

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 Fountaine
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

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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:	<input type="text"/>
Application Date:	<input type="text"/>

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
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Long Island, New York

Land Use Application

Form **PL-01** rev E 1/1/2019

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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: **Bolla @ Yaphank**

Located at #: **482**, on the ☐ N ☐ E ☐ S ☒ W side of: **Sills Road**

Distance: **223.90'**, ☒ N ☐ E ☐ S ☐ W of: **Long Island Expressway North Service Road**

Hamlet: **Yaphank**

Post Office: **Yaphank**

Ambulance District: **Not Applicable**
(Yaphank FD)

School District: **Longwood CSD**

Fire District: **Yaphank FD**

***Total Proposed S.F. of Building(s): 2,600 s.f.**

Property Size (Acres): **.88** OR Square Feet: **38288**

Disturbed Property Size (Acres): **0.88** OR Square Feet: **38288**

Present Zoning/Use of Site: **J5 Business District**

Proposed Zoning/Use of Site: **J5 Business District**

Name of Subdivision: **n/a**

Subdivision Lot Number: **n/a**

☐ Yes ☒ No Does the property in question conform to the lot area requirement?

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

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.



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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: 482 Sills Road LLC

Firm Name: same

Address: c/o JAS USA, Inc. 260 North Broadway, Suite 7

Hamlet: Hicksville

State: NY

Zip: 11801

Tel#: 516-805-9956

E-mail: Jaynarang1@gmail.com

Fax#: 516-740-0745

If corporation, name of responsible officer: Janender Narang

Title

Managing Member

IN WITNESS WHEREOF I have hereto set my hand onto this 8th day of September, 2022

482 Sills Road LLC

BY: [Signature]

Sign By Owner/Officer Janender Navang, 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.

[Signature]
Notary Public

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



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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: Bolla Operating L.I. Corp.

Firm Name: same

Address: 809 Stewart Avenue

Hamlet: Garden City

State: NY

Zip: 11530

Tel#: (516) 240-8671

E-mail: hsingh@bollaol.com or mlewis@bollaol.com

Fax#: (516) 512-6556

If corporation, name of responsible officer: Harvinder Singh

Title President

IN WITNESS WHEREOF I have hereto set my hand onto this

5th

day of

September
~~August~~

2022

BOLLA OPERATING L.I. CORP.

BY: [Signature]

Sign By Owner/Officer

Harvinder Singh, Pres.

STATE OF NEW YORK)

COUNTY OF SUFFOLK)

ss.:

On the 5th day of September in the year 2022 before me, the undersigned, personally 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 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.

[Signature]
Notary Public

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



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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:

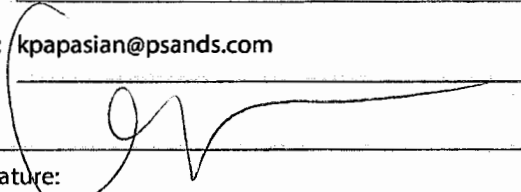
The site plan or subdivision submitted to the Board depicts an excess of cubic yards, proposed to be removed from the premises.

Name:

Phone Number

E-mail:

License Number:

Signature: 

Date:



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II. BOARD OF ETHICS TRANSACTIONAL DISCLOSURE:Case Number: **A. APPLICANT**Application Date: Name: Address: City: State: Zip: Tel#: E-Mail Fax#: ☐ Yes ☒ No

Does any officer of the State of New York, officer or employee of the Town of Brookhaven, officer or employee of Suffolk County, officer of a political party in Suffolk County or his or her spouse, brother, sister, parent, child, grandchild, or the spouse of any of them have an interest in this application by virtue of being the actual applicant, or, by virtue of having an interest in the corporation, partnership, or association making such application?

B. If you checked "Yes" above, please complete the following section below:**Interested Party and Nature of Interest:**Name: Address: City: State: Zip: Title: Department: Relationship to Public Officer/Employee and Title if other than Self:

- ☐ Yes ☐ No 1. Is the owner of greater than five percent (5%) of the corporate stock of the application when the applicant is a corporation whose stock is listed on the New York or American Stock Exchanges,
- ☐ Yes ☐ No 2. The actual applicant,
- ☐ Yes ☐ No 3. An Officer, Director, Partner, or Employee of the applicant, or,
- ☐ Yes ☐ No 4. Legally or beneficially owns or controls any stock of a non-publicly traded corporate applicant or is a member of a partnership or association of the applicant.

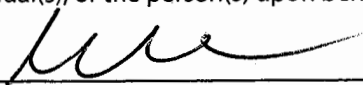
Bolla Operating L.I. Corp. by Harvinder Singh

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. 02LE6167807
Qualified in Westchester County
Commission Expires April 5, 2024



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II. BOARD OF ETHICS TRANSACTIONAL DISCLOSURE:

Case Number:

A. ~~APPLICANT~~ PROPERTY OWNER

Application Date:

Name:

Address:

City:

State:

Zip:

Tel#:

E-Mail

Fax#:

☐ Yes ☒ No

Does any officer of the State of New York, officer or employee of the Town of Brookhaven, officer or employee of Suffolk County, officer of a political party in Suffolk County or his or her spouse, brother, sister, parent, child, grandchild, or the spouse of any of them have an interest in this application by virtue of being the actual applicant, or, by virtue of having an interest in the corporation, partnership, or association making such application?

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

Interested Party and Nature of Interest:

Name:

Address:

City:

State:

Zip:

Title:

Department:

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

☐ Yes ☐ No

1. Is the owner of greater than five percent (5%) of the corporate stock of the application when the applicant is a corporation whose stock is listed on the New York or American Stock Exchanges,

☐ Yes ☐ No

2. The actual applicant,

☐ Yes ☐ No

3. An Officer, Director, Partner, or Employee of the applicant, or,

☐ Yes ☐ No

4. Legally or beneficially owns or controls any stock of a non-publicly traded corporate applicant or is a member of a partnership or association of the applicant.

482 Sills Road LLC by Janender Navang

Print Name:

Signature:

On the 8th 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



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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?



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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 ☒ No2. **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



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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 **Variances, or Waivers**, please **check** the appropriate **Board**, state the nature of the request and the reason in the space below:

☒ Town Board ☐ Planning Board ☐ Zoning Board of Appeals

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.
Variances 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="text"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="text"/>	<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).



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- 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?

Reset Form

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?

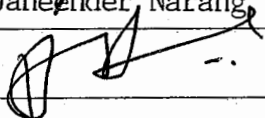
Yes ___ No ___ The actual applicant,

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:

- | | |
|---|--|
| <input type="checkbox"/> Property Assessment Grievance for non-residential parcel | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Amendment | <input checked="" type="checkbox"/> Change of Zone Town Board |
| <input type="checkbox"/> Approval of Plat | <input type="checkbox"/> Exemption from Plat or Official Map |
| <input type="checkbox"/> License or Permit affecting real property | <input type="checkbox"/> 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?

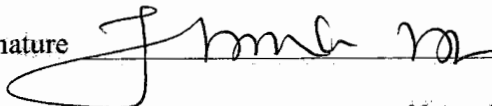
Yes ___ No ___ The actual applicant,

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

☒ Permanent

☐ of Compliance

☒ of Occupancy

Permit No. 97629

Date 8-13-71

No.

81838

Expiry

Expiry Certificate Only

Applicant

MR N.R.B. Development Corp.

No. & St.

Box 158

Village or City

S. Hauppauge

New York

State

This certifies that the

1/2 story gasoline filling

station 37.41 x 27'

classified as

☐ 1 Family Dwelling

☐ 2 Family Dwelling

☒ Business

☐ Manufacture

☐ Industrial

☐ Storage

☐ 1 Family Dwelling

☐ Assembly

☐ Institutional

☐ Miscellaneous

Located at No.

N 51° 10' E

Patchogue-Yaphank Rd.

Distance

100'

S 5° 10' 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 at date of permit issuance and provision is hereby given for use or occupancy.

Article 13 of the Executive Law of the State of New York, Section 265 (a), (1) prohibits discrimination in the sale, rental or lease of housing accommodations on account of race, creed, color or national origin.

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 Patchogue-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

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

Rev 05/13

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

Number of pages 60

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

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

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) _____
EA-5217 (State) _____
R.P.T.S.A. 60 00
Comm. of Ed. 5.00
Affidavit _____
Certified Copy 7.50
NYS Surcharge 15.00
Other _____

Sub Total 50 -



Sub Total \$7.50

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 **Community Preservation Fund**

Real Prop
Tax Serv
Agenc
Verificat



Consideration Amount \$ _____

CPF Tax Due \$ _____

6 Satisfactions/Discharges/Releases List Property Owners Mailing Address
RECORD & RETURN TO:
Eugene L. Benicola, 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 Conveyance made by:
(SPECIFY TYPE OF INSTRUMENT)

Star Advantage
Property Holding LLC

TO

The premises herein is situated in
SUFFOLK COUNTY, NEW YORK.

In the TOWN of Brookhaven
In the VILLAGE _____
or HAMLET of _____

BOXES 6 THRU 8 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.

**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

DISTRICT
0200

SECTION
663.00

BLOCK
01.00

LOT
005.000

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:

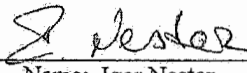
1. Minimum 19' natural and/or re-vegetated (with native Pine Barrens vegetation) buffer shall be preserved and/or established along the northerly property boundary, subject to review and approval of the Planning Board at the time of site plan review.
2. Minimum 17' natural and/or re-vegetated (with native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

area required to be retained by the LIPA easement, subject to review and approval of the Planning Board at the time of site plan.

These covenants shall run with the land subject to the right of the Town of Brookhaven, with the consent of the Declarant, or the Declarant's heirs, successors or assigns, to amend, annul or repeal any or all of the foregoing covenant(s) at any time.

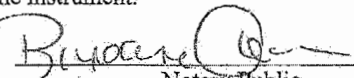
IN WITNESS WHEREOF, the Declarant has hereunto set its hand and seal the day and year first above written.

Star Advantage Property Holding LLC

BY: 
Name: Igor Nestor
Member

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

On the 3 day of June, 2014, before me, the undersigned, personally appeared Igor Nestor, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) described 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 on the instrument, the individual(s), or person upon behalf of which the individual acted(s), executed the instrument.


Notary Public

ROSEANNE ORSKI
Notary Public - State of New York
Qualified in Suffolk County
No. 01OR4504559
Commission Expires 4/30/2015

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

SCHEDULE B
Consent of Mortgagee

The undersigned, as holder of a mortgage on the premises described in Schedule "A" annexed hereto, hereby consents to covenants and restrictions being placed on the premises described in Schedule "A" annexed hereto, as contained in the foregoing Declaration of Covenants and Restrictions dated June 3, 2014, and further consents to its filing in the Office of the Suffolk County Clerk.

M&T BANK

BY: 


Name: CHRISTOPHER VAN BELL
Title: VP

STATE OF NEW YORK)

COUNTY OF Suffolk ^{ss.:})

On the 11 day of July, 2014, before me, the undersigned, personally appeared Chris Van Bell personally known to me, or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) described 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 on the instrument, the individual(s), or person upon behalf of which the individual acted(s), executed the instrument.

FILOMENA CARFAGNO
Notary Public, State of New York
No. 01CA6072418
Qualified in Suffolk County
Commission Expires April 1, 20 18


Notary Public

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 dispensers, new underground fuel storage tanks and new landscaping.		
Name of Applicant/Sponsor: Bolla Operating L.I. Corp.		Telephone: (516) 240-8671
		E-Mail: hsingh@bollaoil.com or mlewis@bollaoil.com
Address: 809 Stewart Avenue		
City/PO: Garden City	State: NY	Zip Code: 11530
Project Contact (if not same as sponsor; give name and title/role): Kevin C. Papasian, Project Engineer (PS&S/B. Thayer)		Telephone: 516-464-7334
		E-Mail: kpapasian@psands.com
Address: 99 Sunnyside Blvd. Extension		
City/PO: Woodbury	State: NY	Zip Code: 11797
Property Owner (if not same as sponsor): 482 Sills Road LLC		Telephone: 516-805-9956
		E-Mail: jaynavang1@gmail.com
Address: c/o JAS USA, Inc. 260 North Broadway, Suite 7		
City/PO: Hicksville	State: NY	Zip Code: 11801

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	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? ☐ Yes ☒ No

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

Pine Barrens Compatible Growth Area & Hydro sensitive zone

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

If Yes, identify the plan(s):

C.3. Zoning

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

J-5

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

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? School District #12

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

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

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

D. Project Details**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial raze and rebuild existing gas station

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

c. Is the proposed action an expansion of an existing project or use? ☒ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 8 Units: acre

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No
If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 5 months

ii. If Yes:

- Total number of phases anticipated 1
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Total number of structures <u>1</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>19'</u> height; <u>137'-7"</u> width; and <u>24'</u> length canopy	
iii. Approximate extent of building space to be heated or cooled: <u>2,600 bldg</u> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> 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) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	
<ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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

☐ Yes ☐ No

ii. Will the proposed action obtain water from an existing public water supply?

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
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes: <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? _____ 	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans): _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____ 	
iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____	
<ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ 	
<ul style="list-style-type: none"> • Will stormwater runoff flow to adjacent properties? _____ 	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify: <ul style="list-style-type: none"> i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____ 	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> 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) _____ ii. In addition to emissions as calculated in the application, the project will generate: <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 type="checkbox"/> No	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade to, an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <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> </td> <td style="width: 50%; vertical-align: top;"> <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> </td> </tr> </table>		<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>
<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> 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n.. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p style="padding-left: 40px;">yard lights (LED) downward projection, underside canopy lights downward projection.</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</p> <p>_____</p>	
<p>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)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored <u>gasoline & diesel fuel</u></p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally describe proposed storage facilities: <u>2 - 20K tanks = 40k total storage all to SCDHS requirements</u></p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: <u>5</u> tons per <u>per month</u> (unit of time) • Operation : <u>50</u> tons per <u>per month</u> (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: <u>metals, copper and steel</u> • Operation: <u>glass, plastics, paper and card-board</u> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: <u>To Brookhaven Municipal Landfill - Yaphank</u> • Operation: <u>To Brookhaven Municipal Landfill - Yaphank</u> 	

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: _____			

<p>c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>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? If Yes, i. Identify Facilities: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>e. Does the project site contain an existing dam? 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: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>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? If Yes: i. Has the facility been formally closed? • 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: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>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? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: <u>currently a gas station w/petroleum storage on site.</u></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>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? 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: <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database Provide DEC ID number(s): <u>1504231 (7-21-15 case closed)</u> Provide DEC ID number(s): _____ 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? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: <input type="checkbox"/> Well Drained: 90 % of site	
<input type="checkbox"/> Moderately Well Drained: 10 % of site	
<input type="checkbox"/> Poorly Drained _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input checked="" type="checkbox"/> 0-10%: 100 % of site	
<input type="checkbox"/> 10-15%: _____ % of site	
<input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
ii. Do any wetlands or other waterbodies adjoin the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
<ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
j. Is the project site in the 100 year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
k. Is the project site in the 500 year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: Magothy	
i. Name of aquifer: _____	

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p style="margin-left: 40px;">birds, squirrels _____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<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>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>q. 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</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</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</p> <p>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</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">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</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</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</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">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. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within 5 miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify resource: _____	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

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

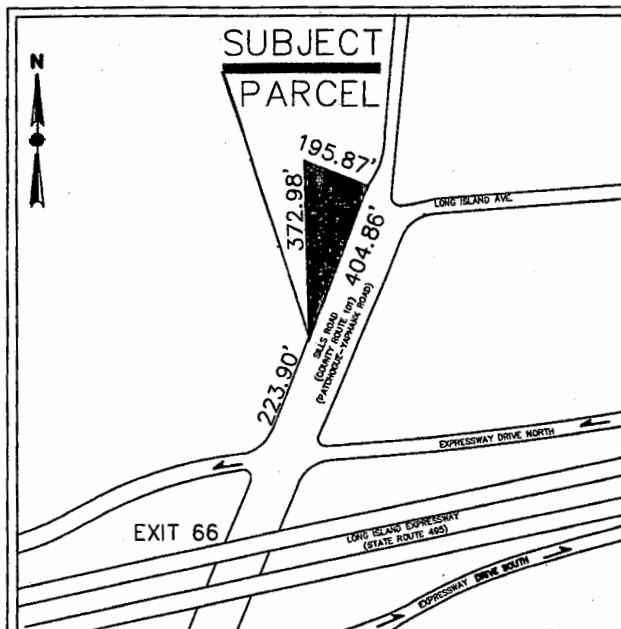
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

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 [Signature] Title PM



SITE DATA

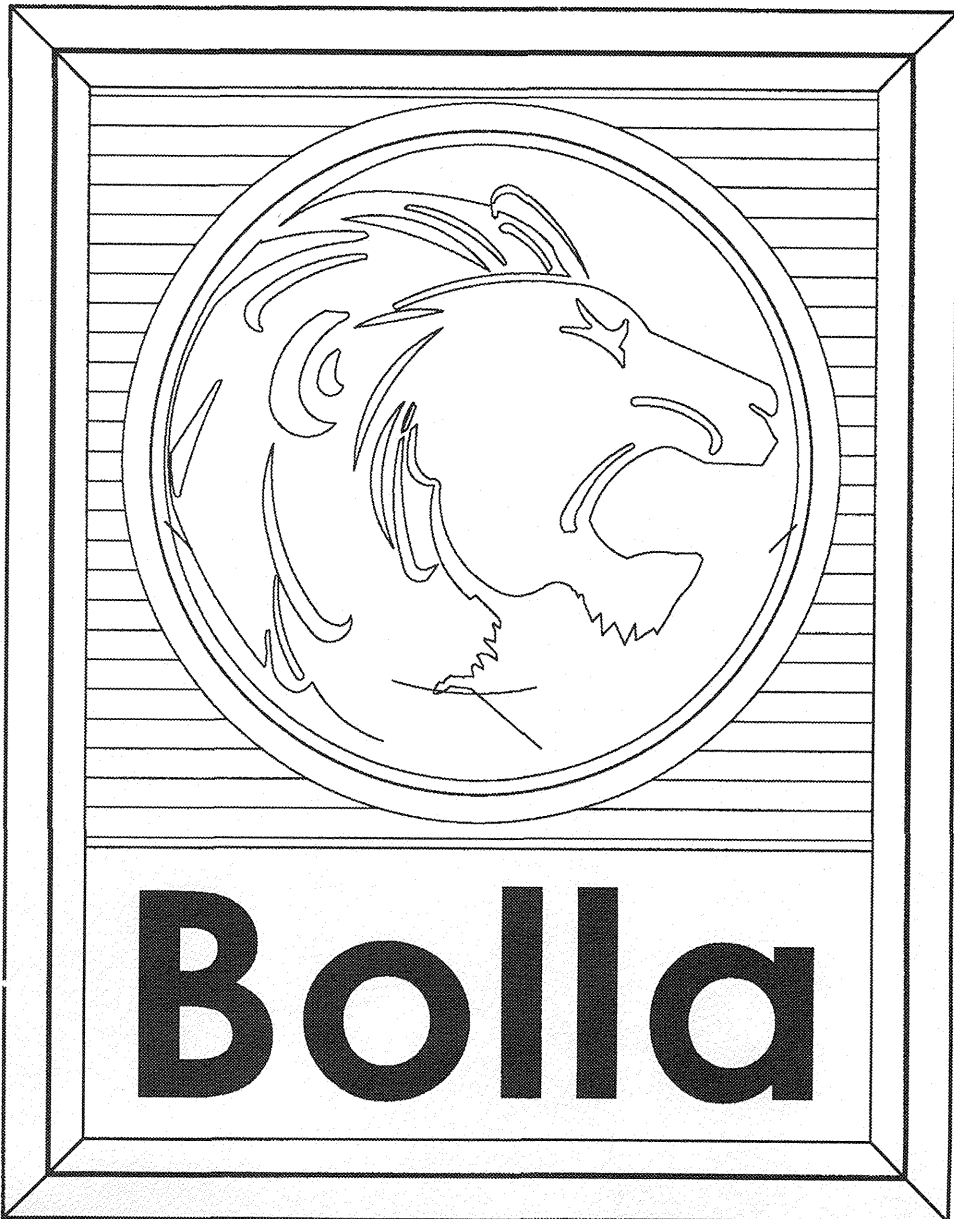
APPLICANT: BOLLA OPERATING L.I. CORP.
TAX MAP No.: 0200-663-01-005
EXISTING ZONE: J5
AREA: 38,288 S.F.
TOWN: BROOKHAVEN
HAMLET: YAPHANK
SCHOOL DISTRICT: LONGWOOD CENTRAL SCHOOL
DISTRICT NO. 12
LOCATION: 482 SILLS ROAD, YAPHANK

REQUESTED ACTION:

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

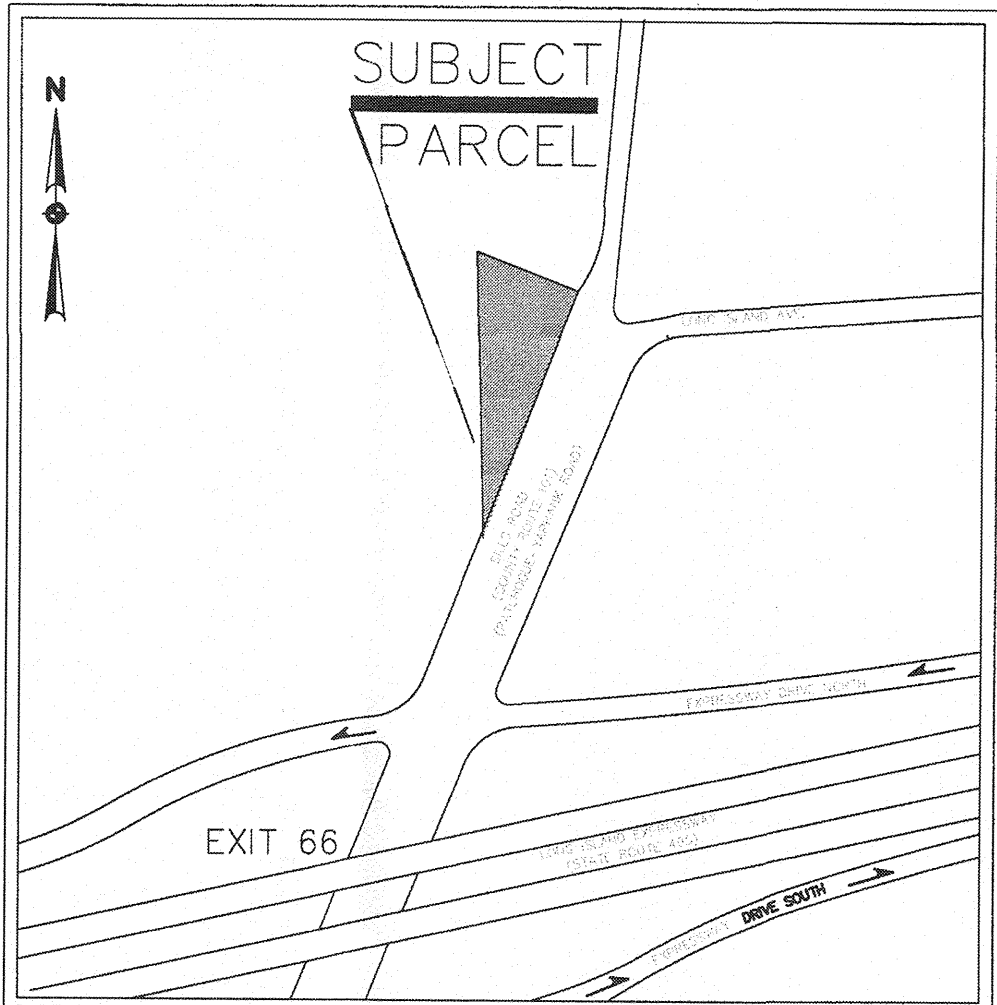
SITE DEVELOPMENT

BOLLA OPERATING L.I. CORP



482 SILLS ROAD
YAPHANK, NEW YORK

DISTRICT 0200, SECTION 663, BLOCK 1, LOT 5



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
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SCHOOL DISTRICT: LONGWOOD CENTRAL SCHOOL
DISTRICT NO. 12
LOCATION: 482 SILLS ROAD, YAPHANK

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

APPLICANT

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

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

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

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 2022

Town of Brookhaven
Town Clerk's Office

DATE	REV	REVISIONS	BY	APP

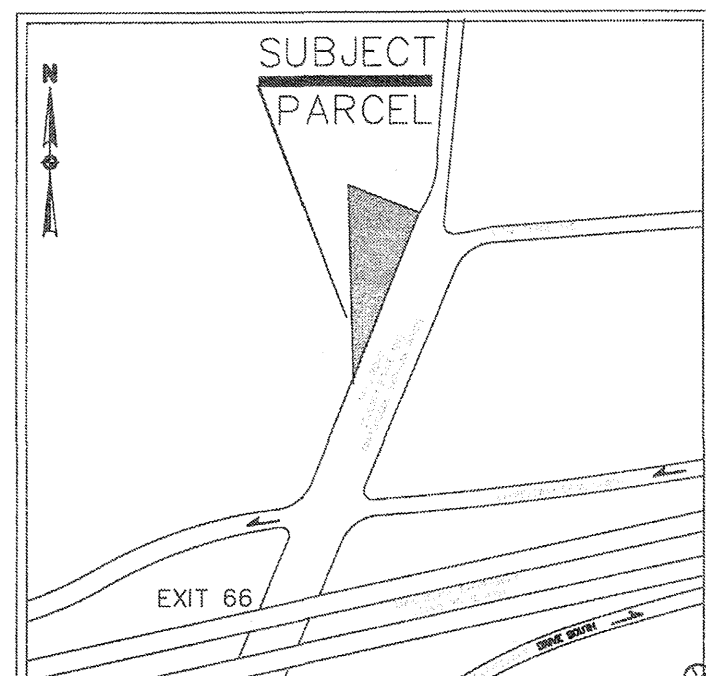
ZONING DATA TABLE/ZONING COMPLIANCE ANALYSIS					
DIST: 0200	SEC: 663	BLOCK: 01.00	LOTS: 005.00		
OWNER/APPLICANT INFORMATION					
APPLICANT:	BOLLA OPERATING L.I. CORP. 809 STEWART AVE. GARDEN CITY NY, 11530				
PROPERTY OWNER:	482 SILLS RD, LLC 482 SILLS RD YAPHANK NY, 11980				
OVERALL SITE DATA TABLE					
AREA OF SITE:			2,600 SQFT	0.88 ACRES OR 38,288 SQFT.	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)*:				1,3042	(34.5% OF LOT SIZE)
AREA OF LANDSCAPE/NATURAL VEGETATION:					
	1. AREA OF NATURAL VEGETATION TO REMAIN:		15,835 SQFT (41%)		
	2. AREA TO BE REVEGETATION TO NATURAL:		0 SQFT (0%)		
	3. AREA OF TURF AND LANDSCAPING:		3,486 SQFT (9%)		
	3a. NON-FERTILIZER DEPENDENT VEG:		100%		
	TOTAL LANDSCAPE/VEGETATION AREA:			19,321 SQFT	(50% OF LOT SIZE)
PARKING REQUIRED: (1/100 SQFT)=26 +2	28 SPACES				
PARKING PROVIDED:	12 SPACES				
LANDSCAPED STALLS:	3				
LOADING REQUIRED:	1				
LOADING PROVIDED:	1				
DATUM:	U.S.C.&G.				
INTENDED USE OF PROPERTY:	STORE/GAS STATION				
DEPTH TO GROUNDWATER:	<50 FT				
* INCLUDES SITE PAVEMENT, CONCRETE, SIDEWALKS, HVAC AREA, TRASH ENCLOSURES, ETC. NOT INCLUDING AREA BENEATH CANOPY					
EXISTING			PROPOSED		
AREA OF SITE	38,288 SQFT	100%	AREA OF SITE	38,288 SQFT	100%
NATURAL AREA (UNDISTURBED)	5,704 SQFT	14.9%	NATURAL AREA (UNDISTURBED)	5,704 SQFT	14.9%
EXISTING PREVIOUSLY DISTURBED LANDSCAPED AREA	14,176 SQFT	37%	PROPOSED DISTURBED IN PREVIOUSLY UNDISTURBED & DISTURBED LANDSCAPED AREA	13,617 SQFT	35.3%
CURRENT PAVEMENT & OTHER AREAS*	17,328 SQFT	45.4%	PROPOSED PAVEMENT AND OTHER AREAS*	13,042 SQFT	34.1%
BUILDING AREA	1,030 SQFT	2.7%	PROPOSED BLDG. AREA	2,600 SQFT	6.8%
			PROPOSED CANOPY AREA	3,325 SQFT	8.7%
* INCLUDES SITE PAVEMENT, CONCRETE, SIDEWALKS, HVAC AREA, TRASH ENCLOSURES, ETC. NOT INCLUDING AREA BENEATH CANOPY					
BULK REQUIREMENTS (DIMENSIONAL REQUIREMENTS)					
ITEM	CODE	PERMITTED	PROPOSED	COMMENTS	
MINIMUM LOT AREA	85-466 A.3	65,000 SQFT	38,288 SQFT	VARIANCE REQUIRED	
MINIMUM LOT WIDTH	85-466 B.1	150'	404.88'	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	85-351.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	2 3/4' OF WALL WIDTH WITH A MAX OF 40SF FOR 1 SIGN AND 325SF FOR ALL OTHERS	1=20 SQ FT 2=12 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	(1) 12 SQ FT SIGN	2 SIGNS, 12 SQ FT EACH	VARIANCE REQUIRED	
GROUND/POLE SIGNS TBD					
ITEM	CODE	PERMITTED	PROPOSED	COMMENTS	
MAXIMUM NUMBER OF SIGNS	57A-6.C	1	1) GROUND SIGN	OK	
MAXIMUM SIGN AREA BUILDING	57A-6.C	24 SQFT	48 SF	VARIANCE REQUIRED	
MINIMUM SIGN SETBACK	57A-12.A	12'	6.5'	VARIANCE REQUIRED	
MAXIMUM HEIGHT ABOVE GRADE	57A-7.B	12'	12'	OK	
LIGHTING					
ITEM	COMMENTS				
APPLICANT SEEKS VARIANCE FOR LUMENS, TYPE OF FIXTURE, HOURS FOR LIGHTING		VARIANCE MAY BE REQUIRED			

SUBJECT PARCEL

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

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	5	
3	12	
4	4	BROWN C/F SAND TRACE GRAVEL TRACE SILT (SW)
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6	13	
7	17	
8	13	
9	14	
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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



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	2,800 SF	6.8%
PROPOSED CANOPY AREA	3,325 SF	6.7%
* AMOUNT OF FERTILIZER-DEPENDENT VEGETATION ON THE SITE IS 0%		

LEGEND

SYMBOL	DESCRIPTION
SP	SIX-FOOT-HIGH VINYL FENCE
IS	INSTALL NEW 48 SF FIXED IDENTIFICATION SIGN
PR	INSTALL PROPANE RACK
TH	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.
N 05°21'06" E 57.82'	PROPERTY LINE W/ BEARING & DISTANCE
---	SETBACK LINE
---	PROPOSED CURBS
---	LIMIT OF CLEARING
---	EXISTING TREES TO REMAIN
---	NATURAL AREA (UNDISTURBED)
---	PREVIOUSLY DISTURBED GRASS AREA

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.
Io	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
Ps	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>Spiraea 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.A.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.

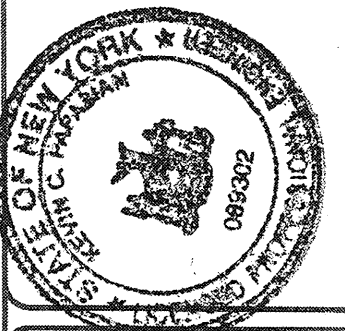
B. THAYER ASSOCIATES

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

RECEIVED

OCT 12 2022

Town of Brookhaven
Town Clerk's Office



B. THAYER ASSOCIATES

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99 SUNNYSIDE BOULEVARD, WOODBURY, NY 11797
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KEVIN PAPASIAN, P.E.

REVISIONS

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

DRAWING TITLE: LANDSCAPE PLAN



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

Assessor's Office
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