-18035

TITLE: UTILITY PLAN

DRAWING: C-8

K:\2018\K-18035 CREST GROUP - NYS ROUTES 25 & 112, CORAM, NY\CADD\PLOTS\DP-8UTIL.DWG

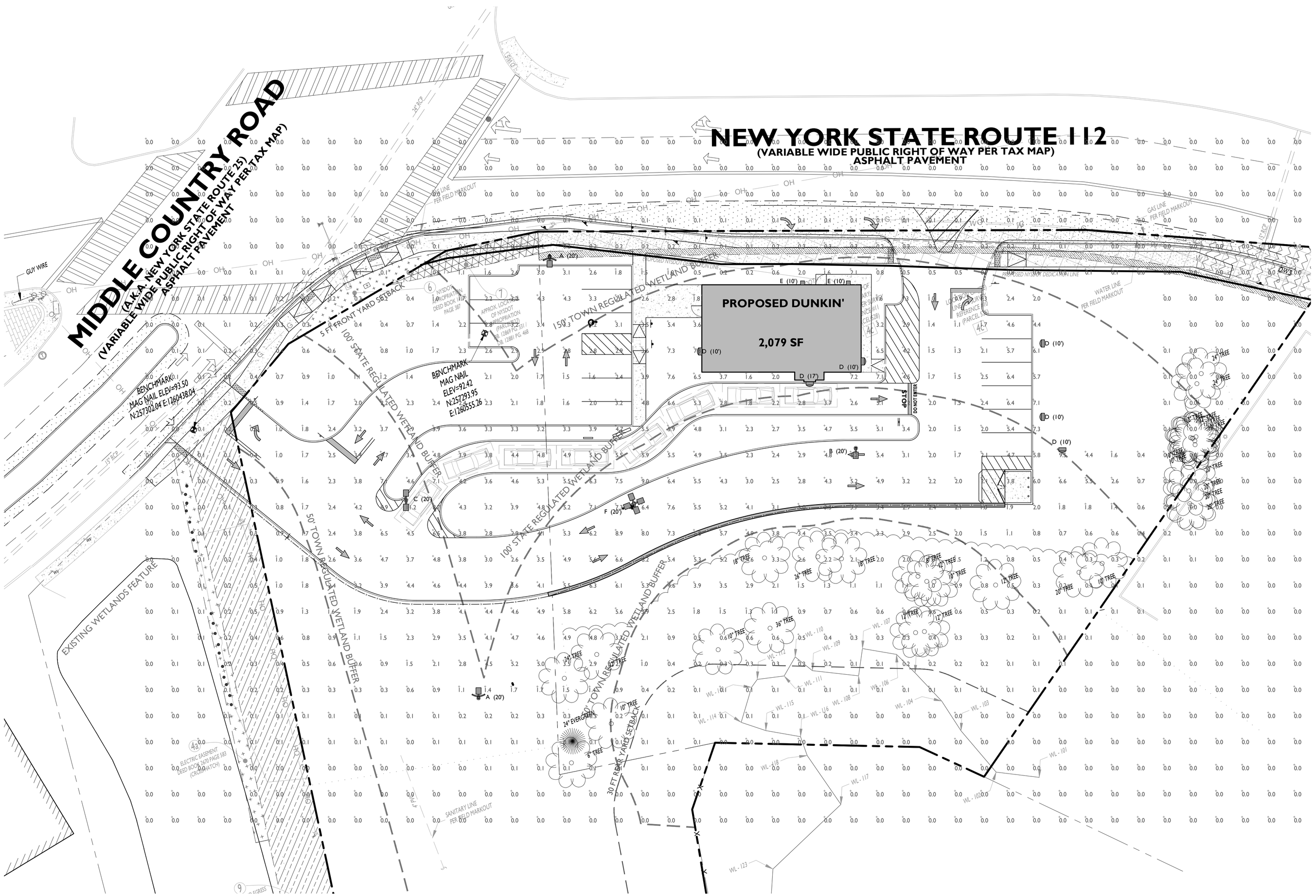
LIGHTING REQUIREMENTS

DESIGN STANDARDS	REQUIRED	PROPOSED
§85-865(A)	COMMERCIAL LIGHT FIXTURE HEIGHT:	
	MAXIMUM MOUNTING HEIGHT = 20 FT	20 FT
§85-867(A)(2)	MAXIMUM ILLUMINATION AT PROPERTY LINE REQUIREMENTS:	
	RIGHT-OF-WAY= 0.05 FC	NEW YORK ROUTE 112 = 1.60 FC (V) MIDDLE COUNTRY ROAD = 0.40 FC (V)
	COMMERCIAL PROPERTY = 0.10 FC	0.50 FC (V)
§85-867(C)	LIGHT SOURCE REQUIREMENTS:	
	TEMPERATURE RATING = 3,000 K	3,000 K

(V) VARIANCE

PROPOSED LUMINAIRE SCHEDULE

SYMBOL	LABEL	QUANTITY	LIGHTING	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
	A	2	MIRADA MEDIUM - 18L - 3000K - SHIELDED	FORWARD THROW	0.90	LSI INDUSTRIES	MRM-LED-18L-SIL-FT-30-70CRI-IL
	B	1	MIRADA MEDIUM - 18L - 3000K	FORWARD THROW	0.90	LSI INDUSTRIES	MRM-LED-18L-SIL-FT-30-70CRI
	C	1	MIRADA MEDIUM - 18L - 3000K	FORWARD THROW	0.90	LSI INDUSTRIES	MRM-LED-18L-SIL-FT-30-70CRI
	D	6	WALL SCONCE - 3000K - 08L	FORWARD THROW	0.90	LSI INDUSTRIES	XWM-FT-LED-08-30
	E	2	LIL LED WALL MOUNTED LIGHT - 800 LUMENS - 8 WATT	DOWN LIGHT	0.90	LITHONIA LIGHTING	LIL LED 30K MVOLT DDBTXD
	F	1	MIRADA MEDIUM - 18L - 3000K	FORWARD THROW	0.90	LSI INDUSTRIES	MRM-LED-18L-SIL-FT-30-70CRI



SYMBOL / DESCRIPTION

SYMBOL	DESCRIPTION
	PROPOSED CALCULATION AREA
	PROPOSED ISOMETRIC LINE
A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
X.X	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)
	PROPOSED AREA LIGHT
	PROPOSED BUILDING MOUNTED LIGHT

GENERAL LIGHTING NOTES

1. THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH ARE WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
2. WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
3. UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
   - LIGHT EMITTING DIODES (LED): 0.90
4. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING/ PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
5. THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.

ATM LIGHTING NOTES:

1. THE CONTRACTOR SHALL REPLACE LAMP COVERS, RE-LAMP AND RE-BALLAST EXISTING LIGHT FIXTURES AS INDICATED WITHIN THE PLAN SET. THE EXISTING FIXTURE HEIGHT SHALL BE MAINTAINED UNLESS INDICATED OTHERWISE. THE LIGHTING DESIGN IS SUBJECT TO CHANGE IF THE EXISTING LIGHT FIXTURES ARE NOT GREATER THAN OR EQUAL TO THE FOLLOWING WATTAGE:
   FIXTURE "X" = MINIMUM X WATTS
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING IF THE EXISTING LIGHT FIXTURES ARE NOT THE MINIMUM WATTAGE SPECIFIED WITHIN THE PLAN SET.
3. THE CONTRACTOR IS RESPONSIBLE TO CONFIRM THAT ANY EXISTING LIGHT POLES IDENTIFIED FOR REUSE WITH A PROPOSED LIGHT FIXTURE(S) SHALL BE IN ACCEPTABLE WORKING CONDITION AND HAVE THE CAPACITY TO SUPPORT THE PROPOSED LIGHT FIXTURE(S). ANY MOUNTING EQUIPMENT REQUIRED TO ATTACH THE PROPOSED LIGHTING FIXTURE TO THE EXISTING LIGHT POLE SHALL BE PROVIDED BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL CONFIRM THAT THE LOCATION OF ANY PROPOSED BUILDING MOUNTED LIGHTING FIXTURE WILL NOT CONFLICT WITH ANY EXISTING OR PROPOSED STRUCTURAL ELEMENT (E.G. CANOPY SUPPORT BEAMS). THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING OF ANY FIXTURE CONFLICT PRIOR TO THE START OF CONSTRUCTION.
5. ALL EXISTING TREE LIMBS WITHIN THE 60 FOOT ATM RADIUS SHOWN IN THE PLAN SET SHALL BE TRIMMED TO A MINIMUM OF 6 FEET ABOVE GRADE. ALL SHRUBS WITHIN THE 60 FOOT ATM RADIUS SHALL BE TRIMMED TO A MINIMUM OF 36 INCHES ABOVE GRADE. ALL BRUSH SHALL BE REMOVED. THE CONTRACTOR SHALL CONSIDER ALL FUTURE GROWTH AND FULL BLOOM WHEN TRIMMING LANDSCAPING. EXISTING TREE LIMBS ADJACENT TO LIGHTING FIXTURES SHALL BE TRIMMED AS REQUIRED TO PREVENT LIGHT INTERFERENCE.
6. PRIOR TO BID, CONTRACTOR SHALL VERIFY EXISTING EXTERIOR LIGHTING CONDITIONS AFTER DUSK AND NOTIFY THE DEVELOPER/OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC. OF DAMAGED OR INOPERABLE LIGHTS. THE CONTRACTOR SHALL REPAIR ALL INOPERABLE LIGHTS UNLESS OTHERWISE NOTED WITHIN THIS PLAN SET.
7. THE ILLUMINATION LEVELS DEPICTED WITHIN THE PLAN SET ARE BASED ON REGULATORY STATE STANDARDS FOR SAFETY LIGHTING AND ON CLIENT STANDARDS.
8. ALL LIGHTING FIXTURES, UNLESS OTHERWISE NOTED WITHIN THIS PLAN SET, HAVE THE PHOTOCELL OPTION ENABLED.
9. EXISTING LIGHTING FIXTURES CONTROLLED BY OUTSIDE ENTITIES (E.G. LANDLORD) HAVE BEEN EXCLUDED FROM THE LIGHTING ANALYSIS REFLECTED WITHIN THE PLAN SET. THE PROPOSED LIGHT LEVELS HAVE BEEN DESIGNED TO COMPLY WITH ALL APPLICABLE ATM AND SAFETY LIGHTING REQUIREMENTS INDEPENDENT OF ANY UNCONTROLLED LIGHT FIXTURES.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

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01	05/21/2019	ZC	SUBMISSION TO TOWN

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SITE PLANS

PROPOSED DUNKIN' RESTAURANT WITH DRIVE-THRU

396 NYS ROUTE 112
MIDDLE COUNTRY ROAD & NYS ROUTE 112
HAMLET OF CORAM, TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK

DUNKIN'

STATE OF NEW YORK · ZACHARY E. CHAUSIN · 099748 · LICENSED PROFESSIONAL ENGINEER

ZACHARY E. CHAUSIN, P.E.
NEW YORK LICENSE No. 099748
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: K-18035

TITLE: LIGHTING PLAN

DRAWING: C-9

K:\2018\K-18035 CREST GROUP - NYS ROUTE 25 & 112, CORAM, NY\CADD\PLOT\LDP-PN-LGHT.DWG

SEQUENCE OF CONSTRUCTION:

1. OBTAIN PLAN APPROVAL AND ALL APPLICABLE PERMITS.
2. HOLD PRE-CONSTRUCTION MEETING AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION.
3. ESTABLISH CONTRACTOR STAGING AREA.
4. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND PERIMETER SILT FENCE / HAY BALES AS SHOWN. THIS SHALL BE THE ONLY ENTRANCE AND EXIT FOR THE CONSTRUCTION SITE.
5. CONSTRUCTION AREA SECURITY FENCING MAY BE INSTALLED ALONG PERIMETER OF SITE AS LONG AS NO CONFLICTS OCCUR WITH THE REQUIREMENTS PROPOSED IN THE SEDIMENT CONTROL PLAN AND DETAILS.
6. INSTALL INLET FILTER PROTECTION AS REQUIRED.
7. BEGIN DEMOLITION OF EXISTING PUMPS AND TANKS PER NYSDEC REQUIREMENTS. ALL EXPOSED SOIL AREAS FOR DEMOLITION SHALL BE STABILIZED TEMPORARILY UNTIL NEXT PHASE OF CONSTRUCTION BEGINS. ALL DEMOLITION MATERIALS SHALL BE CONTAINED WITHIN THE AREA SHOWN ON THIS PLAN.
8. BEGIN DEMOLITION OF EXISTING BUILDING AND ALL OTHER SITE FEATURES TO BE REMOVED.
9. STOCKPILE WILL BE STABILIZED, LEVELED AND PROTECTED FROM WIND AND RUNOFF EROSION WITH PLASTIC COVERS, AND PROTECTED WITH HAY BALES AND SILT FENCE. STOCKPILE TO BE STABILIZED WITH SEED AND MULCH.
8. BEGIN UTILITY INSTALLATIONS AND CONNECTIONS TO PROPOSED BUILDING LOCATION
9. BEGIN EXCAVATION FOR PROPOSED PUMPS AND TANKS.
10. INSTALL UNDERGROUND TANKS.
11. UPON COMPLETION OF FILL ACTIVITIES, BEGIN PAVEMENT SUBGRADE PREPARATION AND CONSTRUCTION OF ON-SITE CURBING AND PAVEMENT / CONCRETE PAD BASE COURSE.
12. COMPLETE FINAL GRADING FOR BUILDING.
13. INSTALL ASPHALT PAVEMENT AND CONCRETE PAD.
14. CONSTRUCT CANOPY AND PUMPS.
15. CONSTRUCT BUILDING.
16. COMPLETE CONSTRUCTION / INSTALLATION OF SITE FEATURES.
17. SPREAD TOPSOIL AND PERMANENTLY STABILIZE ANY PROPOSED LANDSCAPING AREAS UPSTREAM OF THE STORMWATER MANAGEMENT FACILITIES WITH SEEDING AND MULCH.
18. INSTALL RAIN GARDEN.
19. INSTALL PROPOSED PLANTINGS PER THE LANDSCAPE PLAN.
20. AFTER THE SITE IS PERMANENTLY STABILIZED, REMOVE ANY REMAINING TEMPORARY SEDIMENT CONTROLS AND DEVICES. FINE GRADE AND PROVIDE STABILIZATION WITH PERMANENT SEED AND MULCH FOR ANY AREAS DISTURBED IN THIS PROCESS.

TEMPORARY STABILIZATION OF WORK AREA:

1. STABILIZE ALL BARE SOIL AREAS TO REMAIN UNDISTURBED FOR MORE THAN 7 DAYS. METHODS SUCH AS SEED AND MULCH SHALL BE APPLIED IN STRICT ACCORDANCE WITH THE SWPPP. WHEN RAIN IS FORECASTED, TEMPORARILY STABILIZE ALL DISTURBED AREAS AT THE END OF EACH WORK DAY IN ACCORDANCE WITH THE SWPPP.
2. INSPECT ALL PERIMETER EROSION CONTROL AND REPAIR AS DIRECTED.
3. INSTALL/REPAIR ALL INLET/OUTLET PROTECTION

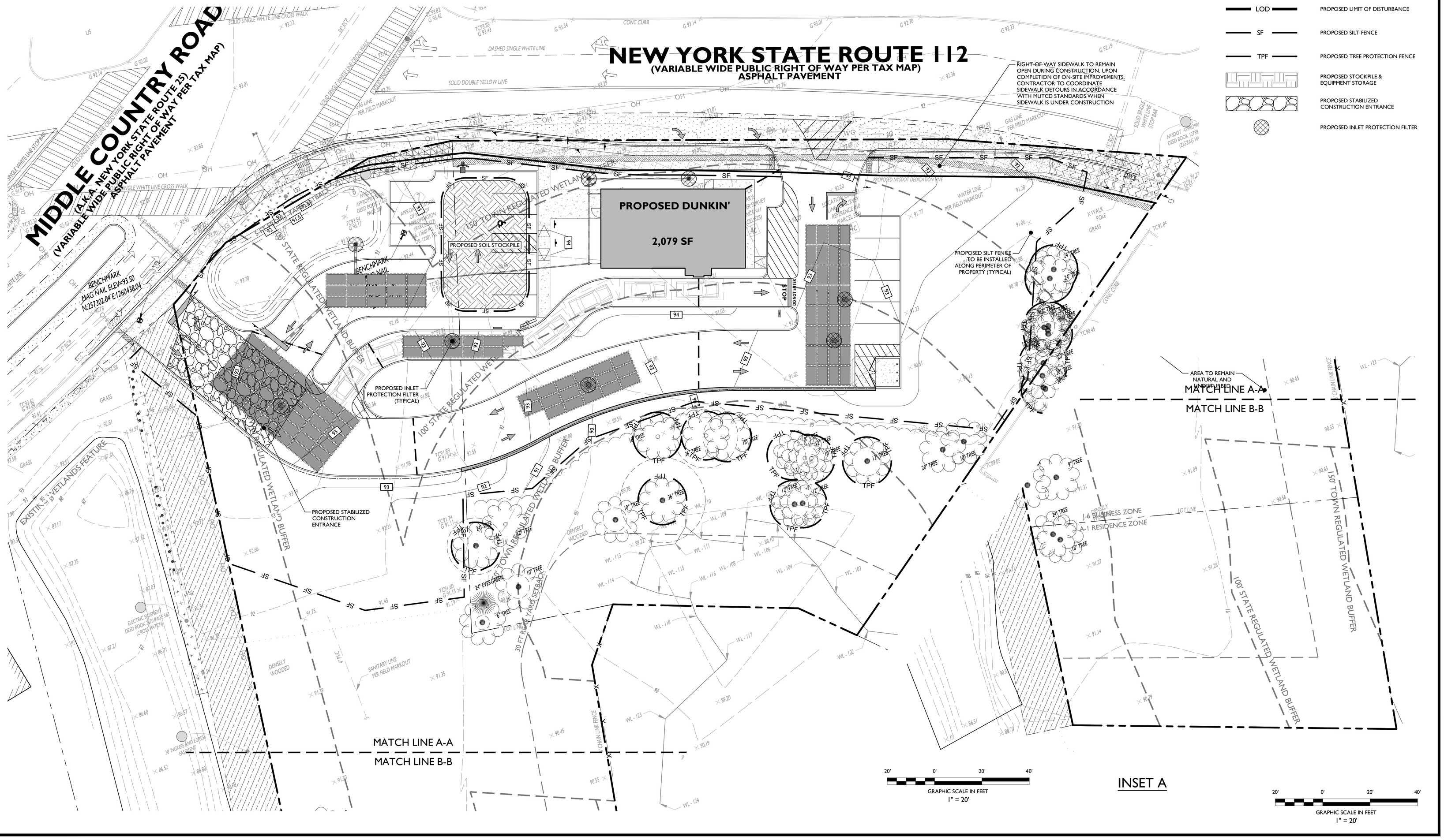
PERMANENT STABILIZATION NOTE:

TOPSOIL SHALL BE INSTALLED AS FOLLOWS:

1. PAVEMENT/CONCRETE - NOT APPLICABLE
2. RAIN GARDEN - 12" OF AMENDED SOIL PER LANDSCAPE PLAN AND DETAIL
3. ALL OTHER AREAS - 3" OF TOPSOIL.

EROSION AND SEDIMENT CONTROL NOTES

1. ALL SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL".
2. CONTRACTOR TO FOLLOW NYSDEC GUIDELINES AND REQUIREMENTS FOR CONSTRUCTION EFFORTS.
   - 2.1. AFTER INITIAL SITE CLEARING, CONTRACTOR SHALL STABILIZE DISTURBED AREAS OF THE PROJECT SITE TO THE SATISFACTION OF NYSDEC REQUIREMENTS. STABILIZATION TO BE CURRENT WITH NYSDEC REQUIREMENTS AND PER THE CURRENT EDITION OF THE "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL".
   - 2.2. AREAS OF THE SITE THAT ARE NOT PART OF ACTIVE CONSTRUCTION EFFORT ARE TO BE IMMEDIATELY STABILIZED AFTER INITIAL SITE CLEARING AS NOTED ABOVE.
3. TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES AND DEVICES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. ALL EROSION AND SEDIMENT CONTROL STRUCTURES AND DEVICES SHALL BE INSPECTED A MINIMUM OF A WEEKLY BASIS AND AFTER EACH RAINFALL EVENT OF 0.5 INCHES OR GREATER WITHIN A 24 HOUR PERIOD. FIELD BOOKS ARE TO BE MAINTAINED TO DOCUMENT COMPLIANCE WITH ALL APPLICABLE MEASURES. ALL SUPERINTENDENTS AND PROJECT TEAM MEMBERS SHALL BE PROPERLY TRAINED FOR MAINTENANCE, INSPECTION AND ENFORCEMENT OF ALL APPLICABLE PROCEDURES.
4. THE CONTRACTOR SHALL KEEP ALL ROADWAYS ADJACENT TO THE IMPROVEMENT AREA CLEAR OF SOIL AND DEBRIS.
5. TEMPORARY SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AFTER THE AREA OF DISTURBANCE HAS BEEN PERMANENTLY STABILIZED.
6. BEST CONSTRUCTION PRACTICES SHALL BE IMPLEMENTED TO REDUCE/ELIMINATE DUST AND DEBRIS WITHIN AND ADJACENT TO THE WORK AREAS, INCLUDING WETTING SOIL SURFACES, COVERING TRUCKS AND STORED MATERIALS WITH TARPS AND PROPERLY MAINTAINING EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL APPLICABLE LOCAL, STATE AND FEDERAL AIR QUALITY STANDARD LAWS FOR DUST CONTROL.
7. INTERIM EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AS NECESSARY BETWEEN CONSTRUCTION PHASES, AS WARRANTED BY CONSTRUCTION AND IN ORDER TO MINIMIZE EROSION AND TRANSPORT OF SOIL AND DEBRIS FROM THE SITE.
8. CONTRACTOR TO PREVENT SEDIMENT FROM ENTERING STORM SEWERS DURING CONSTRUCTION.
9. EXISTING ON-SITE INLETS TO BE PROVIDED WITH APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES UNTIL ON-SITE STORM SEWERS HAVE BEEN REMOVED FROM THE PROJECT SITE.
10. AREAS THAT HAVE BEEN DISTURBED ARE TO BE RE-STABILIZED AS SOON AS POSSIBLE AFTER CONSTRUCTION IS COMPLETED IN THAT AREA. TEMPORARY STABILIZATION SHALL INCLUDE, BUT NOT BE LIMITED TO, SUCH MEASURES AS HYDROSEEDING, MULCHING, JUTE MESH OR TEMPORARY PAVING AND AS ALLOWED BY THE CURRENT NYSDEC STANDARDS.
11. MISTING AND OTHER CONTROLS SHALL BE UTILIZED TO MITIGATE DUST EMISSIONS FROM THE WORK ZONE. THIS INCLUDES DURING THE DEMOLITION OF CONCRETE STRUCTURES.ALL MATERIALS HAULED FROM THE SITE SHALL BE PLACED IN LEAK PROOF CONTAINERS AND PROPERLY COVERED WITH TARPS, SCREENS AND/OR OTHER MECHANISMS.
12. A SILT FENCE SHALL BE INSTALLED ALONG THE PERIMETER OF THE SITE AND/OR AS SHOWN ON THE ACCOMPANYING PLAN. SILT FENCE SHALL BE LOCATED AT THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
13. STABILIZED CONSTRUCTION ENTRANCE SHALL BE UTILIZED BY ALL VEHICLES ACCESSING THE CONSTRUCTION SITE.



SYMBOL / DESCRIPTION

SYMBOL	DESCRIPTION
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
LOD	PROPOSED LIMIT OF DISTURBANCE
SF	PROPOSED SILT FENCE
TPF	PROPOSED TREE PROTECTION FENCE
	PROPOSED STOCKPILE & EQUIPMENT STORAGE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED INLET PROTECTION FILTER

ISSUE	DATE	BY	DESCRIPTION
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DUNKIN'

STATE OF NEW YORK · ZACHARY E. CHAPLIN · 099748 · LICENSED PROFESSIONAL ENGINEER

ZACHARY E. CHAPLIN, P.E.
NEW YORK LICENSE No. 099748
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 20' | PROJECT ID: K-18035

TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

DRAWING:
C-10

K:\2018\K-18035 CREST GROUP - NYS ROUTES 25 & 112, CORAM, NY\CAD\SITE\DP-10.DWG

SCHEDULE B - PART II EXCEPTIONS

Chicago Title Insurance, Issuing Office Filing Number 01-01269277, Commitment Date May 10, 2019 at 8:00 a.m.

4. COVENANTS, CONDITIONS, EASEMENTS, LEASES, AGREEMENTS OF RECORD ETC., IF ANY, MORE FULLY SET FORTH IN SCHEDULE HEREIN:

(4.a) APPROPRIATION BY THE STATE OF NEW YORK RECORDED IN LIBER 12789 PAGE 492.
AFFECTS SUBJECT PROPERTY, PLOTTED ON SURVEY.

(b) APPROPRIATION BY THE STATE OF NEW YORK RECORDED IN LIBER 12791 PAGE 859.
-AFFECTS SUBJECT PROPERTY, PLOTTED ON SURVEY AS (4.a)

(4.c) APPROPRIATION BY THE STATE OF NEW YORK RECORDED IN LIBER 12869 PAGE 336.
-APPROXIMATE LOCATION SHOWN PER REFERENCE #8; NOT PROVIDED MAPS 441 & 443, PARCELS 526 & 528.

(d) APPROPRIATION BY THE STATE OF NEW YORK RECORDED IN LIBER 12874 PAGE 118.
-APPROXIMATE LOCATION SHOWN PER REFERENCE #8; NOT PROVIDED MAPS 441 & 443, PARCELS 526 & 528. SHOWN AS (4.c)

(e) APPROPRIATION BY THE STATE OF NEW YORK RECORDED IN LIBER 12892 PAGE 288.
-APPROXIMATE LOCATION SHOWN PER REFERENCE #8; NOT PROVIDED MAPS 441 & 443, PARCELS 526 & 528. SHOWN AS (4.c)

(f) APPROPRIATION BY THE STATE OF NEW YORK RECORDED IN LIBER 12895 PAGE 210.
-AFFECTS SUBJECT PROPERTY, PLOTTED ON SURVEY AS (4.a)

(g) APPROPRIATION BY THE STATE OF NEW YORK RECORDED IN LIBER 12899 PAGE 924.
AFFECTS SUBJECT PROPERTY, PLOTTED ON SURVEY AS (4.a)

(h) APPROPRIATION BY THE STATE OF NEW YORK RECORDED IN LIBER 12899 PAGE 925.
-APPROXIMATE LOCATION SHOWN SCALED PER REFERENCE #8; NOT PROVIDED MAPS 441 & 443, PARCELS 526 & 528. SHOWN AS (4.c)

(i) NEW YORK STATE DEPARTMENT OF TRANSPORTATION TERMINATION OF TEMPORARY EASEMENTS (ROW 350, ROW 19 AND ROW 241) RECORDED IN LIBER [illegible] PAGE 64.
NOT SURVEY RELATED.

SURVEY REFERENCES

1. DEED BETWEEN ROBERT MIRABELLI & JOSEPH BRANDT (FIRST PART) AND MIDDLE COUNTRY LLC (SECOND PART), DATED JUNE 9, 2016 AND FILED IN THE COUNTY CLERKS OFFICE AS LIBER D00012865 PAGE 326. (Lot 034.001)

2. BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR ACTS(INDIVIDUAL OR CORPERATION). DEED BETWEEN SMITHTOWN RTE 111 PROPERTIES, LLC (FIRST PART) AND CREST CORAM I, LLC (SECOND PART), DATED FEBRUARY 23, 2016 AND FILED IN THE COUNTY CLERKS OFFICE AS LIBER D00012857 PAGE 899.

3. BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR ACTS(INDIVIDUAL OR CORPERATION). DEED BETWEEN SMITHTOWN RTE 111 PROPERTIES, LLC (FIRST PART) AND CREST CORAM I, LLC (SECOND PART), DATED FEBRUARY 23, 2016 AND FILED IN THE COUNTY CLERKS OFFICE AS LIBER D00012982 PAGE 064.

4. DEED BETWEEN YUAN R. LI (FIRST PART) AND MKLV VENTURES, INC. (SECOND PART). DATED DECEMBER 5, 2000 AND FILED IN THE COUNTY CLERKS OFFICE AS LIBER D00012088 PAGE 610. (LOT 036.002)

5. DEED BETWEEN CORM COMMERCIAL PLAZA, LLC (FIRST PART) AND C V VILLAGE AT CORAM, LLC (SECOND PART). DATED JANUARY 1, 2015 AND FILED IN THE COUNTY CLERKS OFFICE AS LIBER D00012760 PAGE 953. (LOT 029.004)

6. NY DOT MAP - R.O.W PLAN - CARMAN-DUNNE P.S - (REVISED 4/20/94)

7. SURVEY - T. EASON LAND SURVEYOR - PROJECT # TEA15 - 259 - 10/5/2015.

8. A CERTAIN PLAN ENTITLED "CORAM PEDESTRIAN SAFETY IMPROVEMENTS NY 25 AND NY 112 - DRAWING NO. ROW-02 SHEET NO 6" PREPARED BY NEW YORK DEPARTMENT OF TRANSPORTATION, DATED 7/20/2016. SEE SURVEY NOTE #10

9. A CERTAIN PLAN ENTITLES " NYSDOT HIGHWAT WORK PERMIT PLANS" PREPARED BY STONEFIELD ENGINEERING & DESIGN - SHEETS H-6 & H-7, DATED 5/8/2020.

10. NEW YORK STATE DEPARTMENT OF TRANSPORTATION ACQUISITION MAP NUMBER 441 OF PARCEL NUMBER 526 (FEE).

11. NEW YORK STATE DEPARTMENT OF TRANSPORTATION ACQUISITION MAP NUMBER 443 OF PARCEL NUMBER 528 (TEMPORARY EASEMENT).

EXHIBIT "A" - LOT 34.1

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN CORAM, TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF PORT JEFFERSON - PATCHOGUE ROAD (N.Y.S. HWY. ROUTE #112) DISTANT 73.75 FEET SOUTHEASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHWESTERLY SIDE OF PORT JEFFERSON - PATCHOGUE ROAD WITH THE SOUTHERLY SIDE OF MIDDLE COUNTRY ROAD AND WHICH POINT OF BEGINNING IS WHERE THE EASTERLY SIDE OF LAND NOW OR FORMERLY OF CHIMKUS INTERSECTION SAID PORT JEFFERSON - PATCHOGUE ROAD;

RUNNING THENCE ALONG SOUTHWESTERLY SIDE OF PORT JEFFERSON - PATCHOGUE ROAD, SOUTH 55 DEGREES 48 MINUTES 34 SECONDS EAST ABOUT 210.06 FEET,

RUNNING THENCE ALONG THE SOUTHWESTERLY SIDE OF PORT JEFFERSON - PATCHOGUE ROAD, SOUTH 52 DEGREES 38 MINUTES 40 SECONDS EAST 100 FEET TO THE NORTHWESTERLY LINE OF LAND NOW OR FORMERLY OF ROVAGNA;

THENCE ALONG LAND OF ROVAGNA, SOUTH 68 DEGREES 55 MINUTES 20 SECONDS WEST, 245.26 FEET TO LAND OF CORAM DRIVE-IN, INC.;

RUNNING THENCE ALONG SAID LAND THE FOLLOWING THREE COURSES AND DISTANCES:

NORTH 30 DEGREES 54 MINUTES WEST, 27.23 FEET

NORTH 54 DEGREES 26 MINUTES 58 SECONDS WEST, 78.34 FEET

NORTH 68 DEGREES 17 MINUTES 40 SECONDS WEST 60.90 FEET TO THE SOUTHEASTERLY SIDE OF LAND NOW OR FORMERLY OF CHIMKUS;

RUNNING THENCE ALONG LAND OF CHIMKUS NORTH 32 DEGREES 05 MINUTES 50 SECONDS EAST, 208.34 FEET TO THE SOUTHWESTERLY SIDE OF PORT JEFFERSON - PATCHOGUE ROAD, THE POINT OR PLACE OF BEGINNING.

LESS AND EXCEPTING SO MUCH AS WAS TAKEN BY THE STATE OF NEW YORK FOR HIGHWAY PURPOSES.

DISTRICT: 0200 SECTION: 476.00 BLOCK: 02.00 LOT: 034.001
FOR INFORMATION ONLY: 3752 ROUTE 112, CORAM, NY 11727

Being the same property as described in a title commitment prepared by Chicago Title Insurance Company, Issuing Office Filing Number 01-01269277, Commitment Date May 10, 2019 at 8:00 a.m.

EXHIBIT "A" - LOTS 30, 32.1

AS TO LOT 030.000:
PARCEL 1 - AS TO NORTHERLY PART OF PREMISES (DEED IN LIBER 12244 PAGE 604)

ALL THAT CERTAIN PLOT, PIECE, OR PARCEL OF LAND, SITUATE, LYING, AND BEING AT CORAM, IN THE TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK AND STATE OF NEW YORK BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF OTHER LANDS NOW OR FORMERLY OF A PRIVATE RIGHT OF WAY OVER AND UPON LANDS FORMERLY OF ANNA PFUNDSTEIN AND WHICH POINT OF BEGINNING IS 125 FEET ON A COURSE SOUTH 22 DEGREES 54 MINUTES WEST FROM A STAKE PLACED FOR A BOUND AT THE SOUTHWEST CORNER OF LANDS NOW OR FORMERLY OF PETER CHIMKUS WHICH SAID STAKE IS 167.50 FEET ON THE SAME COURSE FROM A STAKE AT THE INTERSECTION OF THE SOUTH LINE OF MIDDLE COUNTRY ROAD AND THE EAST LINE OF LAND FORMERLY OF ANNA PFUNDSTEIN AND FROM SAID POINT OF BEGINNING;

RUNNING IN A SOUTHEASTERLY DIRECTION BY AND WITH OTHER LANDS OF THE PARTY OF THE FIRST PART ABOUT 138 FEET TO THE NORTHEAST CORNER OF THE OTHER LAND OF THE PARTY OF THE FIRST PART;

RUNNING THENCE NORTH 25 DEGREES 16 MINUTES 10 SECONDS EAST ABOUT 40 FEET TO A POINT HALF WAY BETWEEN OTHER LANDS OF THE PARTY OF THE SECOND PART AND LAND OF ADELAIDE L. ROBERTS;

RUNNING THENCE IN A NORTHWESTERLY DIRECTION AND HALF WAY BETWEEN THE NORTH LINE OF OTHER LANDS OF THE PARTY OF THE SECOND PART OF THE SOUTH LINE OF LAND OF ADELAID L. ROBERTS ABOUT 138 FEET TO THE EAST SIDE OF THE SAID PRIVATE RIGHT OF WAY;

RUNNING THENCE SOUTH 22 DEGREES 54 MINUTES EAST BY AND WITH THE EAST SIDE OF SAID PRIVATE RIGHT OF WAY ABOUT 37.50 FEET TO THE POINT OR PLACE OF BEGINNING.

PARCEL 2 - AS TO THE SOUTHERLY PART OF PREMISES:

ALL THAT CERTAIN PLOT, PIECE, OR PARCEL OF LAND, SITUATE, LYING, AND BEING AT CORAM, IN THE TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK AND STATE OF NEW YORK BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST SIDE OF A PRIVATE RIGHT OF WAY OVER AND UPON LANDS OF ANNA PFUNDSTEIN, WHICH POINT IS 175 FEET ON A COURSE SOUTH 22 DEGREES 54 MINUTES WEST FROM A STAKE PLACED FOR A BOUND AT THE SOUTHWEST CORNER OF LAND NOW OR FORMERLY OF PETER CHIMKUS AND WHICH SAID STAKE IS 167.50 FEET ON THE SAME COURSE FROM A STAKE AT THE INTERSECTION OF THE SOUTH LINE OF MIDDLE COUNTRY ROAD AND THE EAST LINE OF LAND FORMERLY OF ANNA PFUNDSTEIN AND FROM SAID POINT OF BEGINNING;

RUNNING THENCE IN A SOUTHEASTERLY DIRECTION BY APPROXIMATELY 138 FEET MORE OR LESS TO A MAPLE TREE WHICH IS A BOUNDARY MARKER IN THE EAST LINE OF LANDS OF ANNA PFUNDSTEIN;

RUNNING THENCE NORTH 25 DEGREES 16 MINUTES 10 SECONDS EAST BY AND WITH THE EAST SIDE OF LANDS OF ANNA PFUNDSTEIN ABOUT 60 FEET MORE OR LESS TO A POINT, WHICH POINT IS 80 FEET DISTANT ON THE SAME COURSE FROM THE SOUTHEAST CORNER OF LANDS HERETOFORE CONVEYED TO ADDIE ROBERTS;

RUNNING THENCE IN A NORTHWESTERLY DIRECTION APPROXIMATELY 138 FEET TO THE EAST SIDE OF A PRIVATE RIGHT OF WAY;

RUNNING THENCE SOUTH 22 DEGREES 54 MINUTES EAST BY AND WITH THE EAST SIDE OF THE PRIVATE RIGHT OF WAY 50 FEET TO THE POINT OR PLACE OF BEGINNING

TOGETHER WITH A NON-EXCLUSIVE EASEMENT OF INGRESS AND EGRESS TO AND FROM THE ABOVE DESCRIBED PREMISES OVER A 20 FOOT WIDE RIGHT OF WAY ADJOINING PREMISES ON THE WEST RUNNING NORTHERLY TO MIDDLE COUNTRY ROAD.

AS TO LOT 032.001: AS TO DEED IN LIBER 12258 PAGE 359:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN CORAM, IN THE TOWN OF BROOKHAVEN, SUFFOLK COUNTY, NEW YORK, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF PORT JEFFERSON PATCHOGUE ROAD (NYS ROUTE 112) 36.03 FEET SOUTHEAST OF THE SOUTHEASTERLY END OF A CHORD CONNECTING THE SOUTHERLY SIDE OF MIDDLE COUNTRY (NYS ROUTE 25) AS WIDENED WITH THE SOUTHWESTERLY SIDE OF PORT JEFFERSON PATCHOGUE ROAD (NYS ROUTE 112); RUNNING THENCE GENERALLY SOUTHERLY AND EASTERLY FROM SAID POINT OF BEGINNING ALONG LAND NOW OR FORMERLY OF KAUFMAN AND MIRABELLI SOUTH 32 DEGREES 02 MINUTES 50 SECONDS WEST 208.34 FEET AND SOUTH 67 DEGREES 17 MINUTES 00 SECOND EAST 60.90 FEET TO LAND NOW OR FORMERLY OF SOUNDVIEW PROPERTY MANAGEMENT; RUNNING THENCE SOUTHWESTERLY, NORTHWESTERLY AND NORTHEASTERLY ALONG SAID AND NOW OR FORMERLY OF SOUNDVIEW PROPERTY MANAGEMENT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) SOUTH 53 DEGREES 15 MINUTES 20 SECONDS WEST 27.05 FEET;

2) SOUTH 24 DEGREES 48 MINUTES 30 SECONDS WEST 79.37 FEET;

3) NORTH 60 DEGREES 54 MINUTES 40 SECONDS WEST 138.66 FEET;

4) NORTH 22 DEGREES 17 MINUTES 30 SECONDS EAST 248.54 FEET TO THE SOUTHERLY SIDE OF MIDDLE COUNTRY (NYS ROUTE 25); RUNNING THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF MIDDLE COUNTRY (NYS ROUTE 25) NORTH 74 DEGREES 20 MINUTES 10 SECONDS EAST 34.26 FEET AND SOUTH 86 DEGREES 15 MINUTES 36 SECONDS EAST 70.09 FEET TO THE SOUTHWESTERLY SIDE OF PORT JEFFERSON

PATCHOGUE ROAD (NYS ROUTE 112); RUNNING THENCE SOUTHEASTERLY LONG THE SOUTHWESTERLY SIDE OF PORT JEFFERSON PATCHOGUE ROAD (NYS ROUTE 112) SOUTH 67 DEGREES 34 MINUTES 35 SECONDS EAST 36.03 FEET TO THE POINT OR PLACE OF BEGINNING.

WHICH SAID LOTS WHEN TAKEN TOGETHER ARE MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON SITUATE, LYING AND BEING IN CORAM IN THE TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK AND STATE OF NEW YORK BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF PORT JEFFERSON PATCHOGUE ROAD (NYS ROUTE 112) 36.03 FEET SOUTHEAST OF THE SOUTHEASTERLY SIDE OF MIDDLE COUNTRY (NYS ROUTE 25) AS WIDENED WITH THE SOUTHWESTERLY SIDE OF PORT JEFFERSON PATCHOGUE ROAD (NYS ROUTE 112);

RUNNING THENCE GENERALLY SOUTHERLY AND EASTERLY FROM SAID POINT OF BEGINNING ALONG LAND NOW OR FORMERLY OF KAUFMAN AND MIRABELLI SOUTH 32 DEGREES 02 MINUTES 50 SECONDS WEST 208.34 FEET;

THENCE SOUTH 67 DEGREES 17 MINUTES 00 SECONDS EAST 60.90 FEET TO THE LAND NOW OR FORMERLY OF SOUNDVIEW PROPERTY MANAGEMENT;

THENCE SOUTHWESTERLY, NORTHWESTERLY AND NORTHEASTERLY ALONG SAID LAND NOW OR FORMERLY OF SOUNDVIEW PROPERTY MANAGEMENT THE FOLLOWING TWO (2) COURSED AND DISTANCES:

1) SOUTH 53 DEGREES 15 MINUTES 20 SECONDS WEST 27.05 FEET;

2) SOUTH 24 DEGREES 48 MINUTES 30 SECONDS WEST, 178.67 FEET;

THENCE NORTH 55 DEGREES 00 MINUTES 50 SECONDS WEST, 136.67 FEET;

THENCE NORTH 22 DEGREES 17 MINUTES 30 SECONDS EAST, 334.12 FEET TO THE SOUTHERLY SIDE OF MIDDLE COUNTRY ROAD (NYS ROUTE 112);

THENCE ALONG THE SOUTHERLY SIDE OF MIDDLE COUNTRY ROAD (NYS ROUTE THE FOLLOWING THREE (3) COURSES:

1) NORTH 74 DEGREES 20 MINUTES 10 SECONDS EAST, 34.26 FEET:

2) SOUTH 86 DEGREES 15 MINUTES 36 SECONDS EAST, 70.09 FEET;

3) SOUTH 67 DEGREES 34 MINUTES 35 SECONDS EAST, 36.03 FEET ALONG THE SOUTHERLY SIDE OF MIDDLE COUNTRY ROAD (NYS ROUTE 112) TO THE POINT OR PLACE OF BEGINNING.

DISTRICT: 0200 SECTION: 476.00 BLOCK: 02.00 LOT: 030.000 AND 032.001

FOR INFORMATION ONLY: 396 MIDDLE COUNTRY ROAD, CORAM, NY 11727

Being the same property as described in a title commitment prepared by Chicago Title Insurance Company , Issuing Office Filing Number 01-01267129, Commitment Date May 2, 2019 at 8:00 a.m.

SCHEDULE B - PART II EXCEPTIONS

Chicago Title Insurance Company, Issuing Office Filing Number 01-01267129, Commitment Date May 2, 2019 at 8:00 a.m.

4. COVENANTS, CONDITIONS, EASEMENTS, LEASES, AGREEMENTS OF RECORD ETC., IF ANY, MORE FULLY SET FORTH IN SCHEDULE HEREIN:

a) ELECTRIC EASEMENT AGREEMENT IN LIBER 2670 PAGE 583.

-DOES NOT AFFECT SUBJECT PROPERTY, PLOTTED ON SURVEY. SHOWN AS (4a)

6. NEW YORK STATE DEPARTMENT OF TRANSPORTATION NOTICE OF APPROPRIATION IN LIBER 11655 PAGE 387.

-AFFECTS SUBJECT PROPERTY, PLOTTED ON SURVEY.

(7) NEW YORK STATE DEPARTMENT OF TRANSPORTATION NOTICE OF APPROPRIATION IN LIBER 12869 PAGE 331.

-APPROXIMATE LOCATION SHOWN SCALED PER REFERENCE #8; NOT PROVIDED MAPS 442, PARCEL 527.

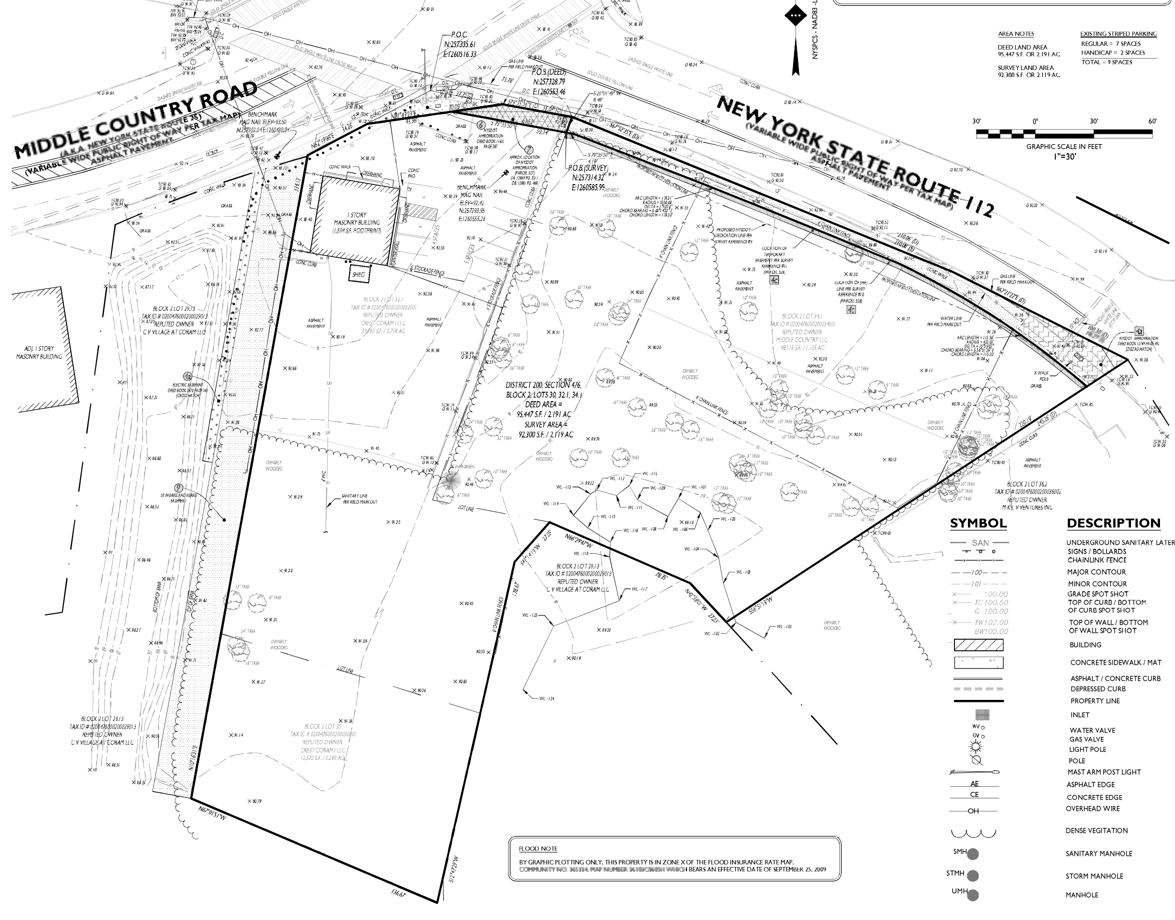
8. NEW YORK STATE DEPARTMENT OF TRANSPORTATION NOTICE OF APPROPRIATION IN LIBER 12881 PAGE 468

-APPROXIMATE LOCATION SHOWN SCALED PER REFERENCE #8; NOT PROVIDED MAPS 442, PARCEL 527. SHOWN AS (7)

(9) SURVEY MADE BY T. EASON LAND SURVEYOR DATED 10/05/2015 REVISED 02/22/2016

a) 20 FT. INGRESS AND EGRESS EASEMENT ABUTS THE WESTERLY LINE

- PLOTTED ON SURVEY



VICINITY MAP (MAPQUEST)
NOT TO SCALE

SURVEY NOTES

1. THE ADDRESS FOR THIS PROPERTY IS 396 MIDDLE COUNTRY ROAD, CORAM, NY FROM RECORD DOCUMENTS.
2. THIS SURVEY AND THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED DURING [illegible] BASED ON AVAILABLE MAPS AND DEEDS OF RECORD, AND PHYSICAL EVIDENCE.
3. THIS SURVEY IS VALID ONLY WHEN AN EMBOSSED SEAL IS AFFIXED HERETO.
4. THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APPURTENANCES AND ACCESSIBLE MANHOLES. THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY DIGGING TEST HOLES PRIOR TO ANY DESIGN OR CONSTRUCTION. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
6. BEARINGS ARE REFERENCED TO THE NJ STATE PLANE COORDINATE SYSTEM, NAD 83 (2011). ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), ESTABLISHED VIA RTK GPS OBSERVATIONS.
7. THE PROPERTY HAS DIRECT ACCESS TO MIDDLE COUNTRY ROAD & NEW YORK ROUTE 112.
8. BASEMENT OR BELOW GRADE STRUCTURE (IF ANY) UNKNOWN.
9. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.
10. LOCATION OF TEMPORARY EASEMENT AND PROPERTY LINE (FEE) APPROXIMATE FROM SURVEY REFERENCE #8. MAP 441 - PARCEL 526 & MAP 443 - PARCEL 528 NOT PROVIDED.
11. BENCHMARK - MAGNAIL ELEV = [illegible] (NAVD88).
BENCHMARK - MAGNAIL ELEV = [illegible] (NAVD88).
12. DEED AREA CONTAINS [illegible] ACRES

811
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ALTA / NSPS LAND SURVEY

PREPARED FOR:
THE CREST GROUP, LLC

D/S/B/L/ - 200 - 476 - 2 - 30 , 32.1, 34.1
396 MIDDLE COUNTRY ROAD
HAMLET OF CORAM
TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK

ISSUE	DATE	BY	FIELD DATE	FIELD CREW	DESCRIPTION
7	07/26/2022	JD	-	-	UPDATE PER TOWN COMMENTS
6	01/20/2021	AG	-	-	UPDATE PER EASEMENT MAPS
5	06/22/2020	MG	-	-	RECERTIFIED
4	04/22/2020	MG	-	-	UPDATED PER TOWN COMMENTS
3	10/03/2019	RD	-	-	UPDATED WETLAND
2	09/13/2019	RD	03/28/2019	KL	FINAL ISSUED

SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE [illegible] MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, [illegible] OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON MARCH [illegible] 2019.

Thomas F Miller
Digitally signed by Thomas F Miller
Date: 2022.08.15 13:26:43 -04'00'

SCALE: 1"=30' | PROJECT ID: U-19063 | SHEET: 1 OF 1