

Hargrave, Julie

From: Antoinette (Toni) Rivera <arivera@brookhavenny.gov>
Sent: Wednesday, November 16, 2022 12:36 PM
To: PB Hargrave, Julie; public.works@suffolkcountyny.gov; Peter Fontaine
Cc: Bob Schroeder; Karen Sullivan; Leigh Rate
Subject: 2022-016-CZ Bolla @ Yaphank
Attachments: 2022-016-CZ 10-12-22 Site Plans Package.pdf; 2022-016-CZ 10-12-22 EAF.pdf; 2022-016-CZ 10-12-22 Application_Bolla @ Yaphank.pdf; 2022-016-CZ 11-16-22 Initial Coordination Letter.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,

Attached is a copy of a **TOWN BOARD** application this office has received.

*****All correspondence should be forwarded to:**

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

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.



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

OCT 12 2022



Town of

Brookhaven

Long Island, New York

Town of Brookhaven
Town Clerk's Office

Land Use Application

One Independence Hill, Farmingville, NY 11738

Form PL-01 rev E 1/1/2019

Page 1 of 11

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 <h1 style="margin: 0;">Brookhaven</h1> <p style="margin: 0; font-size: small;">Long Island, New York</p>	<h1 style="margin: 0;">Land Use Application</h1>
Form PL-01 rev E 1/1/2019 Page 2 of 11	

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	- 663.00	- 01.00	- 005.000

Name of Application:

Located at #: , on the N E S W side of:

Distance: , N E S W of:

Hamlet: Post Office:

Ambulance District: School District:

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

Property Size (Acres): OR Square Feet:

Disturbed Property Size (Acres): OR Square Feet:

Present Zoning/Use of Site: Proposed Zoning/Use of Site:

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)

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.



Town of Brookhaven Long Island, New York	Land Use Application
	Form <u>PL-01</u> rev E 6/2/15 Page 3 of 11

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:

Firm Name:

Address:

Hamlet: State: Zip: Tel#:

E-mail: Fax#:

If corporation, name of responsible officer: Title:

IN WITNESS WHEREOF I have hereto set my hand onto this day of 2022

482 Sills Road LLC

BY: 

Sign By Owner/Officer Janender Narang, Managing Member

STATE OF NEW YORK)

COUNTY OF SUFFOLK)

On the 8th day of September in the year 2022 before me, the undersigned, personally appeared Janender Narang 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 individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public

MICHAEL G. LEWIS
Notary Public, State of New York
No. 02LE6167307
Qualified in Westchester County
Commission Expires April 5, 2024



Town of Brookhaven Long Island, New York	Land Use Application
	Form <u>PL-01</u> rev <u>E 6/2/15</u> Page 3 of 11

APPLICANT

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:

Firm Name:

Address:

Hamlet: State: Zip: Tel#:

E-mail: Fax#:

If corporation, name of responsible officer: Title:

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

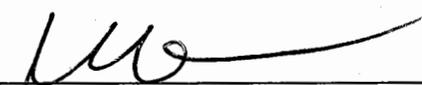
BOLLA OPERATING L.I. CORP.

BY: 
 Sign By Owner/Officer Harvinder Singh, Pres.

STATE OF NEW YORK)

COUNTY OF SUFFOLK)

On the day of in the year before me, the undersigned, personally appeared 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 individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


 Notary Public

MICHAEL G. LEWIS
 Notary Public, State of New York
 No. 02LE6107607
 Qualified in Westchester County
 Commission Expires April 5, 2024



Town of <h1 style="margin: 0;">Brookhaven</h1> <p style="margin: 0;">Long Island, New York</p>	<h2 style="margin: 0;">Land Use Application</h2>
Form PL-01 rev E 6/2/15 Page 4 of 11	

C. APPLICANT/CONTRACT VENDEE/LESSEE

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

Name: Firm Name:

Street Address:

City: State: Zip: Tel#:

E-mail: Fax#:

D. PLAN PREPARER

Name: Firm Name:

Street Address:

City: State: Zip: Tel#:

E-mail: 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 cubic yards, proposed to be removed from the premises.

Name: Phone Number

E-mail: License Number:

Signature: Date:



Town of <h1 style="margin:0;">Brookhaven</h1> <p style="margin:0;">Long Island, New York</p>	<h1 style="margin:0;">Land Use Application</h1>
<div style="display: flex; justify-content: space-between;"> Form <u>PL-01</u> rev E 6/2/15 Page 5 of 11 </div>	

II. BOARD OF ETHICS TRANSACTIONAL DISCLOSURE:

Case Number:

A. APPLICANT

Application Date:

Name:	Bolla Operating L.I. Corp.	Address:	809 Stewart Avenue			
City:	Garden City	State:	NY	Zip:	11530	
		Tel#:	(516) 240-8671			
E-Mail	hsingh@bollaoil.com or mlewis@bollaoil.com				Fax#:	(516) 512-6556

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: <input style="width: 400px; height: 20px;" type="text"/>					

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.

Bolla Operating L.I. Corp. by Harvinder Singh

Print Name: _____ President Signature: _____

On the 5th day of September, in the year 2022, before me, the undersigned, a Notary Public in and for said State, appeared Harvinder Singh, 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.

Notary Public:

MICHAEL G. LEWIS
 Notary Public, State of New York
 No. 02LE6167607
 Qualified in Westchester County
 Commission Expires April 5, 2024



Town of
Brookhaven
Long Island, New York

Land Use Application

Form PL-01 rev E 6/2/15

Page 5 of 11

II. BOARD OF ETHICS TRANSACTIONAL DISCLOSURE:

Case Number:

A. ~~APPLICANT~~ PROPERTY OWNER

Application Date:

Name:

Address:

City:

State:

Zip:

Tel#:

E-Mail

Fax#:

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?

Yes No

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.

482 Sills Road LLC by Janender Navang

Print Name:

Signature:

On the 07 day of September in the year 2022, before me, the undersigned, a Notary Public in and for said State, appeared Janender Navang, 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.

Notary Public:

MICHAEL G. LEWIS
Notary Public, State of New York
No. 02LE6107607
Qualified in Westchester County
Commission Expires April 5, 2024



Town of Brookhaven Long Island, New York	Land Use Application
	Form PL-01 rev E 6/2/15 Page 6 of 11

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:

N/A

- 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:

The subject property is serviced by PSEG for electric service, National Grid & SCWA

- 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:

Underground fuel storage tanks will be installed

- 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?



Town of
Brookhaven
 Long Island, New York

Land Use Application

Form PL-01 rev E 6/2/15

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). 4-6 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) 30
5. Number of jobs generated after completion. (full time equivalent) 10
6. Number of jobs eliminated by this project. 0
7. What are the current tax revenues generated by the project site? \$26,411 +-
8. What tax revenues will project generate after completion? TBD
9. What is the estimated cost of construction? \$3.5 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



Town of <h1 style="margin: 0;">Brookhaven</h1> <p style="margin: 0;">Long Island, New York</p>	<h2 style="margin: 0;">Land Use Application</h2>
	Form PL-01 rev. E. 6/2/15 Page 8 of 11

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

Town Board Special Permit for motor vehicle fueling station
 Town Board Special Permit for a convenience store accessory to the motor vehicle fueling station

B1. If the proposed project requires **Variations, 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

Town Board Waivers from the following Special Permit Criteria of the Town Code:
 Section 85-852 (1) parking for convenience store requires 28 spaces – 15 provided (3 landbanked).
 Section 85-467(3) Maximum size of building 1,500 s.f. – 2,600 s.f. proposed
 Section 85-467(3) Maximum size of sales area 750 s.f. – 1,536 s.f. proposed
 Section 85-466E(1) Rear yard of 21' for convenience store instead of required 40 feet.
 Section 85-843B(1) 25' buffer adjacent to all residence district – 17' on west and 19' on north provided.

Variations required from Board of Zoning Appeals per attached rider (to be confirmed)

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.]

<input checked="" type="checkbox"/>	Lot Area	<input type="text"/>	<input type="checkbox"/>	1st Story Sq. Ft.	<input type="text"/>
<input checked="" type="checkbox"/>	Lot Width	<input type="text"/>	<input type="checkbox"/>	2nd Story Sq. Ft.	<input type="text"/>
<input checked="" type="checkbox"/>	Front Yard Setback	<input type="text"/>	<input type="checkbox"/>	Special Permit Criteria	<input type="text"/>
<input checked="" type="checkbox"/>	Rear Yard Setback	<input type="text"/>	<input checked="" type="checkbox"/>	Other	lighting
<input type="checkbox"/>	Side Yard Setback	Minimum <input type="text"/>	Total	<input type="text"/>	

3. List the structure(s) requiring variance/waiver(s): Specify whether each structure is PROPOSED or EXISTING:

see attached	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

Re: Bolla @ Yaphank

Variances from the Board of Zoning Appeals:

- Lot Area (65,000 s.f. required – 38,288 s.f. provided)
- Minimum Lot width throughout (150' required – 0' provided)
- Front yard setback from canopy (50' required – 17' 11" provided)
- Rear yard variance from convenience store (40' required) – 21' provided)
- Landscaped area along front yard (15' required – 3 feet provided);
- Relief of minimum buffer adjacent to residential zone (25' required – 4' feet from west property line, 19' from north property line, 0' within LIDA easement provided)
- 4" street trees 30' on center (none provided within LIPA easement)
- Amount of parking (28 stalls required – 15 provided including 3 landbanked)
Amount of loading spaces (1 stall required – 0 provided)

Lighting: TBD

Signage:

Variance for proposed 12' high, 48 s.f. ground sign (12' high, 24 s.f. permitted located less than the required 12' feet from C.R.F. 101 (6' 5" proposed).



C1. If the 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

NOT APPLICABLE

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:

NOT APPLICABLE		

- 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?

**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 482 Sills Road LLC Address c/o JAS USA, Inc. 200 North Broadway
Suite 7
City Hicksville State NY Zip 11801
Telephone 516-805-9956 Email Jaynavang16@gmail.com Fax 516-740-0745

This form is for:

- An individual A partnership Limited Liability Company
 A corporation An association

Nature of Application:

- Property Assessment Grievance for non-residential parcel Variance
 Amendment ~~Change of Zone~~ Town Board
 Approval of Plat Exemption from Plat or Official Map
 License or Permit affecting real property Bidding on contract(s)

Affected parcel (address) 482 Sills Road, Yaphank, NY

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 XX

If Yes, complete the appropriate section below.
If No, sign and date at end of form.

Please complete the following relevant section below:

For individual:

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?

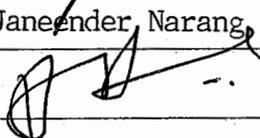
Yes ___ No ___ The actual applicant,

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:

482 Sills Road LLC
Print Name BY: Janeender Narang Date 9/8/22

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 Bolla Operating L.I. Corp. Address 809 Stewart Avenue

City Garden City State NY Zip 11530

Telephone 516-240-8671 Email hsingh@bollaoil.com Fax 516-512-6556
Mlewis@bollaoil.com

This form is for:

- An individual A partnership
 A corporation An association

Nature of Application:

- Property Assessment Grievance for non-residential parcel Variance
 Amendment ~~Change of Zone~~ Town Board
 Approval of Plat Exemption from Plat or Official Map
 License or Permit affecting real property Bidding on contract(s)

Affected parcel (address) _____

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 XX

If Yes, complete the appropriate section below.

If No, sign and date at end of form.

Please complete the following relevant section below:

For individual:

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?

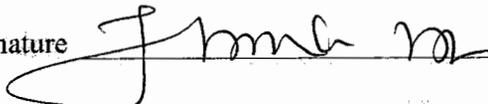
Yes ___ No ___ The actual applicant,

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 Bolla Operating L.I. Corp.
BY: Harvinder Singh Date 9/5/22

Signature 

Effective 05/15/2018

TOWN OF GREENHAVEN BUILDING DEPARTMENT
 PATCHOGUE, NEW YORK

Temporary of Compliance
 Permanent of Occupancy

Permit No. 97629

Date 8-13-71

No. 81888

Engineer _____

Applicant MR N.R.D. Development Corp.

No. & St. Box 158

Village or City S. Hauppauge State New York

This certifies that this 1/2 story gasoline filling station 37.4' x 27' classified as

- 1 Family Dwelling
- 2 Family Dwelling
- Multiple Dwellings
- Business
- Manufacture
- Industrial
- Storage
- Assembly
- Institutional
- Miscellaneous

Located at No. N 5 E 1/4 Patchogue-Yaphank Rd.

Distance 100' S E W of L. I. Expressway

Village Yaphank State of New York

Map described Section Lot

conforms substantially with Zoning Ordinances, Building Code and other laws if any of date of permit issuance and provides a building plan for use or occupancy.

Article 13 of the Executive Law of the State of New York, Section 209 (1) (i) prohibits discrimination in the sale, rental or lease of housing accommodations, whether of room, tract, block or individual units.

Robert Curran
 Chief Building Inspector

This certificate is null and void if building, structure or use is altered or used for any purpose other than which it is certified.



Town of Brookhaven
Long Island

CERTIFICATE OF COMPLIANCE

Permanent

Certificate: **CC272698**

Date Issued: **06/20/2014**

Owner: **Star Advantage Property Holdings Llc
c/o Fst Engineers Inc.
534 Broadhollow Road
Melville, NY 11747**

SCTM: **0200663000100005000**

Item Number: **8222472**

Record Number: **14B095350**

This certifies that the

**Shell, Yaphank - Transfer Switch
Electrical Transfer Switch
For Connection Of Electrical System To An Emergency Generator**

Located at: **482 Patchoge-Yaphank Rd
Distance 100' N of Long Island Expressway
Town: Yaphank
Map: N ENUIS**

conforms substantially with Zoning Ordinance, Building Code and other laws, if any, on date of issuance and permission is hereby given for the use as stated herein and subject to permission to occupy via the issuance of a Certificate of Occupancy or equivalent.

BY 
Building Inspector

Article 15 of the Executive Law of the State of New York, Section 296-5(A)(1) prohibits discrimination in the sale, rental, or lease of housing accommodations, because of race creed, color or national origin.

This certificate is null and void if building, structure or use is altered or used for any other purpose other than which it is certified without full compliance with the Code of the Town of Brookhaven.

NOT VALID WITHOUT EMBOSSED SEAL

Convenience Copy Do Not Rescan

bc.co

Building Division
One Independence Hill, Farmingville, NY 11734 - Phone 631-451-6933 - Fax 631-451-6249

Rev 05/13

Printed from Laserfiche on 11/16/2021 3:25:59 PM by TITLE Please RESCAN modified by: _____ on ___/___/___



SUFFOLK COUNTY CLERK
 RECORDS OFFICE
 RECORDING PAGE

Type of Instrument: DECLARATION
 Number of Pages: 6
 Receipt Number : 14-0120543

Recorded: 09/12/2014
 At: 09:39:28 AM

LIBER: D00012788
 PAGE: 401

District: 0200 Section: 663.00 Block: 01.00 Lot: 005.000

EXAMINED AND CHARGED AS FOLLOWS

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	\$30.00	NO	Handling	\$20.00	NO
COE	\$5.00	NO	NYS SRCHG	\$15.00	NO
TP-584	\$0.00	NO	Notation	\$0.00	NO
Cert.Copies	\$7.50	NO	RPT	\$60.00	NO
			Fees Paid	\$137.50	

THIS PAGE IS A PART OF THE INSTRUMENT
 THIS IS NOT A BILL

JUDITH A. PASCALE
 County Clerk, Suffolk County

1 2

Number of pages 60

RECORDED
2014 Sep 12 09:39:28 AM
JUDITH A. PASCALE
CLERK OF
SUFFOLK COUNTY
L 000012788
P 401

This document will be public record. Please remove all Social Security Numbers prior to recording.

Deed / Mortgage Instrument Deed / Mortgage Tax Stamp Recording / Filing Stamps

3 FEES

Page / Filing Fee 30 -
 Handling 20. 00
 TP-584 _____
 Notation _____
 EA-52 17 (County) _____ Sub Total 50 -
 EA-5217 (State) _____
 R.P.T.S.A. 60 00
 Comm. of Ed. 5. 00
 Affidavit _____
 Certified Copy 7. 50
 NYS Surcharge 15. 00 Sub Total 87.50
 Other _____ Grand Total 137.50



Mortgage Amt. _____
 1. Basic Tax _____
 2. Additional Tax _____
 Sub Total _____
 Spec./Assit. _____
 or _____
 Spec. /Add. _____
 TOT. MTG. TAX _____
 Dual Town _____ Dual County _____
 Held for Appointment _____
 Transfer Tax _____
 Mansion Tax _____
 The property covered by this mortgage is or will be improved by a one or two family dwelling only.
 YES _____ or NO _____
 If NO, see appropriate tax clause on page # _____ of this instrument.

4 Dist 2790242 0200 66300 0100 005000 5 5 Community Preservation Fund

Real Prop Tax Serv Agenc Verificat
 P T S
 R L P A A
 10-SEP-14

Consideration Amount \$ _____
 CPF Tax Due \$ _____

6 Satisfactions/Discharges/Releases List Property Owners Mailing Address
RECORD & RETURN TO:
 Eugene L. Denicola, Esq.
 P.O. Box 68
 Sayville, NY 11782

Improved _____
 Vacant Land _____
 TD _____
 TD _____
 TD _____

Mail to: Judith A. Pascale, Suffolk County Clerk
 310 Center Drive, Riverhead, NY 11901
 www.suffolkcountyny.gov/clerk

7 Title Company Information
 Co. Name Peconic Abstract Inc
 Title # PAC-4124

8 Suffolk County Recording & Endorsement Page

This page forms part of the attached Deed of C & P's made by:
 (SPECIFY TYPE OF INSTRUMENT)
Star Advantage Property Holding LLC
 TO _____
 In the TOWN of Brookhaven
 In the VILLAGE _____
 or HAMLET of _____

**DECLARATION OF
COVENANTS AND RESTRICTIONS**

This Declaration made and dated the 3rd day of June, 2014 by **STAR ADVANTAGE PROPERTY HOLDING LLC**, a New York limited liability company having an office 482 Sills Road, Yaphank, New York, 11980, hereinafter referred to as the "Declarant".

WITNESSETH:

WHEREAS, the Declarant is the owner in fee simple of the real property described in Schedule "A" annexed hereto and made a part hereof; and

WHEREAS a public hearing was duly held on the 6th day of May, 2014 by the Town Board of the Town of Brookhaven, a Municipal Corporation situated in the County of Suffolk, State of New York upon the application of the Declarant for a Special Permit for a motor vehicle fueling station, a Special Permit for an accessory convenience store, and waiver of special permit criteria on property herein set forth located at the west side of Sills Road north of Long Island Expressway North Service Road, Yaphank, New York and known as Suffolk County Tax Map Number District 0200 Section 663.00 Block 001.00 Lot 005.000; and

WHEREAS, the Town Board adopted a Resolution dated May 6, 2014 approving the application; and

WHEREAS, the Town Board has conditioned its approval upon the imposition of certain covenant and restrictions upon said real property.

NOW, THEREFORE, in consideration of the premises, the Declarant declares that the above described real property is held subject to the following covenants and restrictions:

1. Minimum 19' natural and/or re-vegetated (with native Pine Barrens vegetation) buffer shall be preserved and/or established along the northerly property boundary, subject to review and approval of the Planning Board at the time of site plan review.
2. Minimum 17' natural and/or re-vegetated (with native Pine Barrens vegetation) buffer shall be preserved and/or established along the westerly property boundary, with the exception of the minimum cleared

DISTRICT
0200
SECTION
663.00
BLOCK
01.00
LOT
005.000

SCHEDULE "A"

ALL that certain plot, piece, or parcel of land, situate, lying, and being at Yaphank, Town of Brookhaven, County of Suffolk and State of New York being more particularly bounded and described as follows:

BEGINNING at a monument on the northwesterly side of Patchogue-Yaphank Road or Sills Road (connection to Long Island Expressway), as widened, distant North 23 degrees 55 minutes 30 seconds West 223.90 feet from a monument set in the north line of the Long Island Expressway and the southeasterly side of Patchogue-Yaphank Road or Sills Road (connection to Long Island Expressway), as widened;

running thence North 10 degrees 25 minutes 40 seconds East 372.98 feet to a concrete monument;

thence South 79 degrees 22 minutes 57 seconds East 195.87 feet to a concrete monument;

thence South 10 degrees 26 minutes 38 seconds West 18.00 feet to a concrete monument set in the northwesterly side of Patchogue-Yaphank Road or Sills Road (connection to Long Island Expressway), as widened;

thence South 39 degrees 21 minutes 40 seconds West along the northwesterly side of said Patchogue-Yaphank Road or Sills Road (connection to Long Island Expressway), as widened, 404.86 feet to the point or place of beginning.

SCTM No. District 0200 Section 663.00 Block 01.00 Lot 005.000

DECLARATION OF COVENANTS AND
RESTRICTIONS

RECORD & RETURN TO:

EUGENE L. DE NICOLA
200 RAILROAD AVENUE, P.O. BOX 68
SAYVILLE, NEW YORK 11782

**Full Environmental Assessment Form
Part 1 - Project and Setting**

RECEIVED

OCT 12 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.

Town of Brookhaven
Town Clerk's Office

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 1 is 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 dispenser, new underground fuel storage tanks and new landscaping.		
Name of Applicant/Sponsor: Bolla Operating L.I. Corp.	Telephone: (516) 240-8671	E-Mail: hsingh@bollaol.com or mlewis@bollaol.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 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Board	
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning	
c. City Council, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ZBA	
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Fire Prevention, Buildings	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SCDHS - tanks SCDHS - WW	
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SCWA - Water & Pine Barrens	
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.

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

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,
 i. Total number of structures 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

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ <p>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):</p> <p>_____</p> <p>_____</p> <p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>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? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p>_____ Square feet or _____ acres (impervious surface)</p> <p>_____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____</p> <p>_____</p> <p>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)?</p> <p>_____</p> <p>_____</p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p> <p>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? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>_____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>_____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p>_____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>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? _____</p> <p>If Yes:</p> <p>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)</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

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.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>8-5</u> • Saturday: <u>9-5</u> • Sunday: <u>n/a</u> • Holidays: <u>n/a</u> 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>24 hrs</u> • Saturday: <u>24hrs</u> • Sunday: <u>24hrs</u> • Holidays: <u>24hrs</u>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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: _____ % 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: Magothy

i. Name of aquifer: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____ <u>birds, squirrels</u> _____ _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ _____</p>	
<p>ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres </p>	
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>q. 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>r. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____</p>	

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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
	<input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

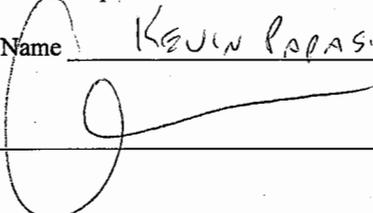
Attach any additional information which may be needed to clarify your project.

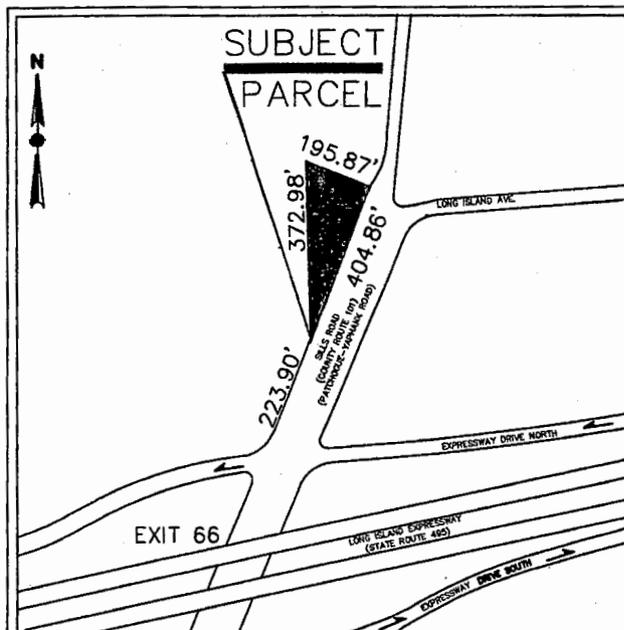
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

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

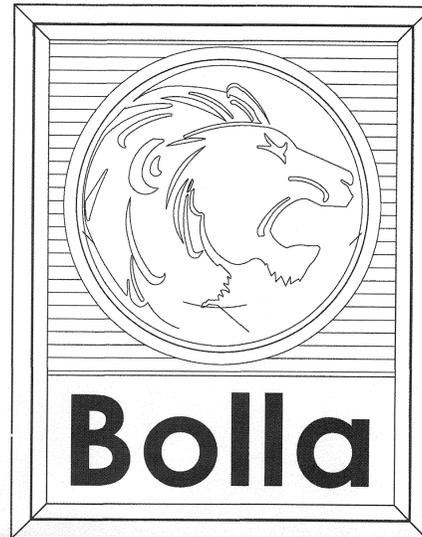
APPLICANT: BOLLA OPERATING L.I. CORP.
 TAX MAP No.: 0200-663-01-005
 EXISTING ZONE: J5
 AREA: 38,288 S.F.
 TOWN: BROOKHAVEN
 HAMLET: YAPHANK
 SCHOOL DISTRICT: LONGWOOD CENTRAL SCHOOL
 DISTRICT NO. 12
 LOCATION: 482 SILLS ROAD, YAPHANK

REQUESTED ACTION:

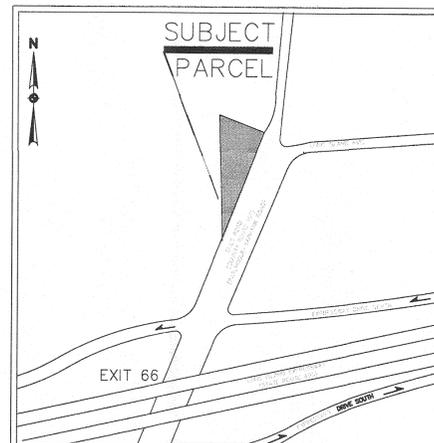
"TOWN BOARD SPECIAL PERMITS FOR MOTOR
 VEHICLE FUELING STATION, CONVENIENCE STORE
 ACCESSORY TO FUELING STATION AND WAIVERS
 FROM SPECIAL PERMIT CRITERIA."

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, 11989			
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)*:		3,304Z	(8.6% OF LOT SIZE)
AREA OF LANDSCAPE/NATURAL VEGETATION:				
	1. AREA OF NATURAL VEGETATION TO REMAIN:	15,835 SQFT (41%)		
	2. AREA TO BE REVEGETATED 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				
AREA OF SITE	38,288 SQFT	100%	AREA OF SITE	38,288 SQFT
NATURAL AREA (UNDISTURBED)	5,704 SQFT	14.9%	NATURAL AREA (UNDISTURBED)	5,704 SQFT
EXISTING PREVIOUSLY DISTURBED LANDSCAPED AREA	14,176 SQFT	37%	PROPOSED DISTURBED IN PREVIOUSLY UNDISTURBED & DISTURBED LANDSCAPED AREA	13,617 SQFT
CURRENT PAVEMENT & OTHER AREAS*	17,328 SQFT	45.4%	PROPOSED PAVEMENT AND OTHER AREAS*	13,042 SQFT
BUILDING AREA	3,080 SQFT	7.7%	PROPOSED BLDG. AREA	2,600 SQFT
			PROPOSED CANOPY AREA	3,325 SQFT
* 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	29%	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	85-1.8	9' x 19'	9' x 19'	OK
LOADING REQUIREMENTS	85-551.A	1	1	OK
MINIMUM LOADING SIZE	85-1.8	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 B (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 G.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	7 1/2' J OF WALL WIDTH WITH A MAX OF 400' FOR 1 SIGN AND 325' FOR ALL OTHERS	1-20 SQ FT 2-32 SQ FT	OK
MAXIMUM SIGN PROJECTION	57A-6.E4	3' FROM WALL	3'	OK
MAXIMUM HEIGHT ABOVE GRADE	57A-6.E6	18' TOP OF PARAPET WALL	16'	OK
CANOPY	57A-6.F	(3) 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			

SITE DEVELOPMENT BOLLA OPERATING L.I. CORP



**482 SILLS ROAD
YAPHANK, NEW YORK
DISTRICT 0200, SECTION 663, BLOCK 1, LOT 5**



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

APPLICANT

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

CONTACT: KEVIN PAPANASIAN, P.E.
c/o BTA 516-762-3078
516-632-8741 C

B. THAYER ASSOCIATES
 ARCHITECTURE • ENGINEERING • LANDSCAPE ARCHITECTURE • SURVEYING
 99 SUNNYSIDE BOULEVARD, WOODBURY, NY 11797
 TEL (516) 364-3660 • FAX (516) 364-668

RECEIVED

OCT 12 '02Z

Town of Brookhaven
Town Clerk's Office

TOWN STANDARD NOTES:

- ALL CONCRETE CURBING, SIDEWALKS AND DRAINAGE STRUCTURES SHALL CONFORM TO PLANNING BOARD STANDARD DETAILS 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 THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION ACTIVITIES.
- 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.
- 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.
- 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 NOTED ON PLAN.
- 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

DATE	REV	REVISIONS	BY	APP

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



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

Kevin Papan
KEVIN PAPAN, P.E.

NO.	REVISIONS
12.	
11.	
10.	
9.	
8.	
7.	
6.	
5.	

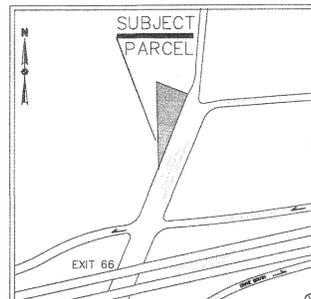
PROJECT: Bolla Oil Corp., Yaphank
 482 Sills Road
 Yaphank, Town of Brookhaven
 County of Suffolk, State of New York

DRAWING TITLE: SITE PLAN

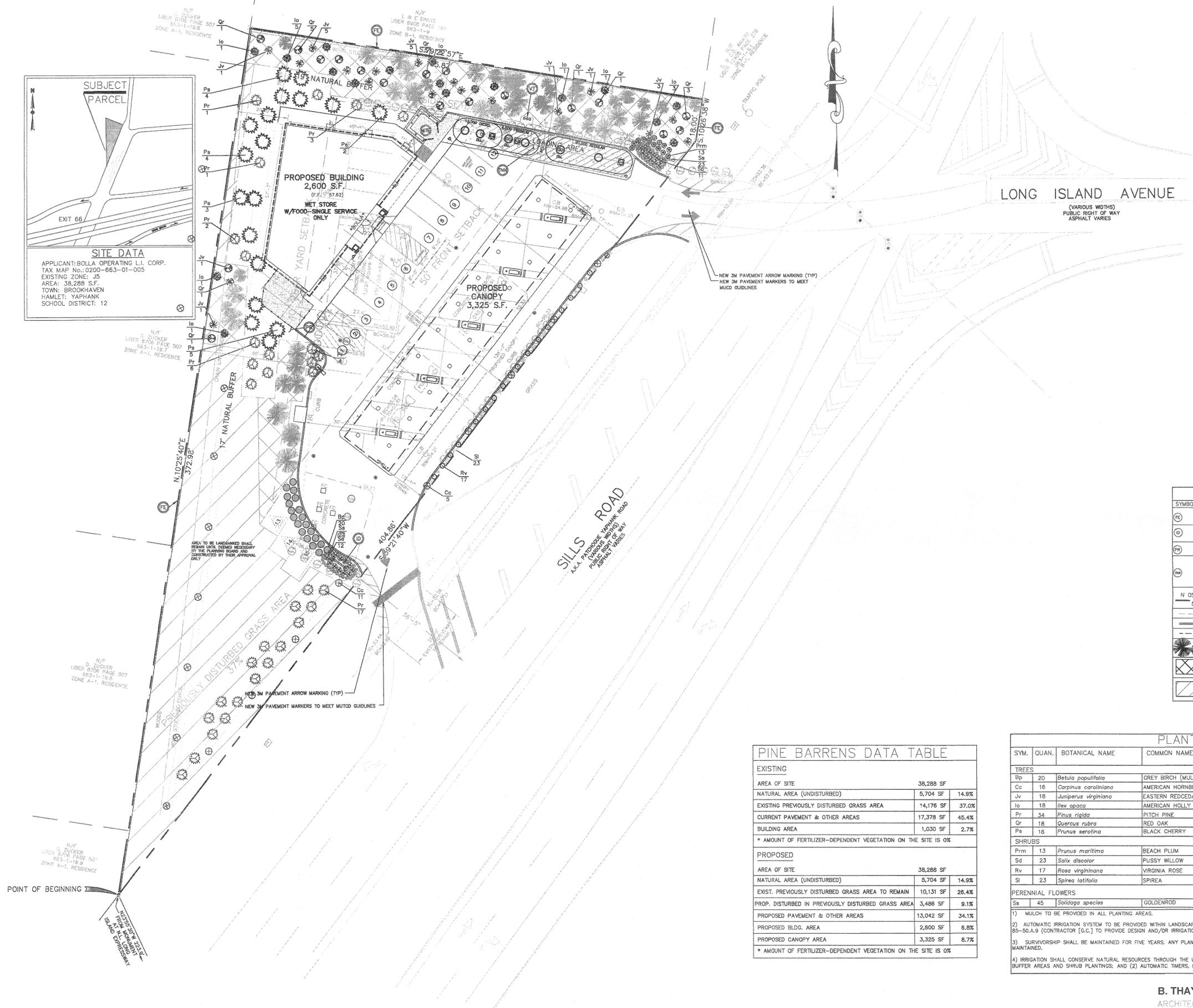


SCALE: 1"=20'
DRAWN BY: CMS
CHECKED BY: KP
DATE: 1/24/22
PROJECT NO.: SN-N263
DWG. NO.: 2

BORING B1		
DATE STARTED: NOVEMBER 20, 2014		
DATE COMPLETED: NOVEMBER 20, 2014		
DEPTH (FT.)	SPOON BLOWS	MATERIAL DESCRIPTION
0 TO 46 TO (IN.) 12		
1	5	BROWN M/F SAND LITTLE SILT TRACE GRAVEL (SW-SM)
2	8	
3	12	
4	13	BROWN C/F SAND TRACE GRAVEL TRACE SILT (SW)
5	15	
6	17	
7	18	BROWN C/F SAND SOME GRAVEL TRACE SILT (SW)
8	19	
9	19	
10	19	
11	19	
12	19	
13	19	
14	19	
15	19	
16	19	
17	19	
18	19	
19	19	
20	19	
21	19	
22	19	
23	19	
24	19	
25	19	
26	19	
27	19	
28	19	
29	19	
30	19	
31	19	
32	19	
33	19	
34	19	
35	19	
36	19	
37	19	
38	19	
39	19	
40	19	
41	19	
42	19	
43	19	
44	19	
45	19	
46	19	
47	19	
48	19	
49	19	
50	19	
51	19	
52	19	
53	19	
54	19	
55	19	
56	19	
57	19	
58	19	
59	19	
60	19	
61	19	
62	19	
63	19	
64	19	
65	19	
66	19	
67	19	
68	19	
69	19	
70	19	
71	19	
72	19	
73	19	
74	19	
75	19	
76	19	
77	19	
78	19	
79	19	
80	19	
81	19	
82	19	
83	19	
84	19	
85	19	
86	19	
87	19	
88	19	
89	19	
90	19	
91	19	
92	19	
93	19	
94	19	
95	19	
96	19	
97	19	
98	19	
99	19	
100	19	
101	19	
102	19	
103	19	
104	19	
105	19	
106	19	
107	19	
108	19	
109	19	
110	19	
111	19	
112	19	
113	19	
114	19	
115	19	
116	19	
117	19	
118	19	
119	19	
120	19	
121	19	
122	19	
123	19	
124	19	
125	19	
126	19	
127	19	
128	19	
129	19	
130	19	
131	19	
132	19	
133	19	
134	19	
135	19	
136	19	
137	19	
138	19	
139	19	
140	19	
141	19	
142	19	
143	19	
144	19	
145	19	
146	19	
147	19	
148	19	
149	19	
150	19	
151	19	
152	19	
153	19	
154	19	
155	19	
156	19	
157	19	
158	19	
159	19	
160	19	
161	19	
162	19	
163	19	
164	19	
165	19	
166	19	
167	19	
168	19	
169	19	
170	19	
171	19	
172	19	
173	19	
174	19	
175	19	
176	19	
177	19	
178	19	
179	19	
180	19	
181	19	
182	19	
183	19	
184	19	
185	19	
186	19	
187	19	
188	19	
189	19	
190	19	
191	19	
192	19	
193	19	
194	19	
195	19	
196	19	
197	19	
198	19	
199	19	
200	19	
201	19	
202	19	
203	19	
204	19	
205	19	
206	19	
207	19	
208	19	
209	19	
210	19	
211	19	
212	19	
213	19	
214	19	
215	19	
216	19	
217	19	
218	19	
219	19	
220	19	
221	19	
222	19	
223	19	
224	19	
225	19	
226	19	
227	19	
228	19	
229	19	
230	19	
231	19	
232	19	
233	19	
234	19	
235	19	
236	19	
237	19	
238	19	
239	19	
240	19	
241	19	
242	19	
243	19	
244	19	
245	19	
246	19	
247	19	
248	19	
249	19	
250	19	
251	19	
252	19	
253	19	
254	19	
255	19	
256	19	
257	19	
258	19	
259	19	
260	19	
261	19	
262	19	
263	19	
264	19	
265	19	
266	19	
267	19	
268	19	
269	19	
270	19	
271	19	
272	19	
273	19	
274	19	
275	19	
276	19	
277	19	
278	19	
279	19	
280	19	
281	19	
282	19	
283	19	
284	19	
285	19	
286	19	
287	19	
288	19	
289	19	
290	19	
291	19	
292	19	
293	19	
294	19	
295	19	
296	19	
297	19	
298	19	
299	19	
300	19	
301	19	
302	19	
303	19	
304	19	
305	19	
306	19	
307	19	
308	19	
309	19	
310	19	
311	19	
312	19	
313	19	
314	19	
315	19	
316	19	
317	19	
318	19	
319	19	
320	19	
321	19	
322	19	
323	19	
324	19	
325	19	
326	19	
327	19	
328	19	
329	19	
330	19	
331	19	
332	19	
333	19	
334	19	
335	19	
336	19	
337	19	
338	19	
339	19	
340	19	
341	19	
342	19	
343	19	
344	19	
345	19	
346	19	
347	19	
348	19	
349	19	
350	19	
351	19	
352	19	
353	19	
354	19	
355	19	
356	19	
357	19	
358	19	
359	19	
360	19	
361	19	
362	19	
363	19	
364	19	
365	19	
366	19	
367	19	
368	19	
369	19	
370	19	
371	19	
372	19	
373	19	
374	19	
375	19	
376	19	
377	19	
378	19	
379	19	
380	19	
381	19	
382	19	
383	19	
384	19	
385	19	
386	19	
387	19	
388	19	
389	19	
390	19	
391	19	
392	19	
393	19	
394	19	
395	19	
396	19	
397	19	
398	19	
399	19	
400	19	



SITE DATA
 APPLICANT: BOLLA OPERATING L.L. CORP.
 TAX MAP No.: 0200-663-01-005
 EXISTING ZONE: J5
 AREA: 38,288 S.F.
 TOWN: BROOKHAVEN
 HAMLET: YAPHANK
 SCHOOL DISTRICT: 12



LEGEND

SYMBOL	DESCRIPTION
(Fence symbol)	SIX-FOOT-HIGH VINYL FENCE
(Sign symbol)	INSTALL NEW 48 SX FIXED IDENTIFICATION SIGN
(Rack symbol)	INSTALL PROPANE RACK
(Tank symbol)	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.
(Line with bearing)	PROPERTY LINE W/ BEARING & DISTANCE
(Dashed line)	SETBACK LINE
(Solid line)	PROPOSED CURBS
(Dotted line)	LIMIT OF CLEARING
(Tree symbol)	EXISTING TREES TO REMAIN
(Cross-hatched area)	NATURAL AREA (UNDISTURBED)
(Diagonal hatched area)	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	<i>Betula populifolia</i>	GREY BIRCH (MULTI-TRUNK)	yes	yes	4" CAL.	-	B&B
Cc	16	<i>Carpinus caroliniana</i>	AMERICAN HORNBEAM	yes	yes	4" CAL.	30' O.C.	2 GAL.
Jv	18	<i>Juniperus virginiana</i>	EASTERN REDCEDAR	no	yes	4" CAL.	30' O.C.	2 GAL.
Ia	18	<i>Ilex opaca</i>	AMERICAN HOLLY	yes	yes	4" CAL.	30' O.C.	2 GAL.
Pr	34	<i>Pinus rigida</i>	PITCH PINE	yes	yes	6" ht.		B&B
Qr	18	<i>Quercus rubra</i>	RED OAK	yes	yes	6" ht.		B&B
Pr	18	<i>Prunus serotina</i>	BLACK CHERRY	yes	yes	7" ht.		B&B
SHRUBS								
Prm	13	<i>Prunus maritima</i>	BEACH PLUM	yes	yes	15-18"	2'-0" O.C.	2 GAL.
Sd	23	<i>Salix discolor</i>	PUSSY WILLOW	yes	no	15-18"	2'-0" O.C.	2 GAL.
Rv	17	<i>Rosa virginiana</i>	VIRGINIA ROSE	yes	yes	18-24"	2'-0" O.C.	2 GAL.
Sl	23	<i>Spirea latifolia</i>	SPIREA	yes	yes	18-24"	2'-0" O.C.	2 GAL.
PERENNIAL FLOWERS								
Sa	45	<i>Solidago species</i>	GOLDENROD	yes	yes	15-18"	2'-0" O.C.	2 GAL.

- MULCH TO BE PROVIDED IN ALL PLANTING AREAS.
- AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED WITHIN LANDSCAPING AREA THROUGHOUT THE SUBJECT PARCEL AND SHALL CONFORM WITH TOWN CODE 85-50.9 (CONTRACTOR [G.C.] TO PROVIDE DESIGN AND/OR IRRIGATION PLANS FOR INSTALLATION TO OWNER FOR APPROVAL.)
- SURVIVORSHIP SHALL BE MAINTAINED FOR FIVE YEARS. ANY PLANTS WHICH DIE OR BECOME DISEASED DURING THAT TIME SHALL BE REPLACED & MAINTAINED.
- 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

KEVIN PAPSIAN, P.E.

REVISIONS

NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	

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



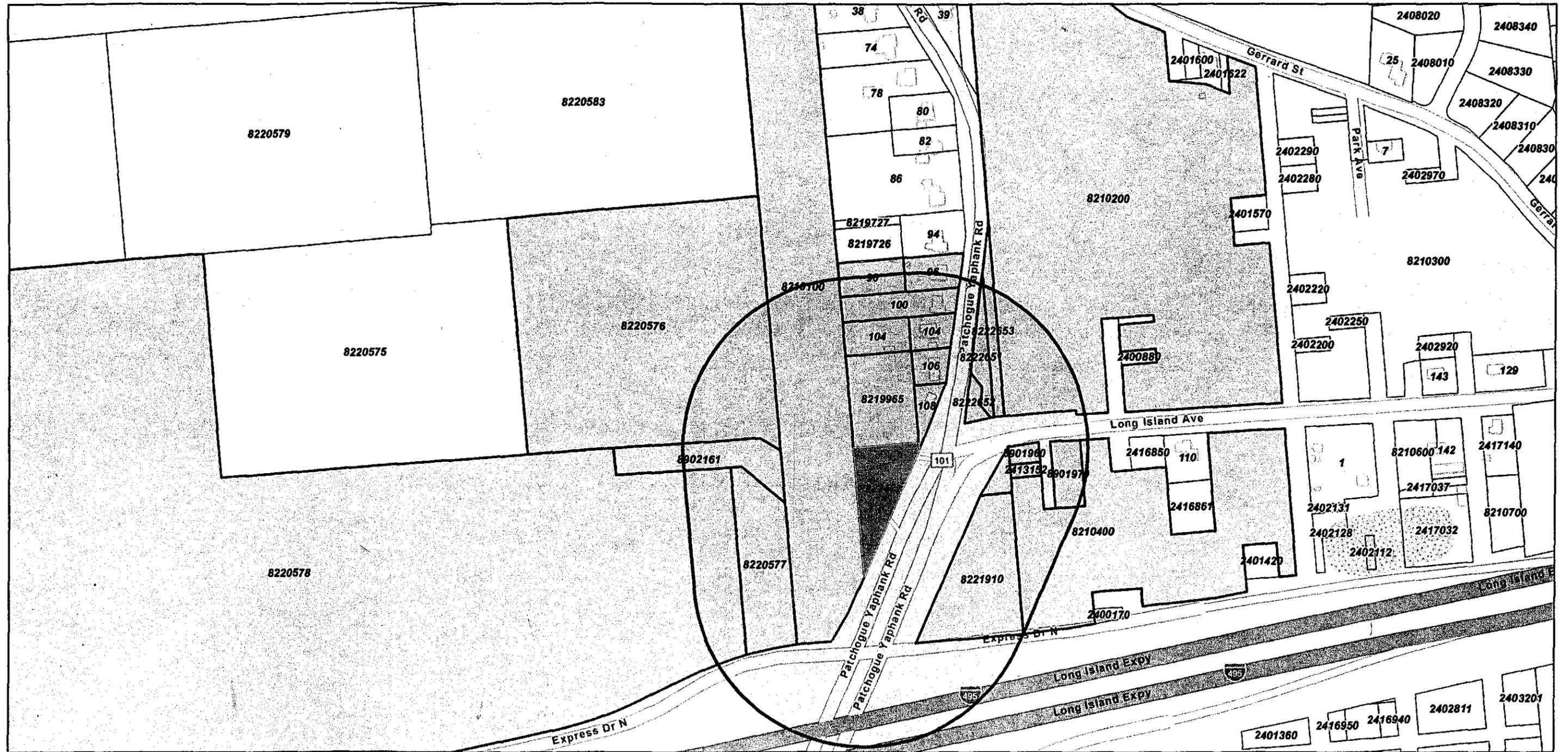
SCALE: 1"=20'
 DRAWN BY: VFR
 CHECKED BY: KP
 DATE: 1/24/22
 PROJECT NO. SN-N263
 DWG. NO. 3

LANDSCAPE PLAN SCALE-1"=20'
 DISTRICT 200, SECTION 663, BLOCK 1, LOT 5 ZONE J-5

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

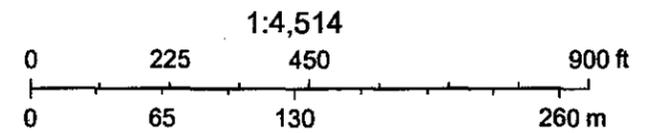
Town of Brookhaven
 Town Clerk's Office

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



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