



# Town of Brookhaven Long Island

**Edward P. Romaine, Supervisor**

DATE: November 15, 2022

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

FROM: Michael Albano  
Planning Division

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

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

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

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

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

MA/ar

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

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

**RECEIVED**

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



September 23, 2022

Ref: 26998.01

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

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

To Whom It May Concern:

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

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

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

Sincerely,

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

A handwritten signature in black ink, appearing to read "David M. Wortman".

David M. Wortman  
Senior Environmental Manager

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



**Town of Brookhaven, New York**

8/26/2021 5:00:00 PM

**Resolution**

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

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

**Department:** Law Department

**Permissive Referendum:** No

**Sponsors:** Michael Loguercio,  
Councilman

**SEQRA Required:** No

Financial Impact

Reason

To adopt a Negative Declaration

Body

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

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

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

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

**MOTION TO:** Adopt SEQRA Negative Declaration

**MOTION BY:** Michael Loguercio

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

**STATE ENVIRONMENTAL QUALITY REVIEW  
NEGATIVE DECLARATION  
NOTICE OF NON-SIGNIFICANCE**

**LEAD AGENCY:**

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

**TITLE OF ACTION:**

Nicklan LLC

**APPLICANT/OWNER:**

Nicklan LLC

**SEQR STATUS:**

Type I

**APPLICATION NO:**

2019-024-CZ

**DESCRIPTION OF ACTION:**

**SR NO:**

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

**LOCATION:**

56 Middle Country Road, Middle Island

**SCTM NO:**

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

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

**SEQR History**

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

**REASONS SUPPORTING THIS DETERMINATION:**

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

**Other Supporting Information:**

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

**LEAD AGENCY:**

Town of Brookhaven's Town Board

**CONTACT  
PERSON:**

Brooks Sorgan, Environmental Analyst

**ADDRESS:**

1 Independence Hill, Farmingville, NY 11738

**PHONE NO.:**

631-451-6455

**COPIES OF THIS NOTICE SENT TO:**

**ENB (Type I Actions)**

**APPLICANT:**

Nicklan LLC

- |                                                                        |                                                                                              |
|------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Town of Brookhaven Town Board      | <input checked="" type="checkbox"/> NYS Office of Parks Recreation and Historic Preservation |
| <input type="checkbox"/> Town of Brookhaven Planning Board             | <input type="checkbox"/> NYS Department of State                                             |
| <input type="checkbox"/> Town of Brookhaven Board of Zoning Appeals    | <input checked="" type="checkbox"/> Suffolk County Department of Planning                    |
| <input type="checkbox"/> Town of Brookhaven Division of Traffic Safety | <input type="checkbox"/> Suffolk County Department of Public Works                           |
| <input type="checkbox"/> Town of Brookhaven Highway Department         | <input checked="" type="checkbox"/> Suffolk County Department of Health Services             |
| <input type="checkbox"/> Town of Brookhaven P.E.L.M.                   | <input type="checkbox"/> Suffolk County Sewer Agency                                         |
| <input type="checkbox"/> NYSDEC, Region 1                              | <input checked="" type="checkbox"/> Suffolk County Water Authority                           |
| <input checked="" type="checkbox"/> NYSDEC Natural Heritage            | <input checked="" type="checkbox"/> Central Pine Barrens JPPC                                |
| <input checked="" type="checkbox"/> NYSDOT, Region 10                  | <input type="checkbox"/>                                                                     |

**THIS DETERMINATION IS NOT COMPLETE UNTIL AUTHORIZED AS FOLLOWS:**

**ADOPTED BY RESOLUTION ON:** August 26, 2021

Date

Donna Lent

Signature



Town of

**Brookhaven**

Long Island, New York

**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:

Application Date:

Town Use Only

**2. PLANNING BOARD:**

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

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

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

**3. PLANNING DIVISION:**

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



Town of  
**Brookhaven**  
Long Island, New York

# Land Use Application

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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                      |
|----------|---------|-------|--------------------------|
| 200      | - 431   | - 3   | 9, 10, 11, 12 & p/o 13.1 |

Name of Application: Nicklan, LLC

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

Distance: 450, ☐ N ☒ E ☐ S ☐ W of: Wilson Avenue

Hamlet: Middle Island

Post Office: Middle Island

Ambulance District: Not Applicable

School District: Longwood CSD

Fire District: Gordon Heights

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

Property Size (Acres): 7.97

OR Square Feet: 347,198

Disturbed Property Size (Acres): 6.99

OR Square Feet: 304,532

Present Zoning/Use of Site: L1 Industrial

Proposed Zoning/Use of Site: L1 Industrial District

Name of Subdivision:

Subdivision Lot Number:

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

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

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

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

Please see attached for continued Scope of Proposed Work -

***Scope of Proposed work, Continued***

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

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



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

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

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

Owner/Entity Name: Nicklan, LLC.

Firm Name:

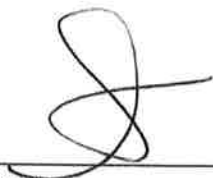
Address: 56 Middle Country Road

Hamlet: Middle Island State: NY Zip: 11953 Tel#: (631) 776-7667

E-mail: dominic@benimax.net Fax#:

If corporation, name of responsible officer: Stanley V. Morabito Title: Member

IN WITNESS WHEREOF I have hereto set my hand onto this 22 day of Sept., 2022

  
\_\_\_\_\_  
Sign By Owner/Officer

STATE OF NEW YORK )

COUNTY OF SUFFOLK )

On the 22<sup>nd</sup> day of September in the year 2022 before me, the undersigned, personally appeared Stanley Morabito personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individuals(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

KAREN E. LERMAN  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01LE6177119  
Qualified in Suffolk County  
My Commission Expires November 13, 2023



Town of

**Brookhaven**

Long Island, New York

## Land Use Application

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### C. APPLICANT/CONTRACT VENDEE/LESSEE

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

|                 |                                            |            |                      |                      |
|-----------------|--------------------------------------------|------------|----------------------|----------------------|
| Name:           | <input type="text" value="SAME AS OWNER"/> | Firm Name: | <input type="text"/> |                      |
| Street Address: | <input type="text"/>                       |            |                      |                      |
| City:           | <input type="text"/>                       | State:     | <input type="text"/> |                      |
|                 | <input type="text"/>                       | Zip:       | <input type="text"/> |                      |
|                 |                                            |            | Tel#:                | <input type="text"/> |
| E-mail:         | <input type="text"/>                       |            | Fax#:                | <input type="text"/> |

### D. PLAN PREPARER

|                 |                                                           |            |                                                                               |                                             |
|-----------------|-----------------------------------------------------------|------------|-------------------------------------------------------------------------------|---------------------------------------------|
| Name:           | <input type="text" value="Angelo Laino, PE"/>             | Firm Name: | <input type="text" value="VHB Engineering, Surveying, LA &amp; Geology, PC"/> |                                             |
| Street Address: | <input type="text" value="100 Motor Parkway, Suite 350"/> |            |                                                                               |                                             |
| City:           | <input type="text" value="Hauppauge"/>                    | State:     | <input type="text" value="NY"/>                                               |                                             |
|                 | <input type="text"/>                                      | Zip:       | <input type="text" value="11788"/>                                            |                                             |
|                 |                                                           |            | Tel#:                                                                         | <input type="text" value="(631) 787-3400"/> |
| E-mail:         | <input type="text" value="alaino@vhb.com"/>               |            | Fax#:                                                                         | <input type="text"/>                        |

### E. ATTORNEY/AGENT (If applicable):

|                 |                                                 |            |                                                              |                                             |
|-----------------|-------------------------------------------------|------------|--------------------------------------------------------------|---------------------------------------------|
| Name:           | <input type="text" value="Eric Russo"/>         | Firm Name: | <input type="text" value="Vanbrunt Juzwiak &amp; Russo PC"/> |                                             |
| Street Address: | <input type="text" value="140 N. Main Street"/> |            |                                                              |                                             |
| City:           | <input type="text" value="Sayville"/>           | State:     | <input type="text" value="NY"/>                              |                                             |
|                 | <input type="text"/>                            | Zip:       | <input type="text" value="11782"/>                           |                                             |
|                 |                                                 |            | Tel#:                                                        | <input type="text" value="(631) 589-5000"/> |
| E-Mail:         | <input type="text" value="eric@vbjr.com"/>      |            | Fax#:                                                        | <input type="text"/>                        |

### 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:   | <input type="text" value="Angelo Laino, PE"/> | Phone Number    | <input type="text" value="+1 (631) 787-3400"/> |
| E-mail: | <input type="text" value="alaino@vhb.com"/>   | License Number: | <input type="text" value="081668"/>            |

Signature: 

09/23/2022

Date:



Town of  
**Brookhaven**  
Long Island, New York

# Land Use Application

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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.

Stanley Morabito

Print Name:

Signature: [Signature]

On the 22<sup>nd</sup> day of September, in the year 2022, before me, the undersigned, a Notary Public in and for said State, appeared Stanley Morabito, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their/ capacity(ies), and they by his/her/their signature(s), on the instrument, the individual(s), or the person(s) upon behalf of which the individual(s) acted, executed the instrument.

Karen E. Lerman

Notary Public:

KAREN E. LERMAN

NOTARY PUBLIC-STATE OF NEW YORK

No. 01LE6177119

Qualified in Suffolk County

My Commission Expires November 13, 2023



Town of  
**Brookhaven**  
Long Island, New York

## Land Use Application

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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:

- ☒ Yes ☐ No 15. Have you applied for Health Department approval for sanitary waste for the proposed use?
- ☒ Yes ☐ No 16. Do any Special Districts or utilities service the site?  
If **Yes**, please explain below:

PSEG (electric) & SCWA (water)

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

- ☒ Yes ☐ No 18. Is the property located on an improved road?
- ☐ Yes ☒ No 19. Is the road Town maintained?
- ☒ Yes ☐ No 20. Does the proposed property disturb more than one acre of land? If **Yes**, please prepare a Stormwater Pollution Prevention Plan.
- ☐ Yes ☒ No 21. Is the property located within a designated Zoning Overlay District?
- ☐ Yes ☒ No 22. Was the property subject to a public hearing on a change of zone application within the last 12 months?



### III. B. PROJECT DATA: ECONOMIC IMPACTS

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

1. Does project involved Local, State or Federal funding? ☐ Yes ☒ No

2. If single phase project:

Anticipated period of construction months. (including demolition).

3. If multi-phased:

a. Total number of phases anticipated.

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?

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

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

6. Number of jobs eliminated by this project.

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

8. What tax revenues will project generate after completion?

9. What is the estimated cost of construction?

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

3

April, 2024

June, 2027

☐ Yes ☒ No

20

+/- 35

+/- 10

TBD

TBD

\$10 Million



Town of  
**Brookhaven**  
Long Island, New York

## Land Use Application

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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

Special Permit Uses Requested:

- Mini Storage Facility (85-569-G)
- Motor Vehicle Repair (85-569-H)
- Outdoor or Overnight Parking as an Accessory to a Permitted Principal Use (85-569-J)

**B1.** If 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

Planning Board Land Development Variances Required:

- Minimum Natural / Landscaped Area in Front Yard (85-843-A-2)
- Minimum Perimeter Buffer Adjacent to Residential Use or Zone (85-843-B-2c)

**2. VARIANCES/WAIVERS REQUESTED:** Please check the type of variance/waiver request and specify the size proposed:

[Note: Upon application review, additional variance/waiver request(s) may be added by Town Application Examiners.]

☐ Lot Area

☐ 1st Story Sq. Ft.

☐ Lot Width

☐ 2nd Story Sq. Ft.

☐ Front Yard Setback

☐ Special Permit  
Criteria

☐ Rear Yard Setback

☒ Other

Landscape & Buffer Req.

☐ Side Yard Setback Minimum

Total

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

N/A

☐☐☐☐☐☐



|                                                       |                                                                         |
|-------------------------------------------------------|-------------------------------------------------------------------------|
| Town of<br><b>Brookhaven</b><br>Long Island, New York | <b>Land Use Application</b>                                             |
|                                                       | Form PL-01 rev E 6/2/15 <span style="float: right;">Page 9 of 11</span> |

**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

N/A

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

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

## V. SUBDIVISION/LAND DIVISION:

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

Deed(s) recorded in the Suffolk County Clerk's Office:

Number of Lots:

Date:

Liber:

Page:

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| <input type="text"/> | <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> | <input type="text"/> |

- ☐ Yes ☐ No 2. Are there encumbrances or liens against this land other than mortgages?
- ☐ Yes ☐ No 3. Will the final plat be filed in sections, or will it cover the entire preliminary layout?
- ☐ Yes ☐ No 4. Are all the public open spaces shown on the layout to be dedicated for public purposes?
5. How many acres are to be dedicated for public park or playground purposes?

Reset Form

**TOWN OF BROOKHAVEN  
TRANSACTIONAL DISCLOSURE FORM  
(Conflict of Interest Form)**

A Transactional Disclosure form is required when someone submits certain applications to Brookhaven Town. The purpose of the disclosure is to alert the Town if a party of influence has an interest in this application or if someone within the Town who will participate in the decision has an interest.

**\*Note:** It is required that a copy of this form be sent to the Director of the Board of Ethics.

Name Nicklan, LLC. Address 56 Middle Country Road  
City Middle Island State NY Zip 11953  
Telephone (631)776-7667 Email dominic@benimax.net Fax \_\_\_\_\_

This form is for:

- ☐ An individual      ☐ A partnership      ☒ LLC  
☐ A corporation      ☐ An association

**Nature of Application:**

- |                                                                                   |                                                              |                                                             |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> Property Assessment Grievance for non-residential parcel | <input type="checkbox"/> Variance                            | <input checked="" type="checkbox"/> Site Plan Application / |
| <input type="checkbox"/> Amendment                                                | <input type="checkbox"/> Change of Zone                      | Special Permit                                              |
| <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) 56 Middle Country Road, Middle Island, NY 11953

Does any officer or employee of the Town of Brookhaven, member of an executive committee of a political party, or his/her spouse, brother, sister, parent, child, grandchild or spouse of any of them, have an interest in this application by virtue of being the actual applicant, being the owner of the actual property or having an interest in the corporation, partnership or association making such application?      Yes \_\_\_\_ No X

If Yes, complete the appropriate section below.

If No, sign and date at end of form.

**Please complete the following relevant section below:**

**For 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 Stanley Morabito Date 9/22/22

Signature [Signature]

Effective 05/15/2018

# Site Plans

| Issued for   | Permit           |
|--------------|------------------|
| Date Issued  | October 12, 2022 |
| Latest Issue | October 12, 2022 |

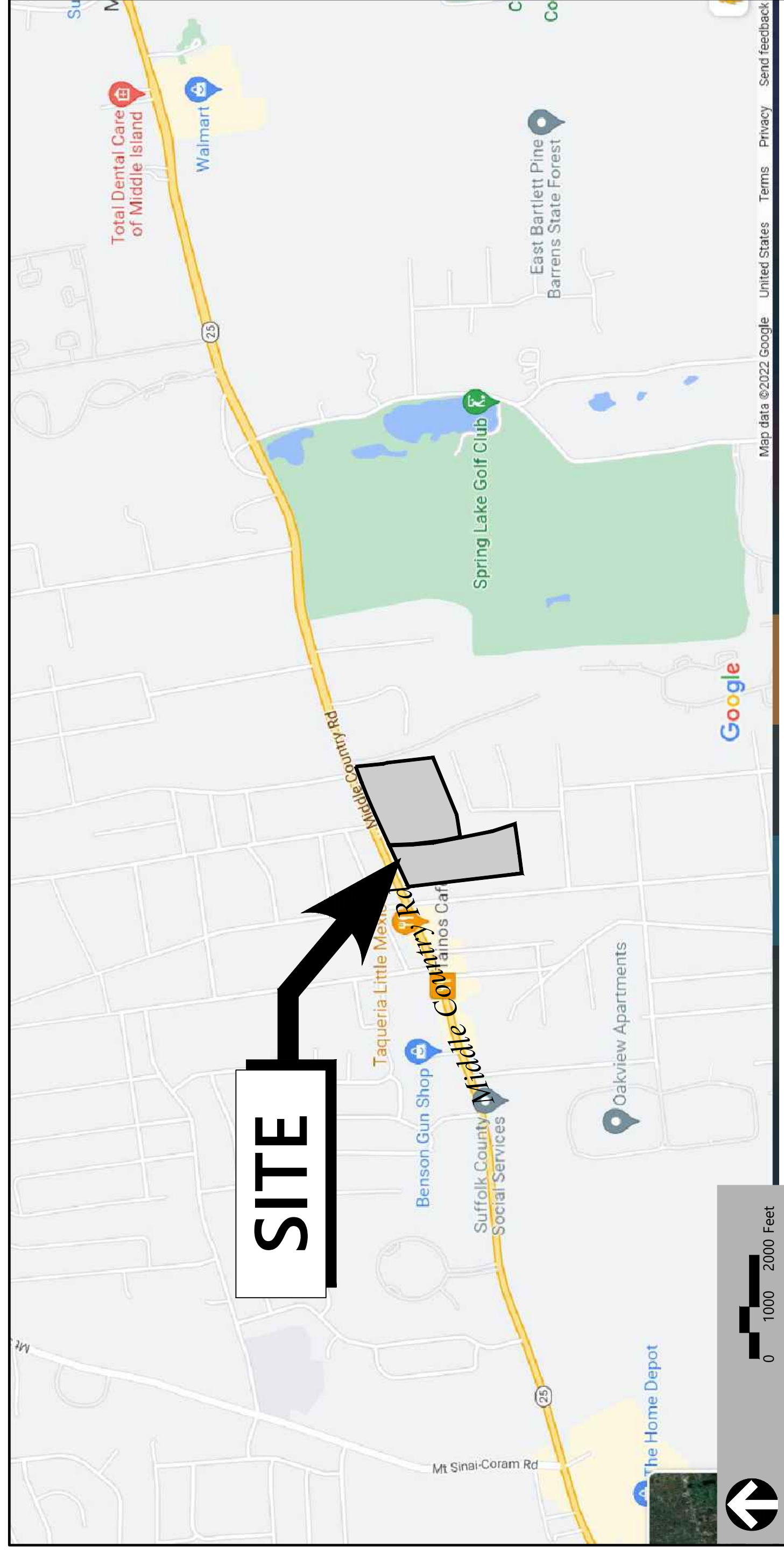
# Nicklan, LLC

56 Middle Country Road  
Middle Island, New York 11953

**Applicant/Owner**

Nicklan, LLC  
56 Middle Country Road  
Middle Island, NY 11953

**Assessor's Map:** S.C.T.M. # Dist. 200; Sec. 431;  
Blk. 3; Lots 9-12 & P/O 13.1



| Sheet Index |                                    |                  | Reference Drawings |                      |               |
|-------------|------------------------------------|------------------|--------------------|----------------------|---------------|
| No.         | Drawing Title                      | Latest Issue     | No.                | Drawing Title        | Latest Issue  |
| C1.01       | Legend and General Notes           | October 12, 2022 | S1.00              | Survey of Properties | July 11, 2022 |
| C2.00       | Overall Layout and Materials Plan  | October 12, 2022 | S2.00              | Survey of Properties | July 11, 2022 |
| C2.01-C2.02 | Layout and Materials Plan          | October 12, 2022 | S3.00              | Survey of Properties | July 11, 2022 |
| C3.00       | Overall Grading and Drainage Plan  | October 12, 2022 |                    |                      |               |
| C3.01-C3.02 | Grading and Drainage Plan          | October 12, 2022 |                    |                      |               |
| C4.00       | Overall Utility Plan               | October 12, 2022 |                    |                      |               |
| C4.01-C4.02 | Utility Plan                       | October 12, 2022 |                    |                      |               |
| C5.00       | Erosion and Sediment Control Plan  | October 12, 2022 |                    |                      |               |
| C6.00       | Material Removals Plan             | October 12, 2022 |                    |                      |               |
| C7.01-C7.02 | Photometric Plan                   | October 12, 2022 |                    |                      |               |
| C8.01       | Site Details I                     | October 12, 2022 |                    |                      |               |
| C8.02       | Site Details II                    | October 12, 2022 |                    |                      |               |
| C8.03       | Drainage & Erosion Control Details | October 12, 2022 |                    |                      |               |
| C8.04       | Utility Details                    | October 12, 2022 |                    |                      |               |
| C8.05       | Water Supply Details               | October 12, 2022 |                    |                      |               |
| C8.06       | Soil Borings                       | October 12, 2022 |                    |                      |               |
| L1.01-L1.02 | Planting Plan                      | October 12, 2022 |                    |                      |               |
| L2.01       | Planting Details                   | October 12, 2022 |                    |                      |               |



## Geotechnical Engineer

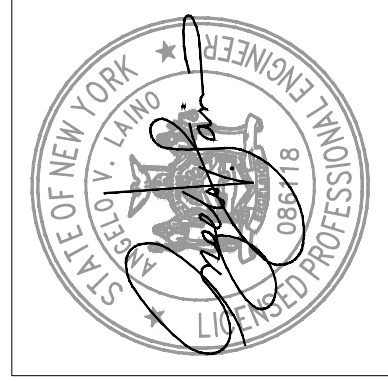
Slacke Test Boring, Inc.  
P.O. Box 64  
Kings Park, NY 11754  
631.269.7930

## Architect

Thomas P. Walsh Architect, P.C.  
700 Veterans Memorial Hwy  
Suite CL140  
Hauppauge, NY 11788  
631.348.4500

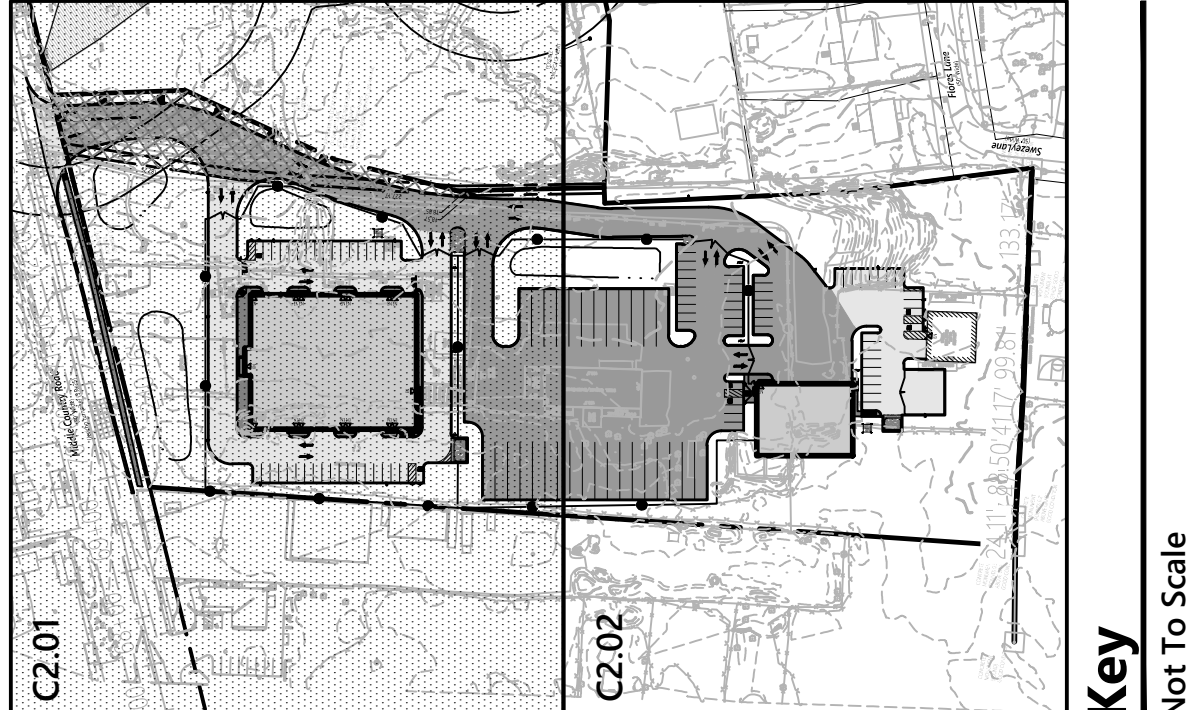
**Attorney**

VanBrunt Juzwiak & Russo, P.C.  
140 North Main St  
Sayville, NY 11782  
631.589.5000



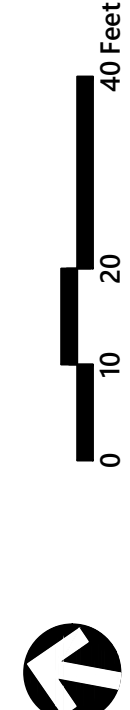






### Sign Summary

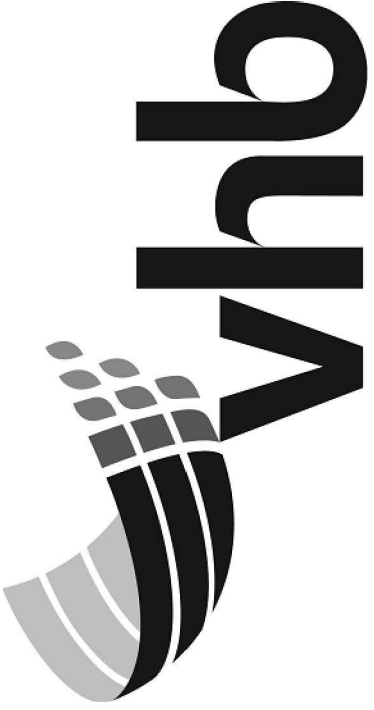
| MUTCD Number | Specification Width | Height | Desc.           |
|--------------|---------------------|--------|-----------------|
| R1-1         | 30"                 | 30"    | STOP            |
| R7-1         | 12"                 | 18"    | PROPOSED ANY    |
| R7-8         | 12"                 | 18"    | PROPOSED FUTURE |



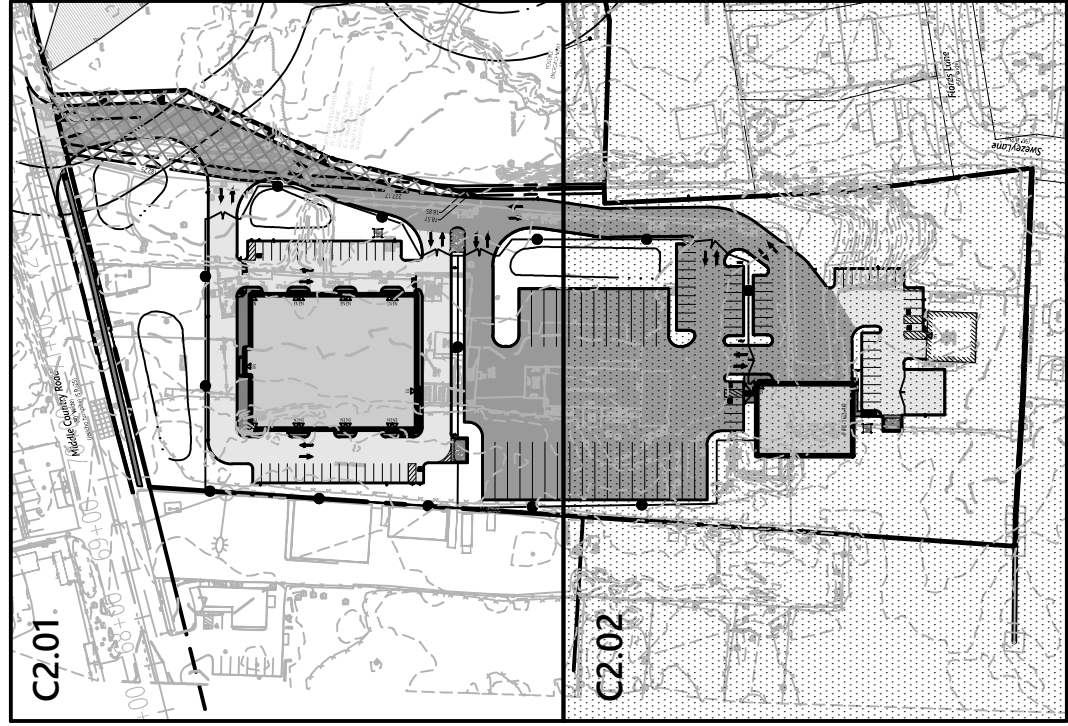
**Nicklan LLC**  
56 Middle Country Road  
Middle Island, NY

|          |            |            |            |
|----------|------------|------------|------------|
| Drawn By | Checked By | Checked By | Checked By |
| TC       | TC         | TC         | TC         |
| 10/12/22 | 10/12/22   | 10/12/22   | 10/12/22   |

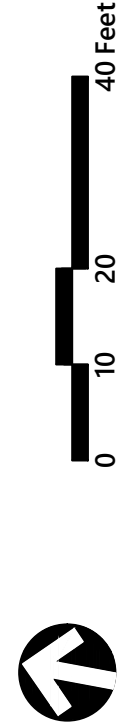
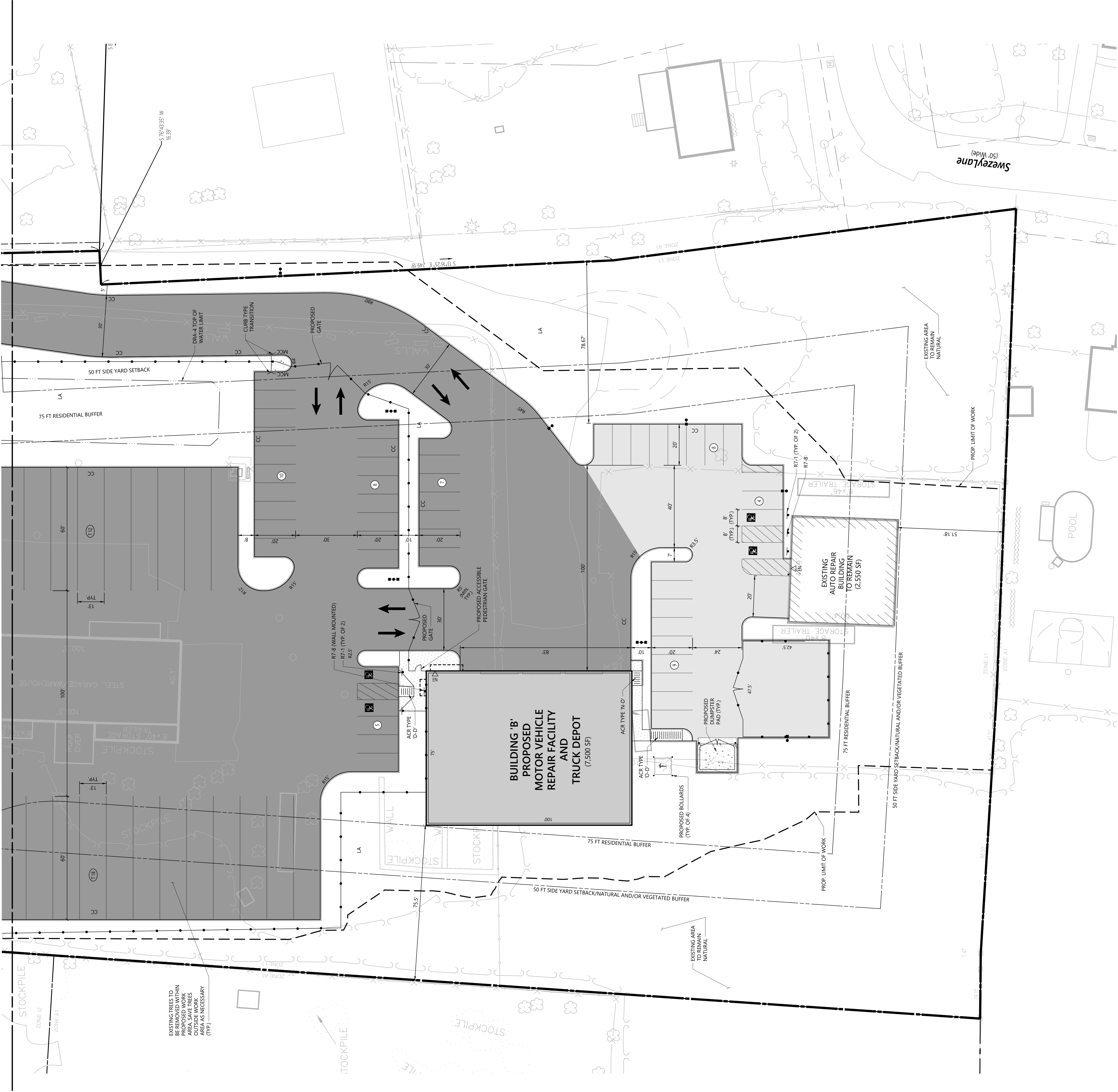
Not Approved for Construction  
**Layout and Materials Plan**



Engineering, Surveying,  
Landscape Architecture  
and Geology, PC  
100 Motor Parkway  
Suite 350  
Hauppauge, NY 11788  
631.787.3400



| Sign Summary    |                     |        |                         |
|-----------------|---------------------|--------|-------------------------|
| MUT.C.D. Number | Specification Width | Height | Desc.                   |
| R1-1            | 30"                 | 30"    | STOP                    |
| R7-1            | 12"                 | 18"    | NO TURNING RIGHT ON RED |
| R7-8            | 12"                 | 18"    | NO PARKING              |



Nicklan LLC  
56 Middle Country Road  
Middle Island, NY

|           |    |            |     |
|-----------|----|------------|-----|
| Drawn By  | TC | Checked By | KPW |
| Issued At |    | Date       |     |
| Scale     |    | Notes      |     |
| Revised   |    | Revised    |     |

October 12, 2022

Not Approved for Construction  
Layout & Materials Plan

C2.02

Sheet 4 of 23

Project Number: 26998.01

TOB Site Plan #: SP-XXXX-XX  
SCDHS Ref. #: COX-XX-XXXX  
SCTM#: 200-431-3-9, 10, 11, 12 & P/O 13.1





Engineering, Surveying,  
Landscape Architecture  
and Geology, PC  
100 Motor Parkway  
Suite 350  
Hauptpaug, NY 11788  
631.787.3400

Drywell Structure Schedule (Area A)

| Structure Number | Structure Type | Rim El. | T.O.R. El. | Invert | B.O.R. El. | Effective Depth |
|------------------|----------------|---------|------------|--------|------------|-----------------|
| DW-1             | 12" Drywell    | 93.38   | 90.00      | 88.25  | 80.00      | 10 FT           |
| DW-2             | 12" Drywell    | 94.45   | 90.00      | 88.07  | 80.00      | 10 FT           |

Drywell Structure Schedule (Area C)

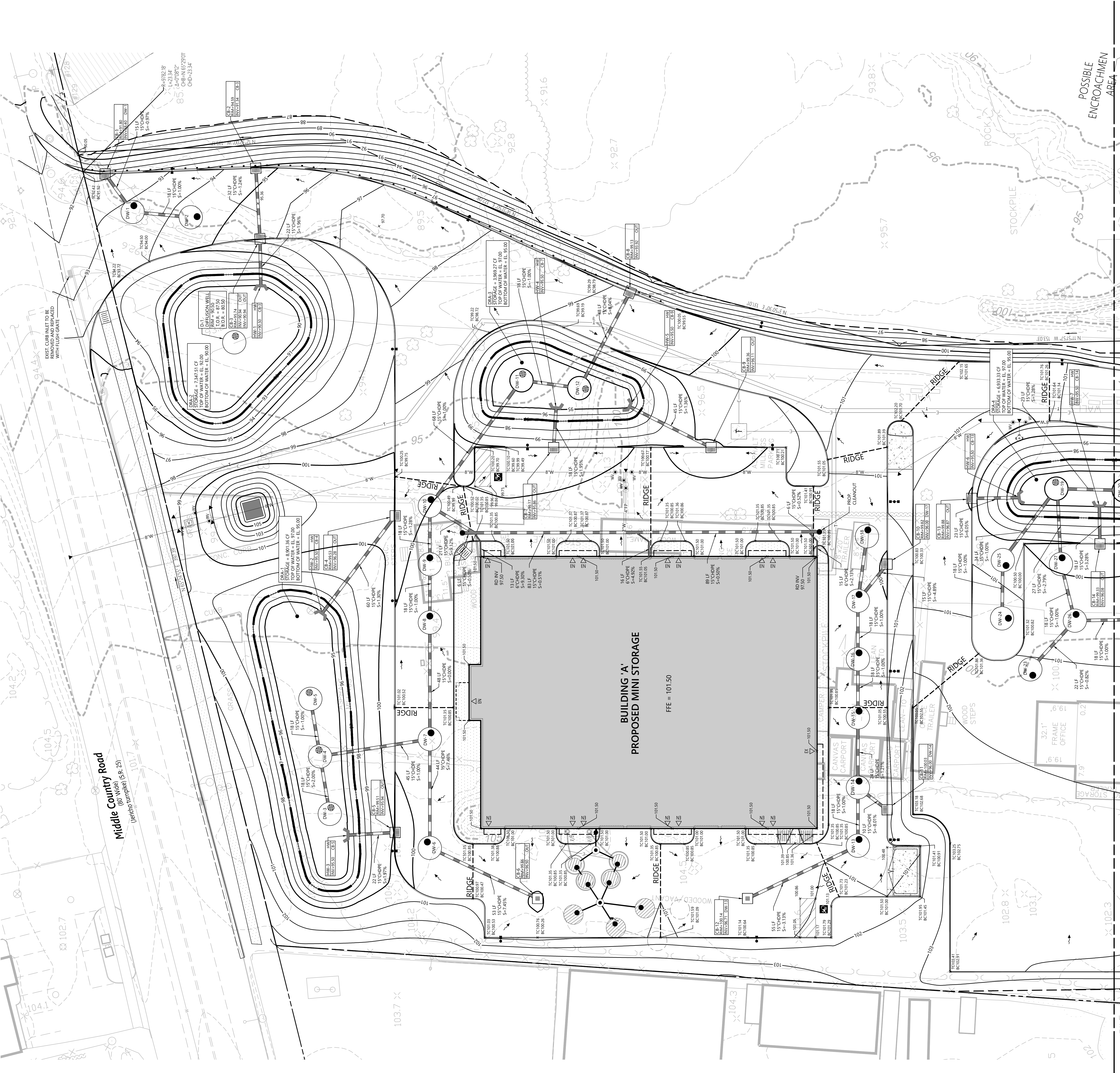
| Structure Number | Structure Type | Rim El. | T.O.R. El. | Invert        | B.O.R. El. | Effective Depth |
|------------------|----------------|---------|------------|---------------|------------|-----------------|
| DW-3             | 12" Drywell    | 95.47   | 93.33      | 90.08         | 81.33      | 11 FT           |
| DW-4             | 12" Drywell    | 95.47   | 93.33      | 89.72         | 81.33      | 11 FT           |
| DW-5             | 12" Drywell    | 95.47   | 93.33      | 89.72         | 81.33      | 11 FT           |
| DW-6             | 12" Drywell    | 100.30  | 98.00      | 92.55         | 86.00      | 11 FT           |
| DW-7             | 12" Drywell    | 100.61  | 98.00      | 89.27         | 86.00      | 11 FT           |
| DW-8             | 12" Drywell    | 100.54  | 98.00      | 89.27         | 86.00      | 11 FT           |
| DW-9             | 12" Drywell    | 100.41  | 98.00      | 89.45         | 86.00      | 11 FT           |
| DW-10            | 12" Drywell    | 100.00  | 98.00      | 89.22 (W. 55) | 86.00      | 11 FT           |
| DW-11            | 12" Drywell    | 95.50   | 93.33      | 89.90         | 81.33      | 11 FT           |
| DW-12            | 12" Drywell    | 95.50   | 93.33      | 90.08         | 81.33      | 11 FT           |

Drywell Structure Schedule (Area D)

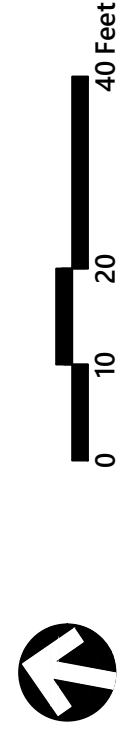
| Structure Number | Structure Type | Rim El. | T.O.R. El. | Invert | B.O.R. El. | Effective Depth |
|------------------|----------------|---------|------------|--------|------------|-----------------|
| DW-13            | 12" Drywell    | 100.09  | 98.00      | 95.00  | 86.00      | 11 FT           |
| DW-14            | 12" Drywell    | 100.50  | 98.00      | 95.18  | 86.00      | 11 FT           |
| DW-15            | 12" Drywell    | 100.68  | 98.00      | 94.89  | 86.00      | 11 FT           |
| DW-16            | 12" Drywell    | 100.58  | 98.00      | 95.07  | 86.00      | 11 FT           |
| DW-17            | 12" Drywell    | 100.43  | 98.00      | 95.25  | 86.00      | 11 FT           |
| DW-18            | 12" Drywell    | 100.44  | 98.00      | 95.03  | 86.00      | 11 FT           |

Drywell Structure Schedule (Area E: Part 1)

| Structure Number | Structure Type | Rim El. | T.O.R. El. | Invert | B.O.R. El. | Effective Depth |
|------------------|----------------|---------|------------|--------|------------|-----------------|
| DW-19            | 12" Drywell    | 95.50   | 92.33      | 90.08  | 80.33      | 12 FT           |
| DW-20            | 12" Drywell    | 95.50   | 92.33      | 89.79  | 80.33      | 12 FT           |
| DW-23            | 12" Drywell    | 101.12  | 97.00      | 89.69  | 85.00      | 12 FT           |
| DW-24            | 12" Drywell    | 101.30  | 97.00      | 89.55  | 85.00      | 12 FT           |
| DW-25            | 12" Drywell    | 100.77  | 97.00      | 89.74  | 85.00      | 12 FT           |
| DW-26            | 12" Drywell    | 100.57  | 97.00      | 89.51  | 85.00      | 12 FT           |
| DW-27            | 12" Drywell    | 99.87   | 97.00      | 89.33  | 85.00      | 12 FT           |



Match Line See Sheet C3.02



Nicklan LLC  
56 Middle Country Road  
Middle Island, NY

|          |                  |            |     |
|----------|------------------|------------|-----|
| Drawn By | TC               | Checked By | KPW |
| Date     | October 12, 2022 |            |     |
| Scale    | As Shown         |            |     |
| Sheet    | 6                | Of         | 23  |

Not Approved for Construction  
Grading and Drainage  
Plan

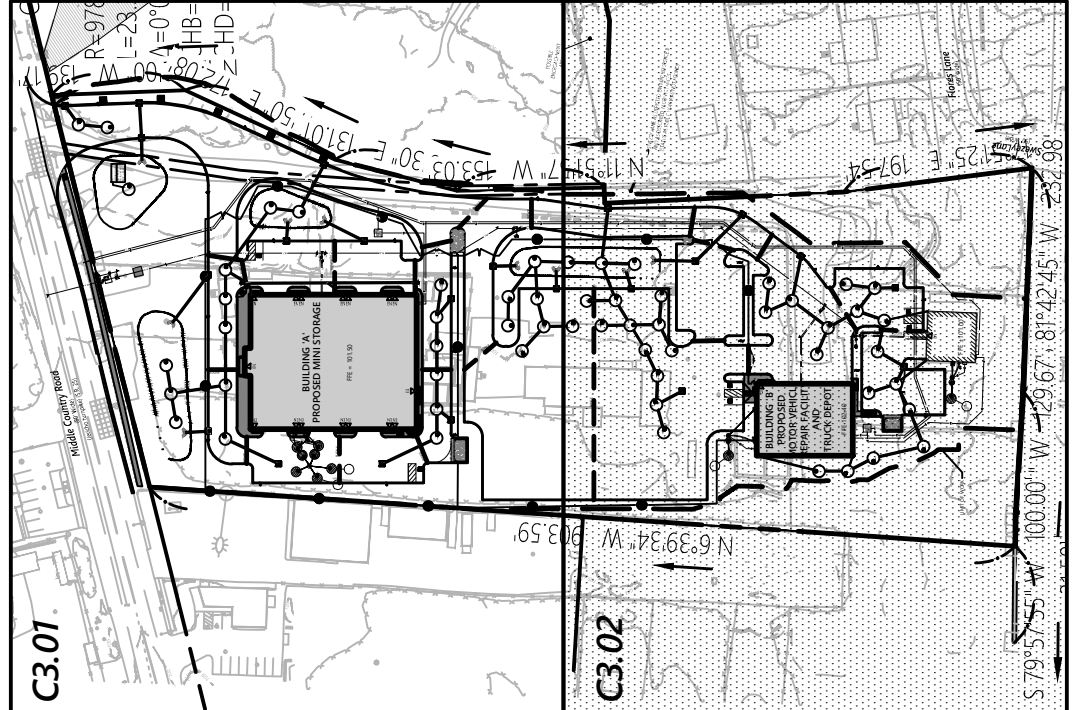


C3.01

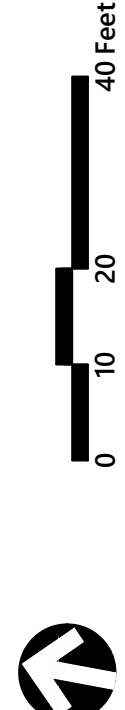
TOB Site Plan #: SP-XXXX-XX  
SCDHS Ref #: COX-XX-XXXX  
SCTM#: 200-431-3-9, 10, 11, 12 & P/O 13.1  
26998.01



Engineering, Surveying,  
Landscape Architecture  
and Geology, PC  
100 Motor Parkway  
Suite 350  
Hauppauge, NY 11788  
631.787.3400



| Key | Not To Scale |
|-----|--------------|
|-----|--------------|



**Nicklan LLC**  
56 Middle Country Road  
Middle Island, NY

[illegible]

Not Approved for Construction

# Grading and Drainage Plan



### C3.02

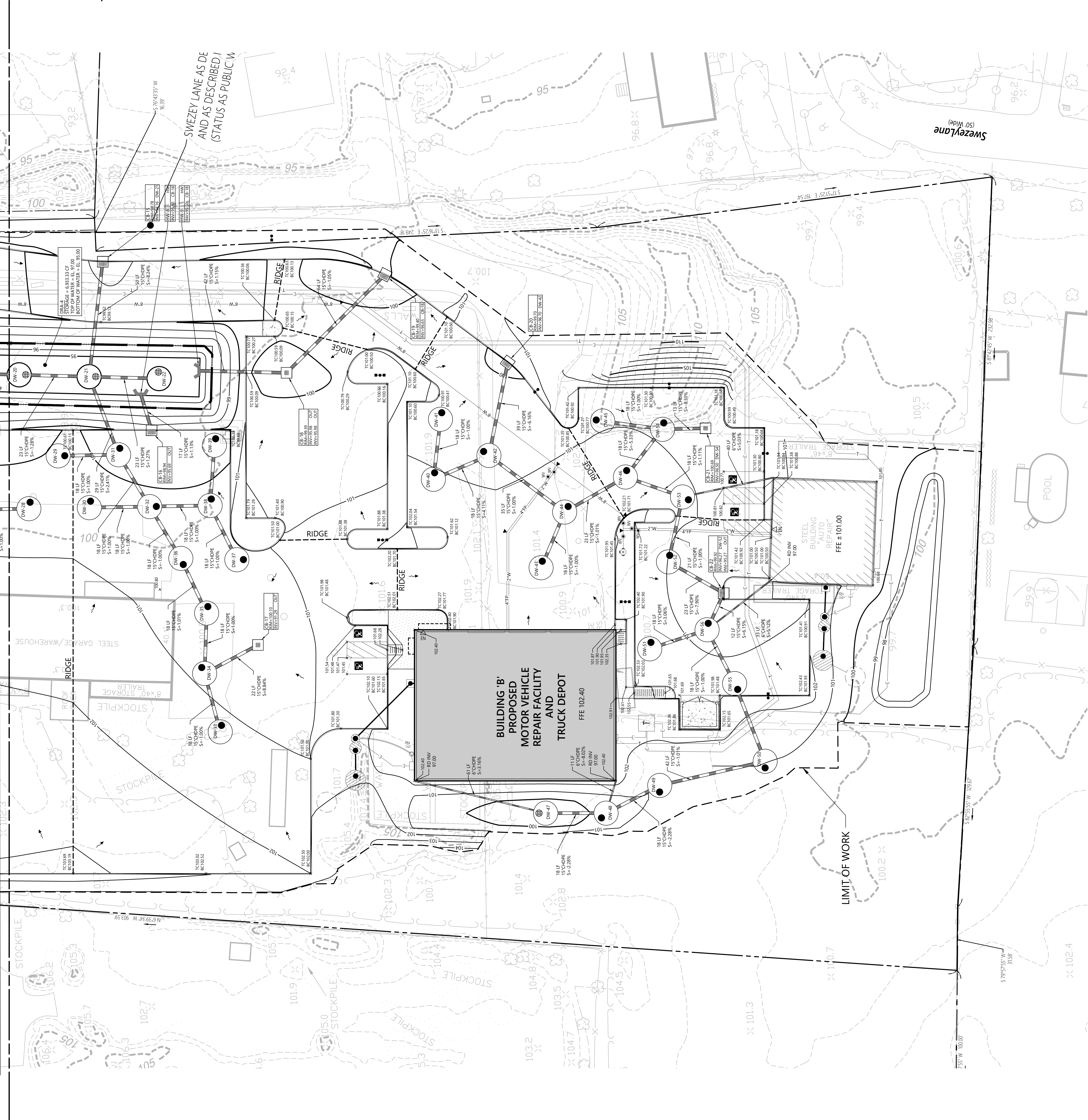
Sheet **7** of **23**

Project Number **26998.01**

COB Site Plan #: SP-XXXX-XX  
 CCHS Ref. #: C0X-XX-XXXX  
 CTM#: 200-431-3-9, 10, 11, 12

See Sheet C3.01

### Match Line



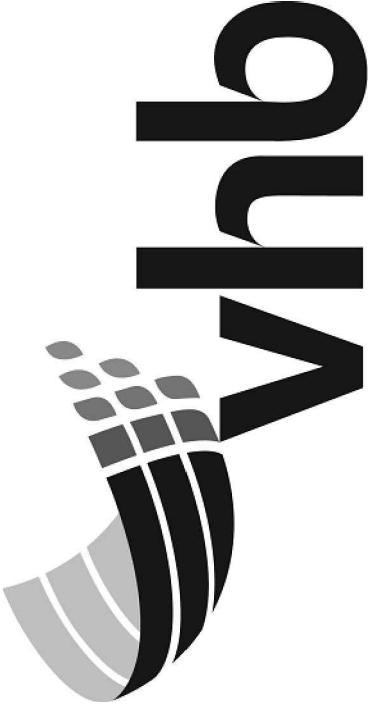
## Drywell Structure Schedule (Area E: Part 2)

| Structure Number | Structure Type | Rim EI | T.O.R. EI | Invert | B.O.R. EI | Effective Depth |
|------------------|----------------|--------|-----------|--------|-----------|-----------------|
| DW-20            | 12.0 Dwyell    | 95.50  | 92.33     | 89.79  | 86.33     | 12 FT           |
| DW-21            | 12.0 Dwyell    | 95.50  | 92.33     | 90.08  | 86.33     | 12 FT           |
| DW-22            | 12.0 Dwyell    | 95.50  | 92.33     | 89.79  | 86.33     | 12 FT           |
| DW-23            | 12.0 Dwyell    | 100.55 | 97.00     | 89.33  | 85.00     | 12 FT           |
| DW-28            | 12.0 Dwyell    | 100.14 | 97.00     | 89.19  | 85.00     | 12 FT           |
| DW-29            | 12.0 Dwyell    | 100.53 | 97.00     | 89.37  | 85.00     | 12 FT           |
| DW-30            | 12.0 Dwyell    | 99.70  | 97.00     | 89.37  | 85.00     | 12 FT           |
| DW-31            | 12.0 Dwyell    | 100.24 | 97.00     | 89.55  | 85.00     | 12 FT           |
| DW-32            | 12.0 Dwyell    | 101.23 | 97.00     | 89.19  | 85.00     | 12 FT           |
| DW-33            | 12.0 Dwyell    | 100.86 | 97.00     | 89.37  | 85.00     | 12 FT           |
| DW-34            | 12.0 Dwyell    | 100.54 | 97.00     | 89.19  | 85.00     | 12 FT           |
| DW-35            | 12.0 Dwyell    | 100.69 | 97.00     | 89.37  | 85.00     | 12 FT           |
| DW-36            | 12.0 Dwyell    | 100.79 | 97.00     | 89.19  | 85.00     | 12 FT           |
| DW-37            | 12.0 Dwyell    | 100.27 | 97.00     | 89.37  | 85.00     | 12 FT           |
| DW-38            | 12.0 Dwyell    | 99.68  | 97.00     | 89.19  | 85.00     | 12 FT           |
| DW-39            | 12.0 Dwyell    |        |           |        |           |                 |

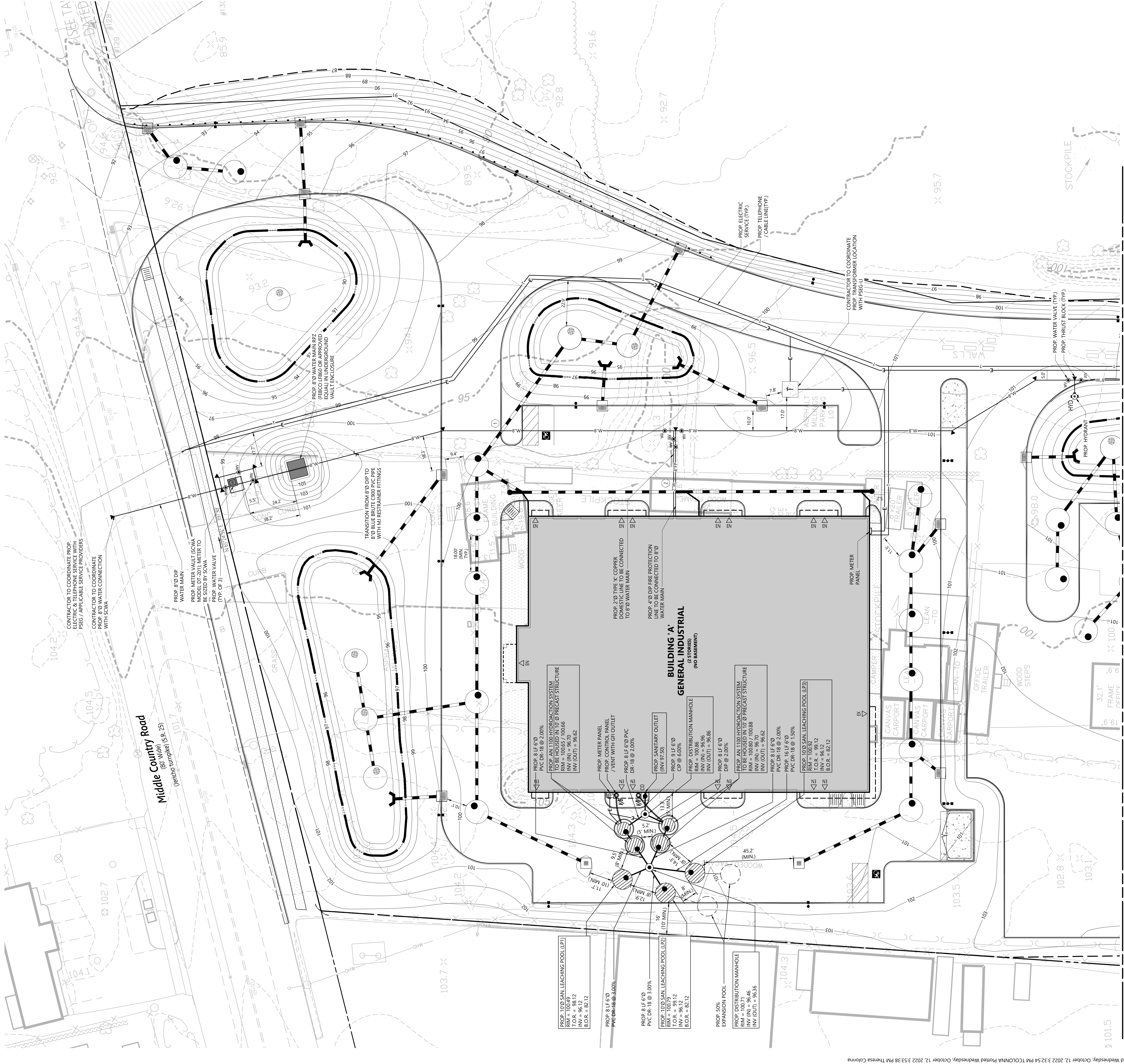
### Drywell Structure Schedule (Area F)

| Structure Number | Structure Type | Rim El. | TOR El. | Invert                    | B.O.R El. | Effective Depth |
|------------------|----------------|---------|---------|---------------------------|-----------|-----------------|
| DW-40            | 12x20 Driveway | 101.64  | 97.14   | 95.05                     | 85.14     | 12.47           |
| DW-41            | 12x20 Driveway | 100.61  | 97.14   | 94.87                     | 85.14     | 12.47           |
| DW-42            | 12x20 Driveway | 100.81  | 97.14   | 94.31                     | 85.14     | 12.47           |
| DW-43            | 12x20 Driveway | 101.54  | 97.14   | 94.68                     | 85.14     | 12.47           |
| DW-44            | 12x20 Driveway | 101.32  | 97.14   | 94.46                     | 85.14     | 12.47           |
| DW-45            | 12x20 Driveway | 100.94  | 97.14   | 95.21                     | 85.14     | 12.47           |
| DW-46            | 12x20 Driveway | 101.30  | 97.14   | 94.43                     | 85.14     | 12.47           |
| DW-47            | 12x20 Driveway | 99.24   | 96.07   | 94.52 (S)<br>95.02 (N)    | 84.07     | 12.47           |
| DW-48            | 12x20 Driveway | 100.31  | 97.14   | 95.02 (S)<br>95.54 (N)    | 85.14     | 12.47           |
| DW-49            | 12x20 Driveway | 95.36   | 97.14   | 93.10                     | 85.14     | 12.47           |
| DW-50            | 12x20 Driveway | 101.04  | 97.14   | 93.75                     | 85.14     | 12.47           |
| DW-51            | 12x20 Driveway | 101.62  | 97.14   | 94.00                     | 85.14     | 12.47           |
| DW-52            | 12x20 Driveway | 100.99  | 97.14   | 94.44                     | 85.14     | 12.47           |
| DW-53            | 12x20 Driveway | 101.13  | 97.14   | 94.22 (S)<br>94.98 (N, W) | 85.14     | 12.47           |
| DW-54            | 12x20 Driveway | 100.92  | 97.14   | 95.39                     | 85.14     | 12.47           |
| DW-55            | 12x20 Driveway | 101.39  | 97.14   | 94.37                     | 85.14     | 12.47           |
| DW-56            | 12x20 Driveway | 100.69  | 97.14   | 94.55 (N, E)              | 85.14     | 12.47           |



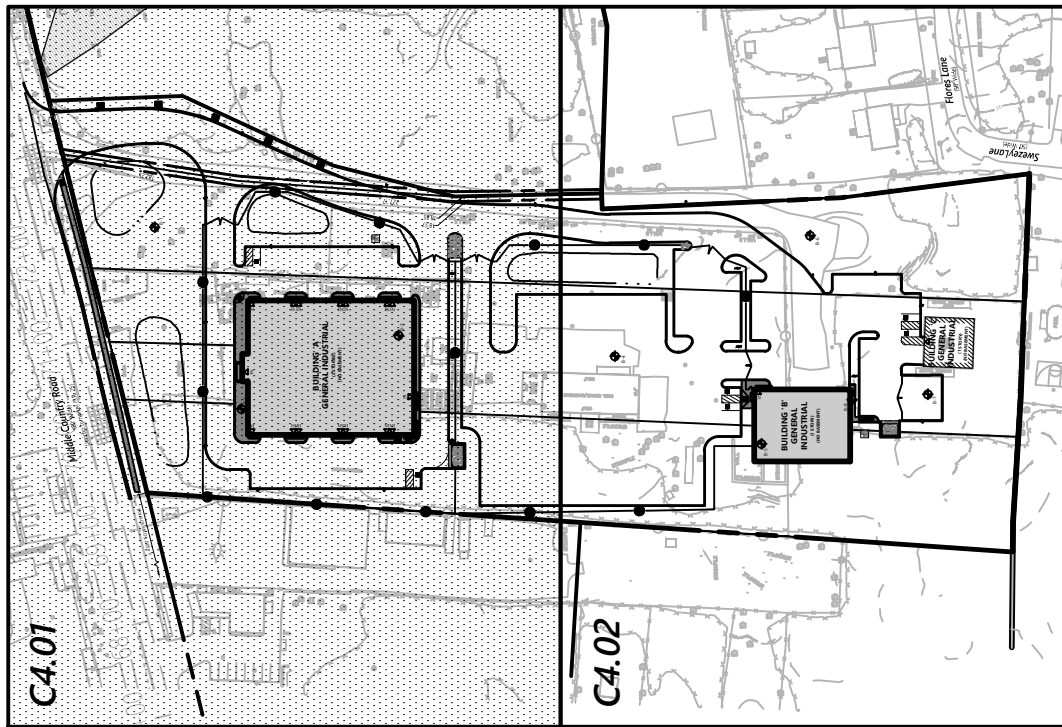


Engineering, Surveying,  
Landscape Architecture  
and Geology, PC  
100 Motor Parkway  
Suite 350  
Hauppauge, NY 11788  
631.787.3400

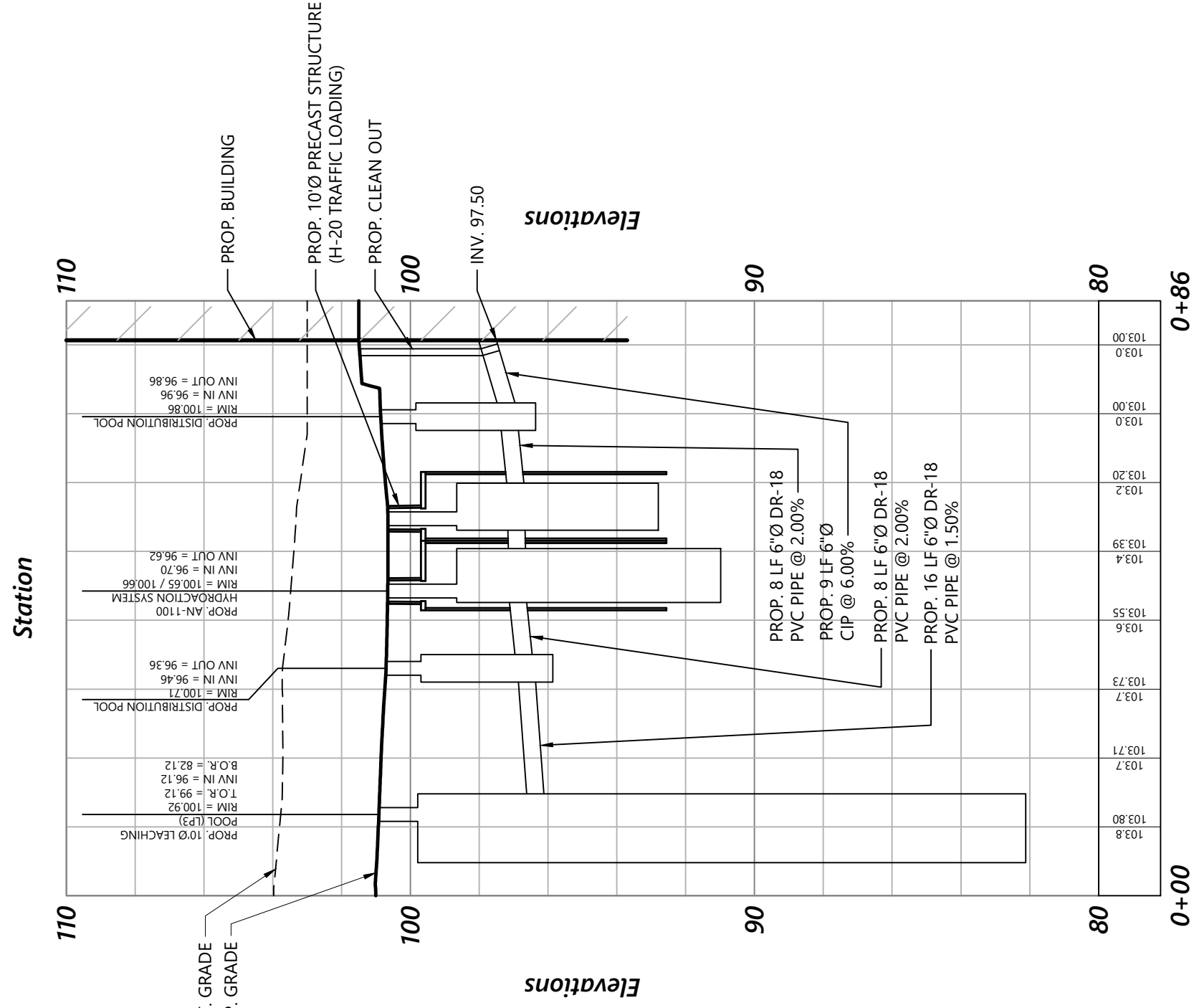


Utility Crossings

| Drainage |           | Water     |                                                |
|----------|-----------|-----------|------------------------------------------------|
| Crossing | Top       | Bottom    | Separation                                     |
| 1        | El. 90.62 | El. 89.37 | El. 93.87 (6' Min)                             |
| 2        | El. 97.22 | El. 95.97 | El. 94.00 (4' Free)<br>El. 94.00 (6' Domestic) |



Key  
Not To Scale



Sanitary System 1  
Building 'A'



Nicklan LLC  
56 Middle Country Road  
Middle Island, NY

|          |            |              |          |                |
|----------|------------|--------------|----------|----------------|
| Drawn By | Checked By | Checked Date | Scale    | Project Number |
| TC       | TC         | 10/12/2022   | AS SHOWN | 32998.01       |

Not Approved for Construction  
Utility Plan

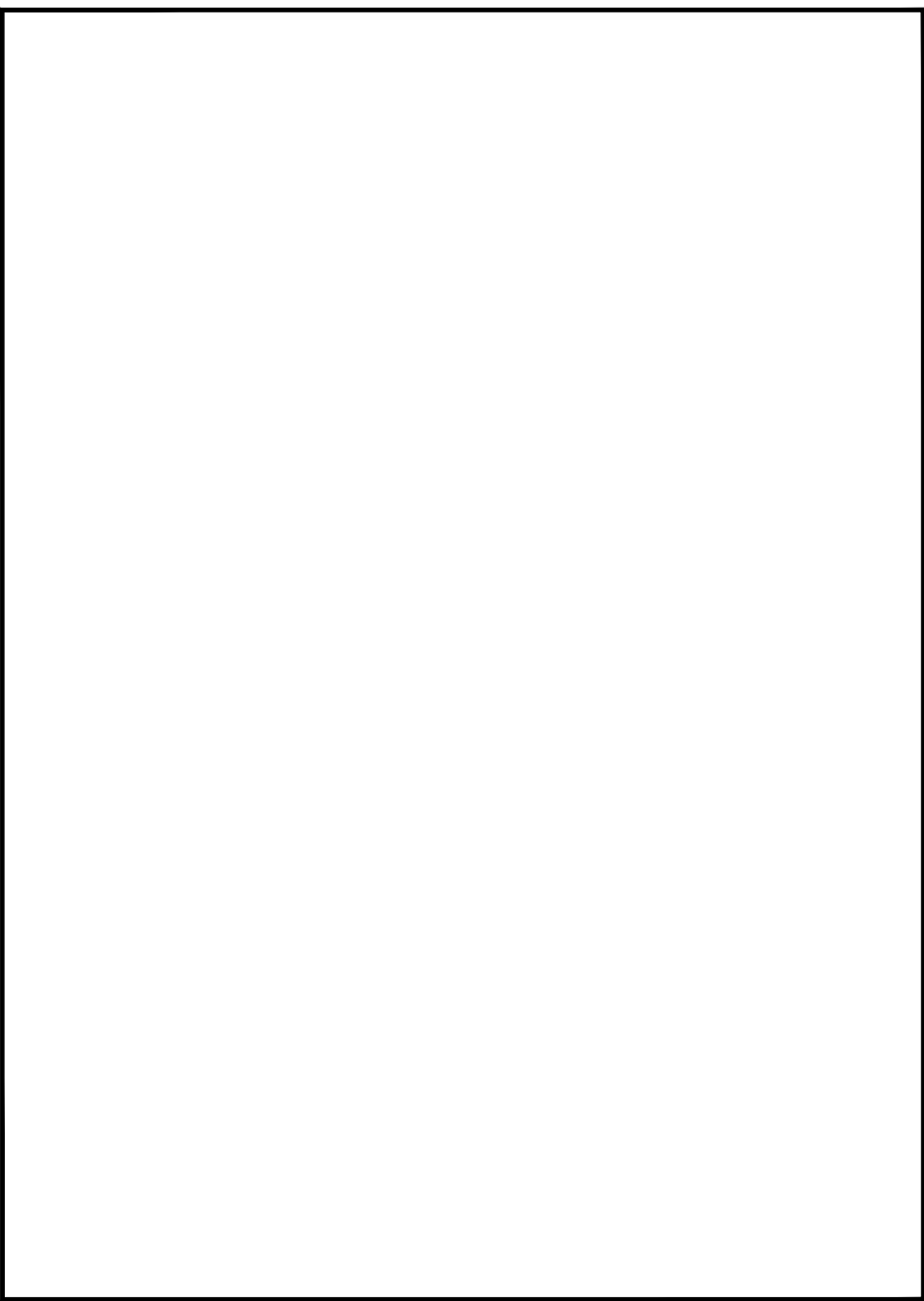


C4.01

Sheet 9 of 23

TOB Site Plan #: SP-XXXX-XX  
SCDHS Ref. #: COX-XX-XXXX  
SCTM#: 200-431-3-9, 10, 11, 12 & P/O 13.1

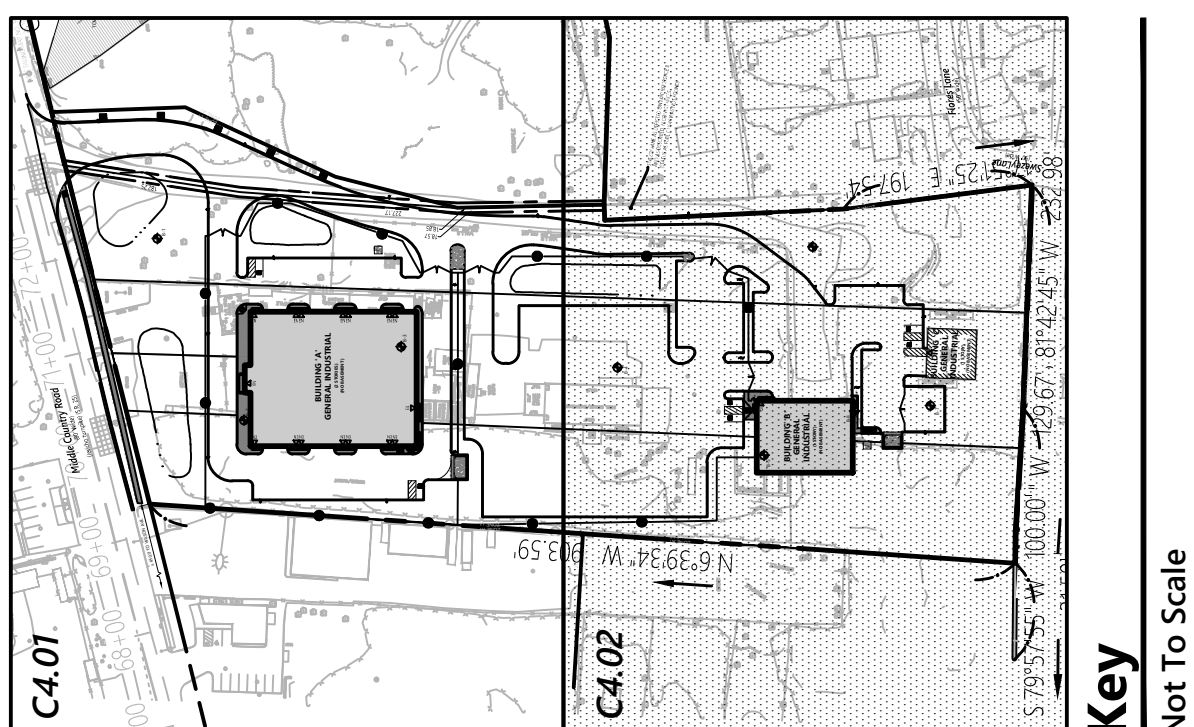
SCDHS Approval



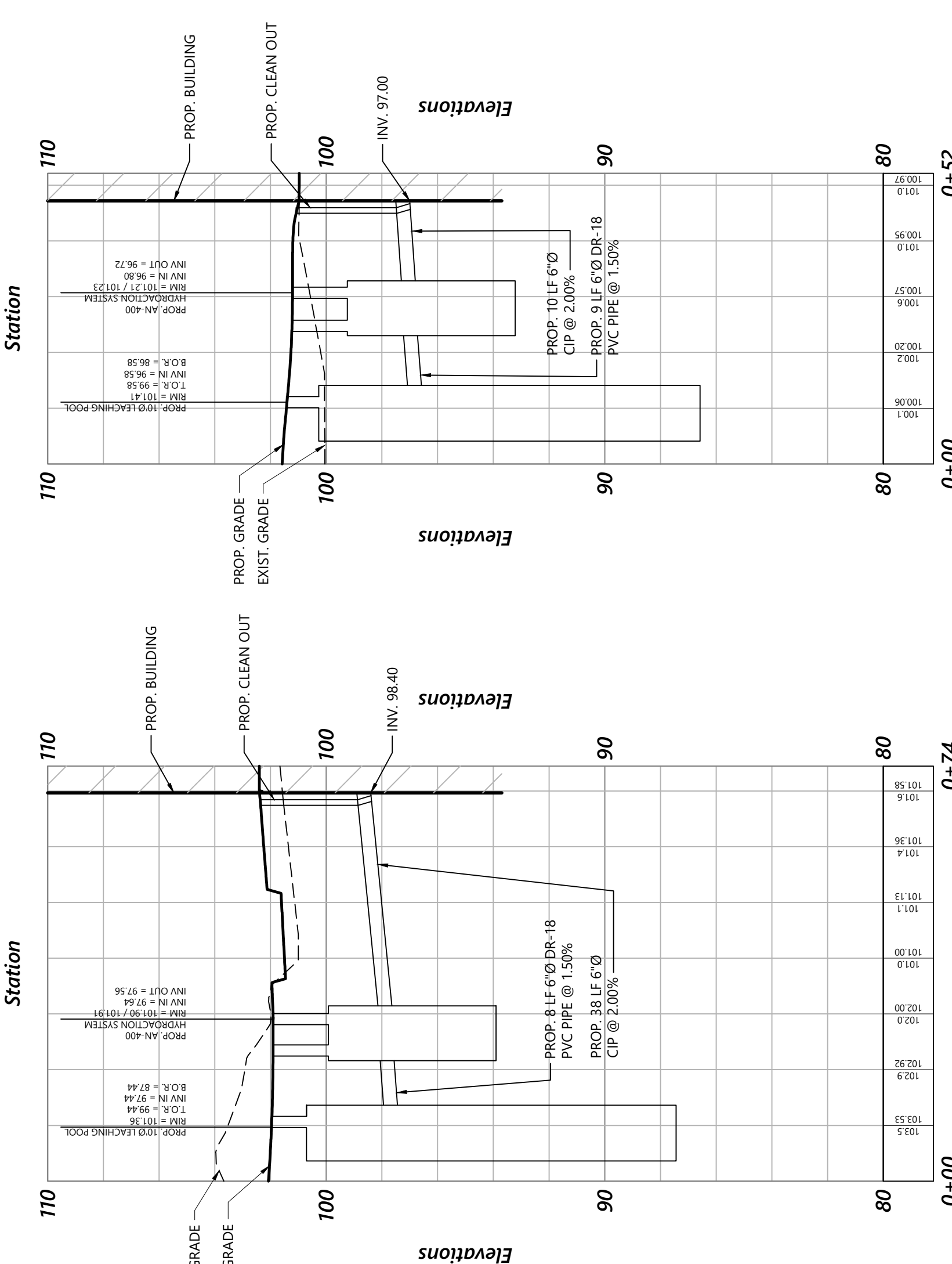
Match Line See Sheet C4.02



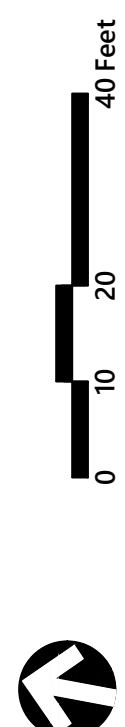
Engineering, Surveying,  
Landscape Architecture  
and Geology, PC  
100 Motor Parkway  
Suite 350  
Hauppauge, NY 11788  
631.787.3400



**Not To Scale**



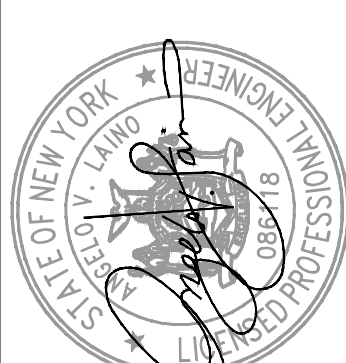
Sanitary System 2 Building 'B'      Sanitary System 3 Building 'C'



**Vicklan LLC**  
56 Middle Country Road  
Middle Island, NY

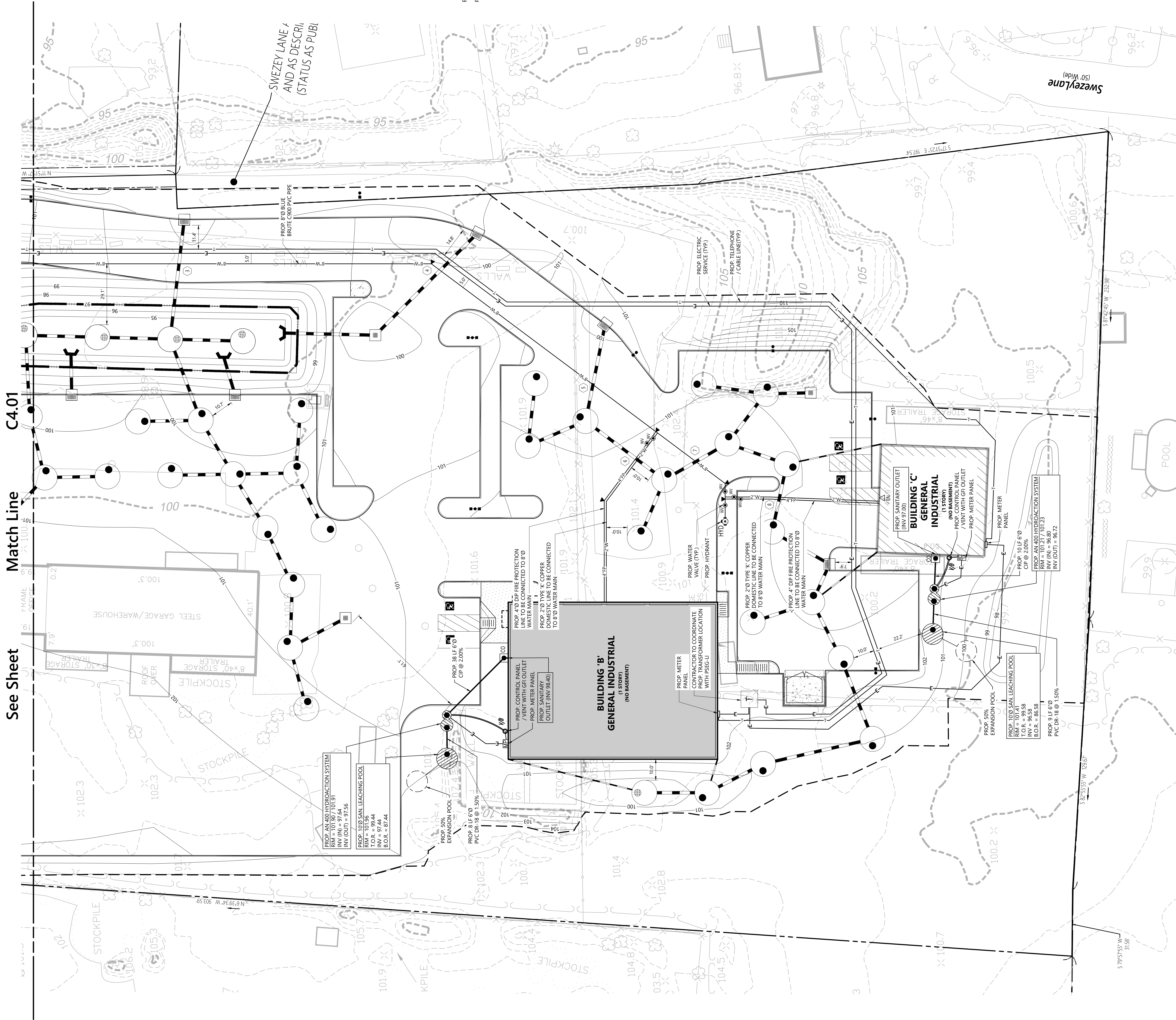
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Not Approved for Construction  
Drawing Title  
**Utility Plan**



## C4.02

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Project Number  
26998.01



## SCDHS Approval

OB Site Plan #: SP-XXXX-XX  
CDHS Ref. #: C0X-XX-XXXX  
CTM#: 200-431-3-9, 10, 11, 12



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Erosion Control Notes

1. ACTUAL EROSION CONTROL MEASURES WILL BE DICTATED BY FIELD CONDITIONS AS CONSTRUCTION PROGRESSES. HOWEVER AT A MINIMUM THE FOLLOWING GENERAL CONDITIONS SHALL BE OBSERVED:
  - A. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AND REMAIN UNDISTURBED
  - B. CLEARING AND GRADING SHALL BE SCHEDULED SO AS TO AS TO MINIMIZE THE SIZE OF EXPOSED AREAS AND THE LENGTH OF TIME THAT AREAS ARE EXPOSED.
  - C. THE LENGTH AND STEEPNESS OF CLEARED SLOPES SHALL BE MINIMIZED TO REDUCE RUNOFF VELOCITIES
  - D. RUNOFF SHALL BE DIVERTED AWAY FROM CLEARED SLOPES.
  - E. SEDIMENT SHALL BE TRAPPED ON THE SITESPECIFIC METHODS AND MATERIALS EMPLOYED IN THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES SHALL CONFORM TO "THE NEW YORK GUIDELINES FOR EROSION AND SEDIMENT CONTROL".
2. SEDIMENT BARRIERS (SILT FENCE, STRAW BALES OR APPROVED EQUAL) SHALL BE INSTALLED AS REQUIRED ALONG THE LIMITS OF DISTURBANCE FOR THE DURATION OF CONSTRUCTION. SEDIMENT BARRIERS SHALL BE PERMANENTLY STABILIZED AFTER CONSTRUCTION. SEDIMENT BARRIERS SHALL BE PERMITTED TO WASH ONTO ADJACENT PROPERTIES, WETLANDS OR ROADS.
3. GRADED AND STRIPPED AREA AND STOCKPILES SHALL BE KEPT STABILIZED THROUGHOUT CONSTRUCTION. SEDIMENT BARRIERS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SOIL CONSERVATION SERVICE RECOMMENDATIONS.
4. STOCKPILES THAT ARE NOT STABILIZED SHALL BE SURROUNDED BY SILT FENCE, AND INSPECTED AFTER STORMS AND AT THE END OF EACH WORK DAY.
5. DRAINAGE INLETS INSTALLED AS PART OF THE PROJECT AS WELL AS EXISTING DRAINAGE INLETS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. SEDIMENT TRAPS, DANDY BAGS, ETC. AS REQUIRED.
6. PROPER MAINTENANCE OF EROSION CONTROL MEASURES IS TO BE PERFORMED AS INDICATED BY PERIODIC INSPECTION AND AFTER HEAVY OR PROLONGED STORMS. MAINTENANCE MEASURES INCLUDE, BUT ARE NOT LIMITED TO, CLEANING OF SEDIMENT BASINS AND TRAPS, CLEANING OR REPAIR OF SEDIMENT BARRIERS, REPAIR OF PARTS OF BERMES AND DIVERSIONS, AND CLEANING AND REPAIR OF INLET PROTECTION.
7. APPROPRIATE MEANS SHALL BE USED TO CONTROL DUST DURING CONSTRUCTION.
8. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT SOIL AND LOOSE DEBRIS FROM BEING TRACKED ONTO LOCAL ROADS. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL THE SITE IS PERMANENTLY STABILIZED.
9. SEDIMENT BARRIERS AND OTHER CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL UPLAND DISTURBED AREAS ARE PERMANENTLY STABILIZED AFTER PERMANENT CONSTRUCTION. SEDIMENT BARRIERS SHALL BE CLEANED AND DRAINAGE SYSTEMS CLEANED AND FLUSHED AS NECESSARY.
10. THE CONTRACTOR IS ADVISED THAT A COMPLETE STORM WATER POLLUTION PREVENTION PLAN SHALL BE SUBMITTED TO THE STATE OF NEW YORK'S DEPT. OF ENVIRONMENTAL CONSERVATION FOR REVIEW AND APPROVAL. THE PREVENTION PLAN SHALL INCLUDE THE LATEST SPDES PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY WHICH INCLUDES REQUIREMENTS FOR THE CONTRACTOR TO COMPLETE CERTAIN CONSTRUCTION ACTIVITIES AND TO MAINTAIN CERTAIN EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST SPDES PERMIT AND SHALL BE RESPONSIBLE FOR MAINTAINING THE LIFTING DEVICE DO NOT RELY ON LIFTING DEVICE TO SUPPORT ENTIRE WEIGHT OF GRATE PLACE THE GRATE INTO ITS FRAME.
11. THE CONTRACTOR IS ADVISED THAT A COMPLETE STORM WATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIRED LATEST SPDES PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY WHICH INCLUDES REQUIREMENTS FOR THE CONTRACTOR TO COMPLETE CERTAIN CONSTRUCTION ACTIVITIES AND TO MAINTAIN CERTAIN EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST SPDES PERMIT AND SHALL BE RESPONSIBLE FOR MAINTAINING THE LIFTING DEVICE DO NOT RELY ON LIFTING DEVICE TO SUPPORT ENTIRE WEIGHT OF GRATE PLACE THE GRATE INTO ITS FRAME.
12. THE CONTRACTOR IS ADVISED THAT A COMPLETE STORM WATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIRED LATEST SPDES PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY WHICH INCLUDES REQUIREMENTS FOR THE CONTRACTOR TO COMPLETE CERTAIN CONSTRUCTION ACTIVITIES AND TO MAINTAIN CERTAIN EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST SPDES PERMIT AND SHALL BE RESPONSIBLE FOR MAINTAINING THE LIFTING DEVICE DO NOT RELY ON LIFTING DEVICE TO SUPPORT ENTIRE WEIGHT OF GRATE PLACE THE GRATE INTO ITS FRAME.

Dandy Bag Notes

1. INSTALLATION:
  - 1.1. EMPTY DANDY BAG SHOULD BE PLACED OVER THE GRATE AS THE GRATE STANDS ON EBG.
  - 1.2. IF USING OPTIONAL OIL ABSORBENTS, PLACE ABSORBENT PILLOW IN POUCH AND PLACE PILLOW IN POUCH OVER THE GRATE. THE PILLOW SHOULD BE PLACED IN THE LIFTING DEVICE DO NOT RELY ON LIFTING DEVICE TO SUPPORT ENTIRE WEIGHT OF GRATE PLACE THE GRATE INTO ITS FRAME.
2. MAINTENANCE:
  - 2.1. REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SURFACE AND VICINITY OF THE UNIT AFTER EACH STORM EVENT.
  - 2.2. REMOVE THE SEDIMENT THAT HAS ACCUMULATED WITHIN THE CONTAINMENT AREA OF THE DANDY BAG AS NEEDED.
  - 2.3. IF USING OPTIONAL OIL ABSORBENTS, REMOVE AND REPLACE ABSORBENT PILLOW NEAR SATURATION.

Legend

CONSTRUCTION ENTRANCE

CONSTRUCTION FENCE

SILT FENCE

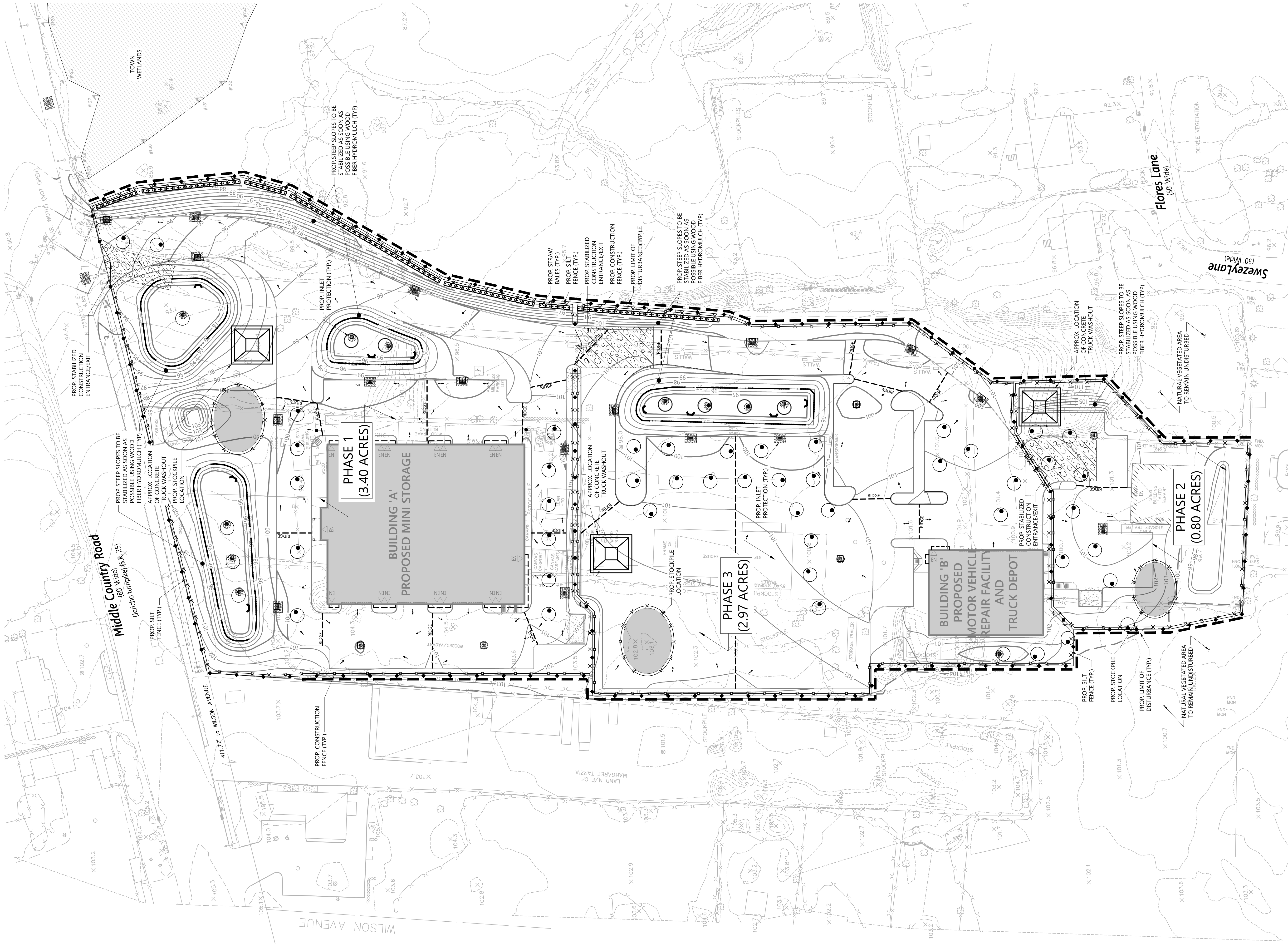
LIMITS OF CLEARING, GRADING AND GROUND DISTURBANCE

HAY BALE

CONCRETE WASHOUT AREA

INLET PROTECTION (DANDY BAG OR APPROVED EQUAL)

NOTE: CONTRACTOR IS NOT PERMITTED TO USE FILTER FABRIC MATERIAL AS INLET PROTECTION



October 12, 2022

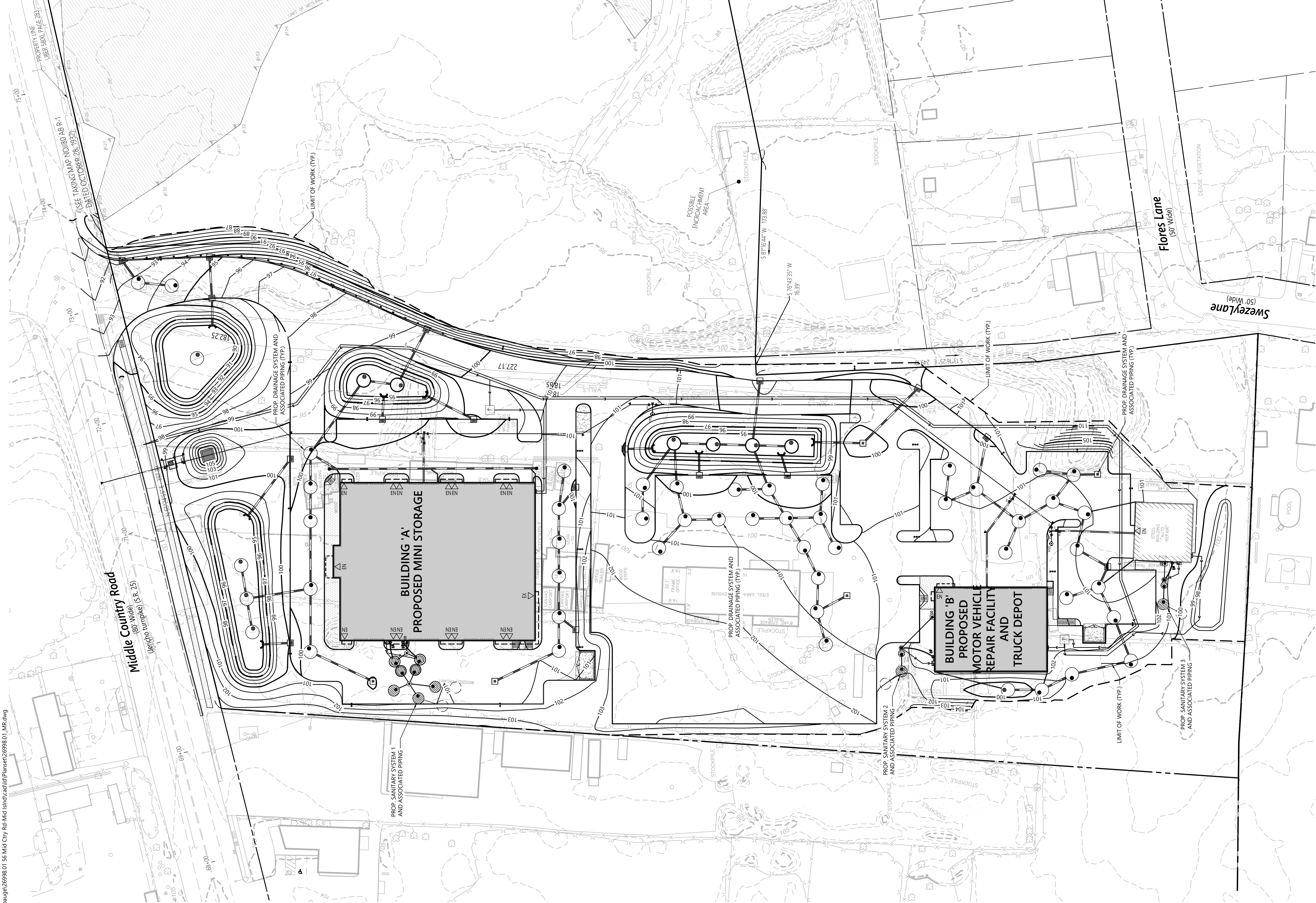
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Overall Erosion and Sediment Control Plan

C5.00

Sheet 11 of 23

Project Number: 26998.01



Soil Management Calculations

SURFACE TO SURFACE CALCULATIONS:

TOTAL CUT (FROM SURFACE TO SURFACE ANALYSIS): 7,238.15 CY  
(1,822.58 CY)

- \* BASED ON SURFACE TO SURFACE ANALYSIS USING AUTOCAD CIVIL3D. CUTS ARE REPRESENTED AND THE PROPOSED GROUND SURFACE. THE PROPOSED GROUND SURFACE IS TAKEN AS THE THICKNESSES AND/OR VOLUMES OF CONSTRUCTED ELEMENTS AND ARE COMBINED WITH THE SURFACE TO SURFACE ANALYSIS TO OBTAIN A NET EARTHWORK BUDGET.

| Structural Element          | Adjustment (CY) |
|-----------------------------|-----------------|
| PROPOSED DRIVELLS           | 3,185.54        |
| PROPOSED CATCH BASINS       | 169.86          |
| PROPOSED DRAIN PIPES        | 98.77           |
| PROPOSED SANITARY SYSTEM    | 295.26          |
| PROPOSED SANITARY PIPE      | 6.89            |
| WATER LINE PIPE             | 7.42            |
| GAS LINE PIPE               | 10.00           |
| FOUNDATION WALL             | 1,275.67        |
| PAVEMENT SECTION            | 5,824.33        |
| CURB                        | 203.18          |
| SEWALK / CONCRETE PAD       | 107.05          |
| NET CUT AVAILABLE           | 10,067.8        |
| BACKFILL EXISTING BUILDINGS | (376.26)        |
| BACKFILL PAVEMENT REMOVAL   | (225)           |
| NET FILL AVAILABLE          | (601.26)        |
| TOTAL NET ADJUSTMENTS       | 9,466.6         |

ADJUSTED EARTHWORK CALCULATION = SURFACE TO SURFACE + ADJUSTMENTS  
ADJUSTED EARTHWORK CALCULATION = 4,584.4 CY + 9,466.6 CY = 14,051.0 CY  
(MATERIAL TO BE EXPORTED FROM SITE)

NOTE: ALL EXISTING INFRASTRUCTURE ON SITE IS TO BE ABANDONED AND DEMOLISHED / REMOVED IN ACCORDANCE WITH APPLICABLE AGENCY STANDARDS.

Notes / Justification for Soil Removal

1. PROPOSED BUILDING ELEVATION CONSTRAINED BY MAXIMUM / MINIMUM PARKING LOT GRADES AND RELATIONSHIP TO EXISTING PARKING LOT GRADES.
2. EXISTING PAVEMENT AND ASPHALT SURFACES ARE IN A NET FILL CONDITION. EXCAVATION FOR DRAINAGE RESULTS IN EXCESS MATERIAL TO BE REMOVED.
3. MATERIALS TO BE REMOVED WILL CONSIST OF EXISTING PAVEMENT AND CONCRETE CURB. NO EXISTING ASPHALT OR GRAVEL TO BE REMOVED.
4. THIS ANALYSIS DOES NOT INCLUDE EXCAVATION VOLUMES REQUIRED FOR LIGHT POLE, ROLLWAY, OR SIGN FOUNDATIONS.

Top Soil Management

|                                            |             |
|--------------------------------------------|-------------|
| EXISTING TOP SOIL TO BE STRIPPED           | 13,448.1 CY |
| TOP SOIL REQUIRED FOR PROPOSED LANDSCAPING | 2,365.9 CY  |
| NET TOP SOIL                               | (882 CY)    |



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631.787.3400



Nicklan LLC  
56 Middle Country Road  
Middle Island, NY

|          |          |          |
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| Drawn    | Checked  | Date     |
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October 12, 2022

Not Approved for Construction  
Material Removals Plan

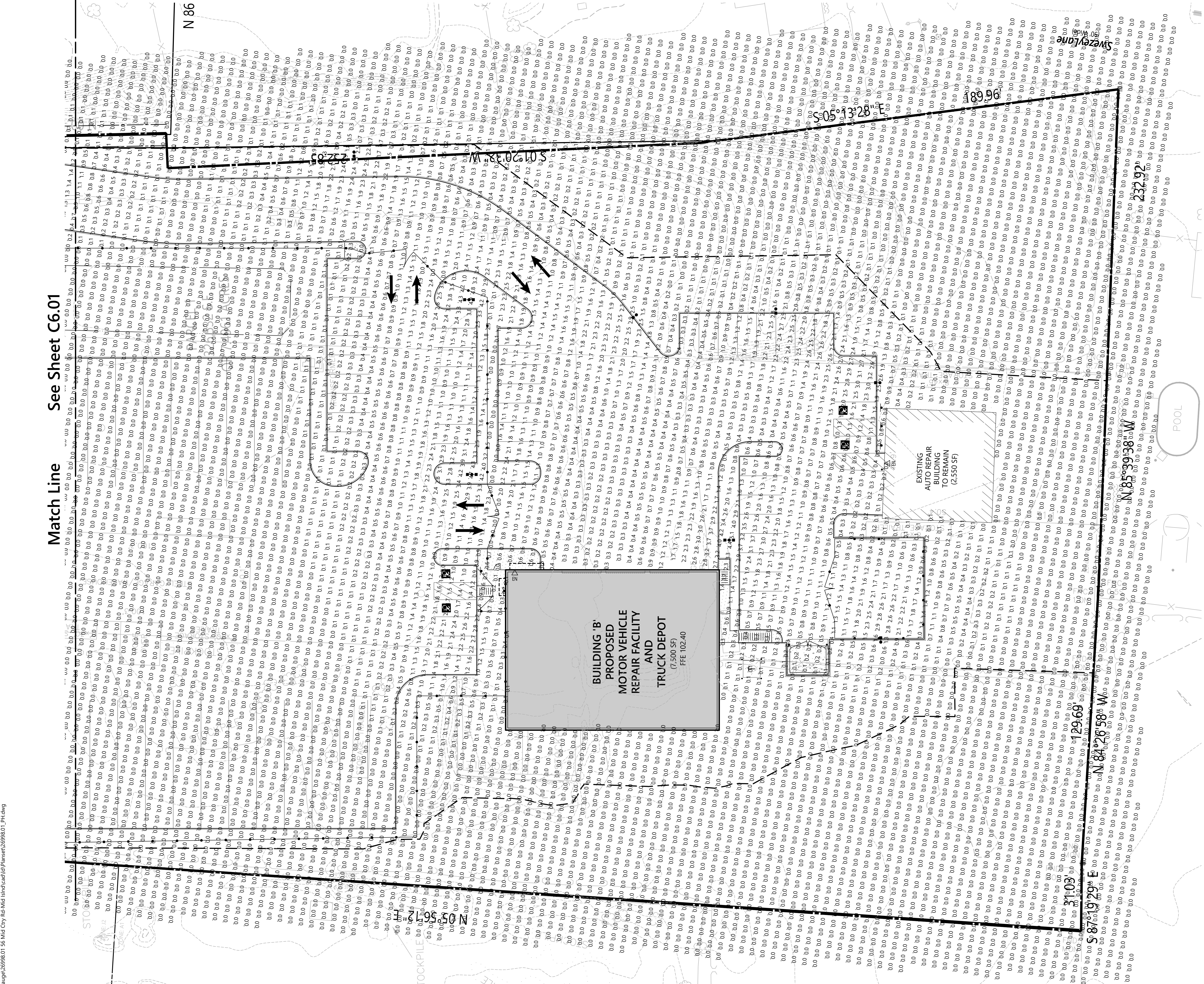


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Sheet 12 of 23

TOB Site Plan #: SP-XXXX-XX  
SCDHS Ref. #: COX-XX-XXXX  
SCTM#: 200-431-3-9, 10, 11, 12 & P/O 13.1  
Project Number: 26998.01





## Lighting Notes

1. LIGHTS TO BE PROVIDED AS SHOWN OR APPROVED EQUAL IF CONTRACTOR PROPOSES DIFFERENT SITE LIGHTING THIS ARE REQUIRED TO PROVIDE THE REQUIREMENTS OF THE TOWN OF BROOKHAVEN.
2. FOOTCANDLES SHOW ARE FOR PROPOSED LIGHT FIXTURE ONLY.
3. MOUNTING HEIGHTS SHOWN ARE FROM GRADE OF THE SURROUNDING AREA.
4. ALL LIGHTING SHALL BE PROVIDED WITH A MINIMUM OF 100 LUMENS PER SQUARE FOOT SURROUNDING THE SUBJECT PROPERTY AND MEET THE TOWNS REQUIREMENTS FOR DARK SKY COMPLIANCE.
5. CONTRACTOR TO COORDINATE ALL CABLE/CONDUIT SIZES WITH ELECTRICAL ENGINEER AS WELL AS MANUFACTURER REQUIREMENTS.
6. CONTRACTOR SHALL COORDINATE WIRING OF LIGHTS PRIOR TO THE OTHER UTILITY LINES. PULL BOXES TO BE INSTALLED AS NECESSARY TO ROUTE CABLE.
7. ALL ELECTRICAL FACILITIES SHALL MEET STANDARDS OF NATIONAL ELECTRIC CODE AND ALL OTHER APPLICABLE REQUIREMENTS.

## Lighting Code

- BS-865.A. NO LIGHTING SHALL BE TALLER THAN 20 FEET. (COMPLIES)
- BS-865.D. > 1800 LUMENS/100 WATT USE SHIELDED FIXTURES. (REFER TO LUMINAIRE SCHEDULE)
- BS-865.D. < 1800 LUMENS/100 WATT USE SHIELDED FIXTURES. (REFER TO LUMINAIRE SCHEDULE)
- BS-867.A.2) RESIDENTIAL PROPERTY/ROOM NOT EXCEED 005 FC.
- BS-867.C. LED NOT TO EXCEED 3,000K. (COMPLIES)
- BS-868.B. NON-ESSENTIAL EXTERIOR LIGHTING SHALL BE TURNED OFF NO LATER THAN 11:00 p.m. FOR BUSINESSES CLOSED BEFORE 9:00 p.m.

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Suite 350  
Hempaug, NY 11788  
631.787.3400

## Luminaire Schedule

| Symbol | Qty | Description                  | Arrangement      | LLF  | Lumens | Watts | Mounting Height |
|--------|-----|------------------------------|------------------|------|--------|-------|-----------------|
| (A)    |     | DSX1 LED P1 30K 3TM MVOLT HS | SINGLE W/ SHIELD | 0.90 | 5,085  | 54    | 16'             |
| (B)    |     | DSX1 LED P1 30K 3TM MVOLT HS | SINGLE W/ SHIELD | 0.90 | 5,285  | 54    | 16'             |
| (C)    |     | DSX1 LED P1 30K 3TM MVOLT    | SINGLE           | 0.90 | 6,449  | 54    | 16'             |
| (D)    |     | DSX1 LED P1 30K 3TM MVOLT    | DOUBLE @ 180°    | 0.90 | 6,327  | 54    | 18'             |
| (E)    |     | DSX1 LED P1 30K 3TM MVOLT    | DOUBLE @ 180°    | 0.90 | 6,278  | 54    | 18'             |
| (F)    |     | DSX2 LED P1 30K 3TM MVOLT HS | SINGLE W/ SHIELD | 0.90 | 13,965 | 140   | 18'             |
| (G)    |     | DSX2 LED P1 30K 3TM MVOLT    | DOUBLE @ 180°    | 0.90 | 17,220 | 140   | 18'             |

## Calculation Summary

| Label            | Calc. Type | Units | Avg | Max | Min | Avg/Min | Max/Min |
|------------------|------------|-------|-----|-----|-----|---------|---------|
| Footcandle       | Footcandle | FC    |     |     |     |         |         |
| Overall Property | Footcandle | FC    |     |     |     |         |         |

## PROPOSED FIXTURES 'A' THROUGH 'E'



## Specifications

1. LED AREA LUMINAIRE  
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100. LED AREA LUMINAIRE

## Introduction

The modern styling of the D-Series is striking and distinctive, making it a perfect choice for any environment. The D-Series is designed to provide high performance, high efficiency long life luminaire.

The outstanding photometric performance, long life, high efficiency, and high power density, it is perfect for any environment. The D-Series is designed to provide high performance, high efficiency long life luminaire.

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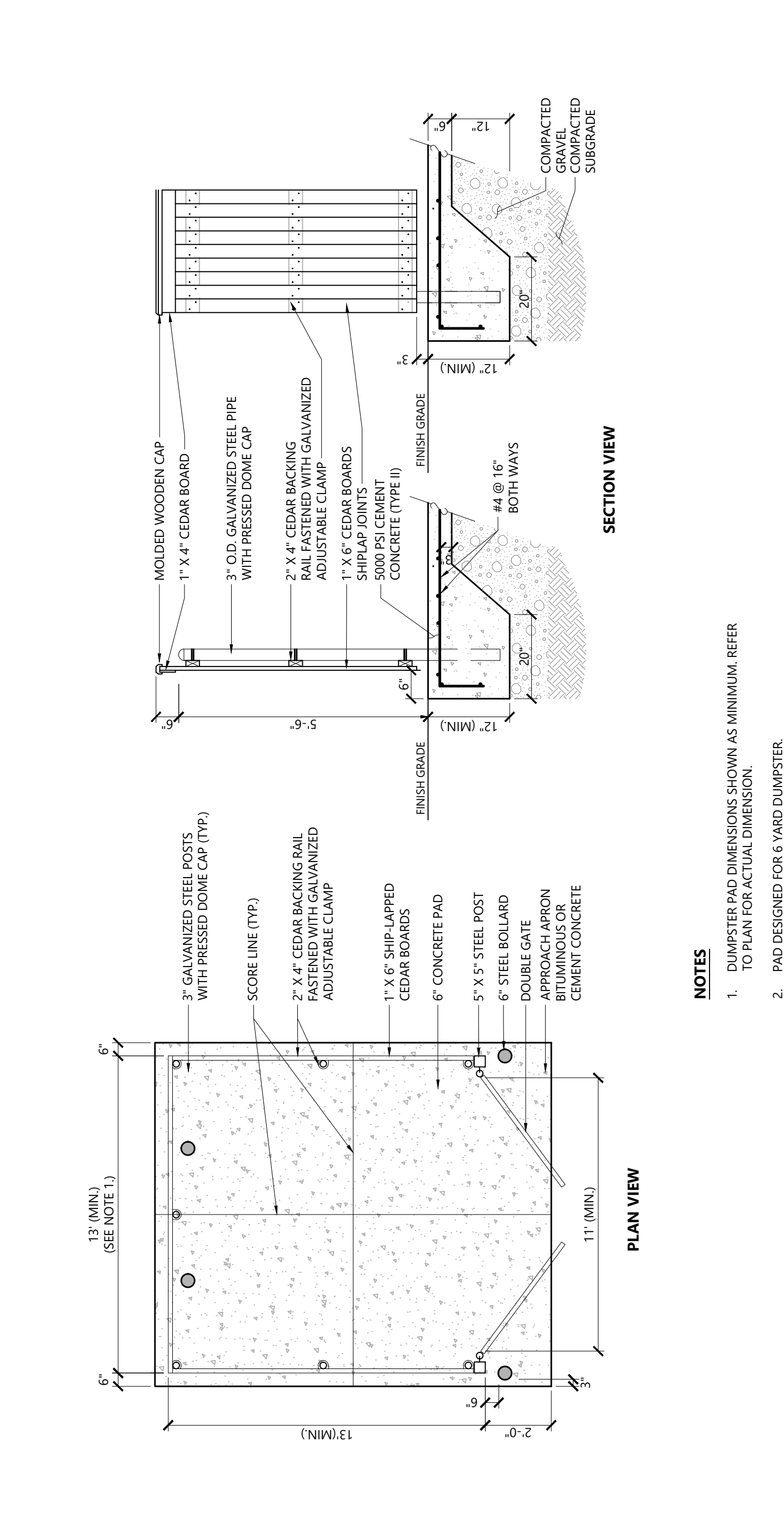
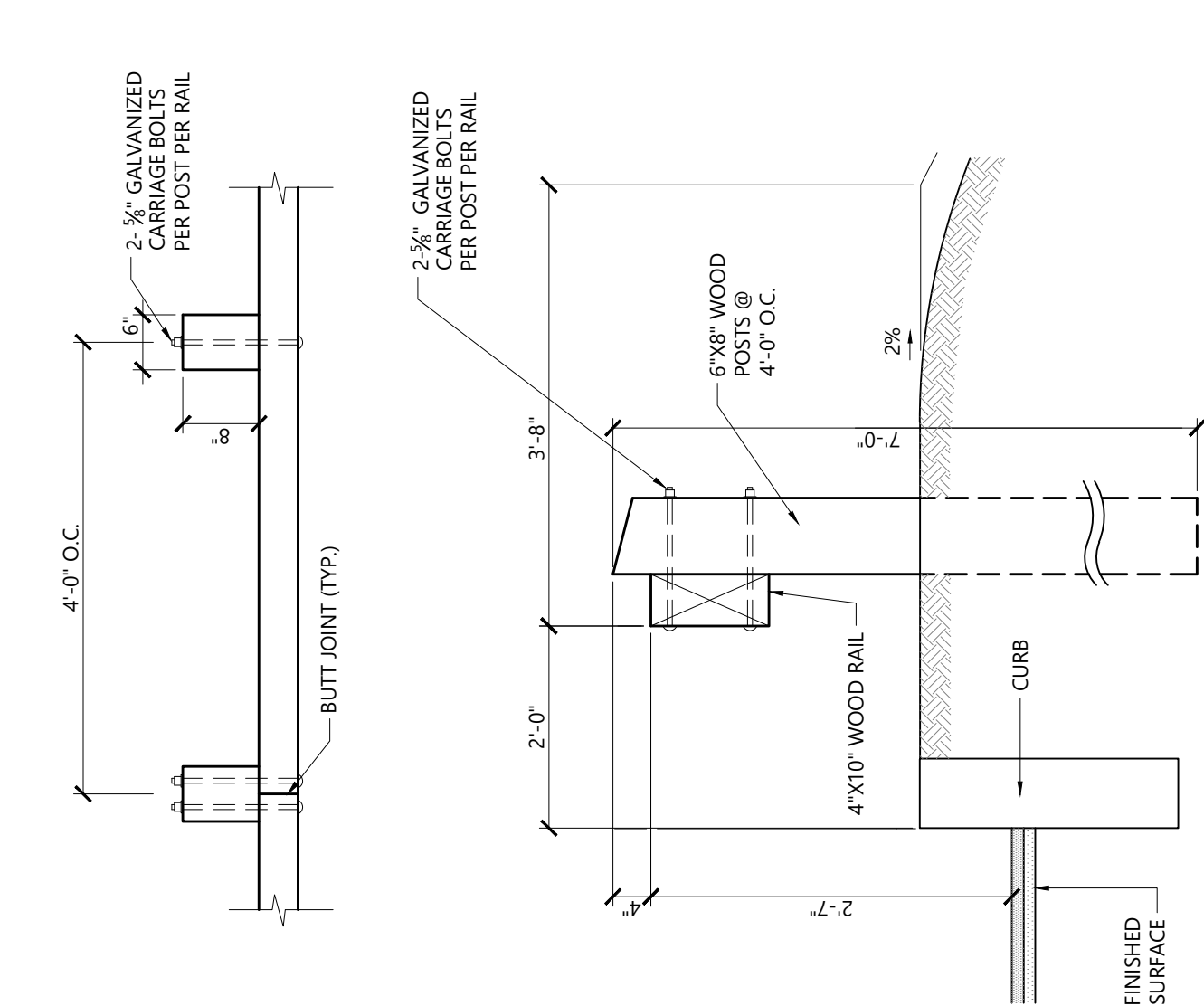
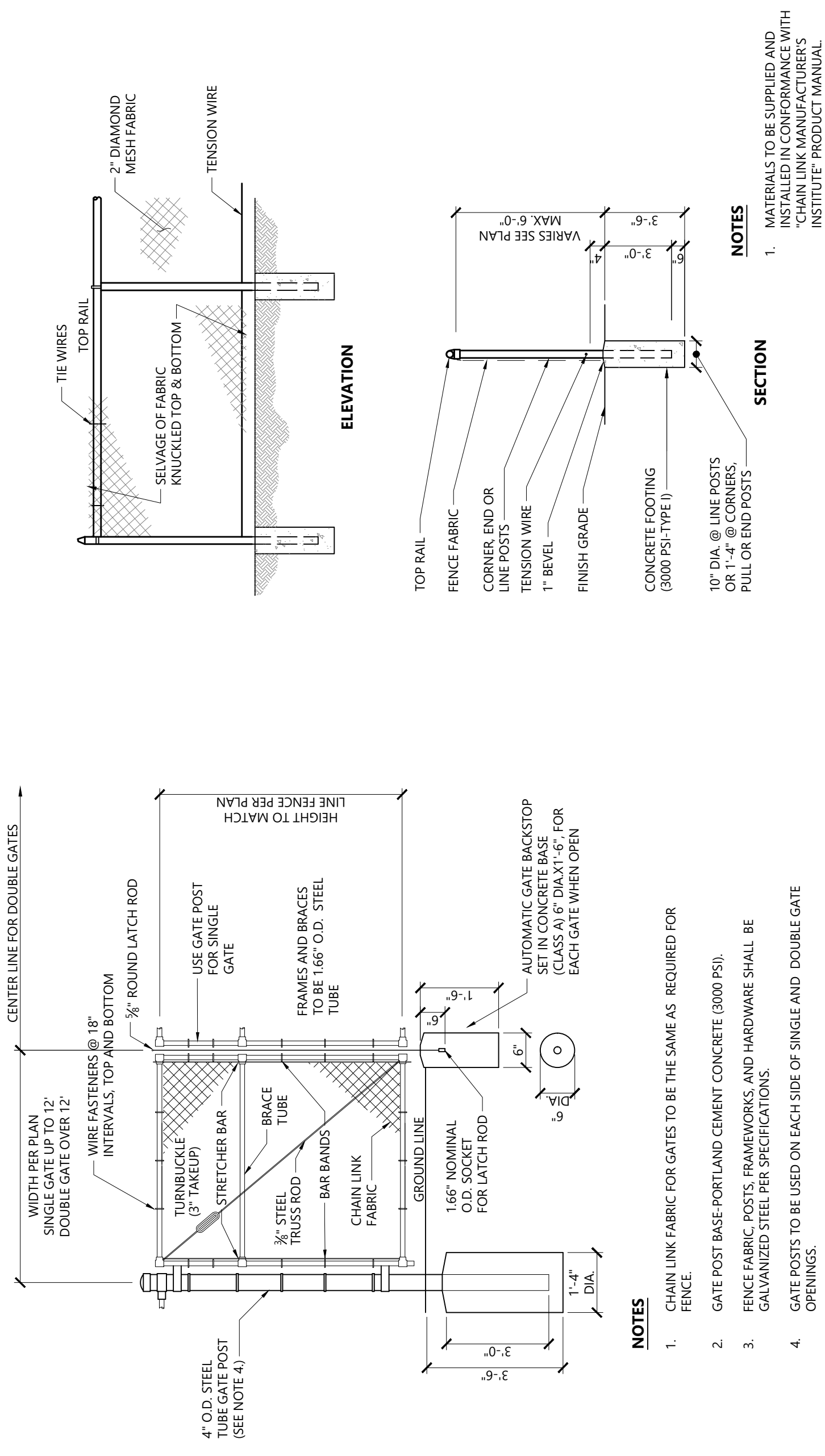
Scale: 1" = 10'

Scale: 1" = 20'





Engineering, Surveying,  
Landscape Architecture  
and Geology, PC  
100 Motor Parkway  
Suite 350  
Hauppauge, NY 11788  
631.787.3400

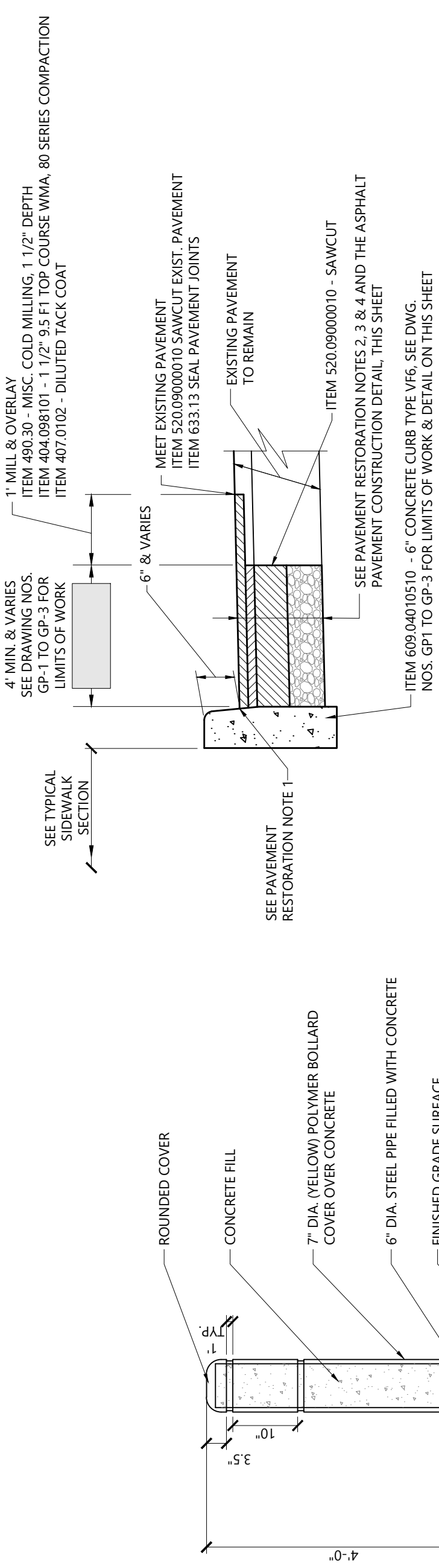


**NOTES**

1. DUMPSTER PAD DIMENSIONS SHOWN AS MINIMUM. REFER TO PLAN FOR ACTUAL DIMENSION.
2. PAD DESIGNED FOR 6 YARD DUMPSTER.

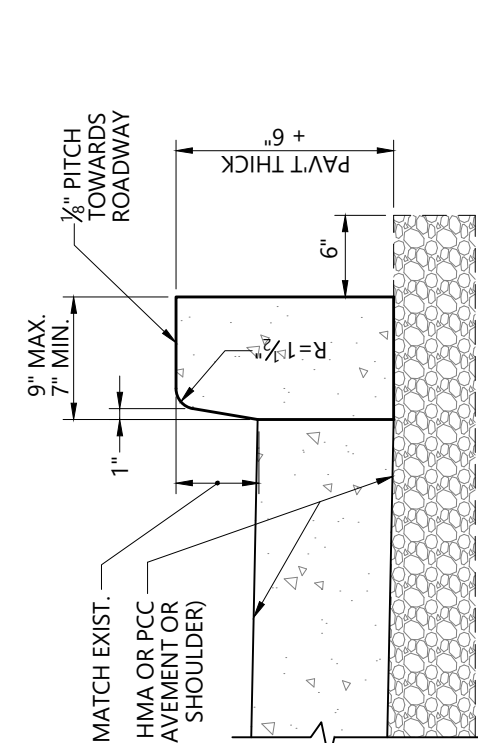
**Dumpster Pad w/ Enclosure**

|                                                       |                                  |
|-------------------------------------------------------|----------------------------------|
| <p><b>Dumpster Pad w/ Enclosure</b></p> <p>N.T.S.</p> | <p>Source: VHB</p> <p>ID 713</p> |
|-------------------------------------------------------|----------------------------------|



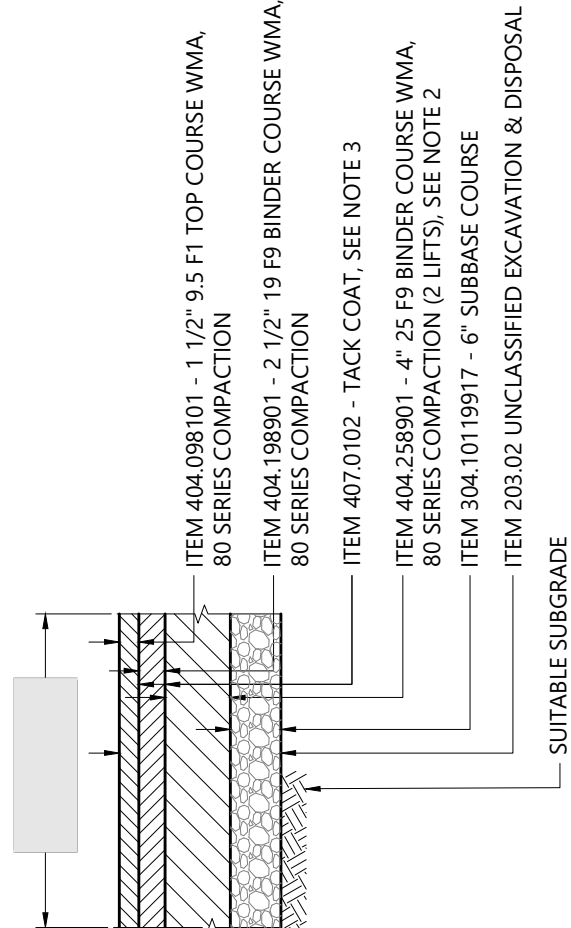
## Full Depth Asphalt Pavement (Off-Site R.O.W)

N.T.S.



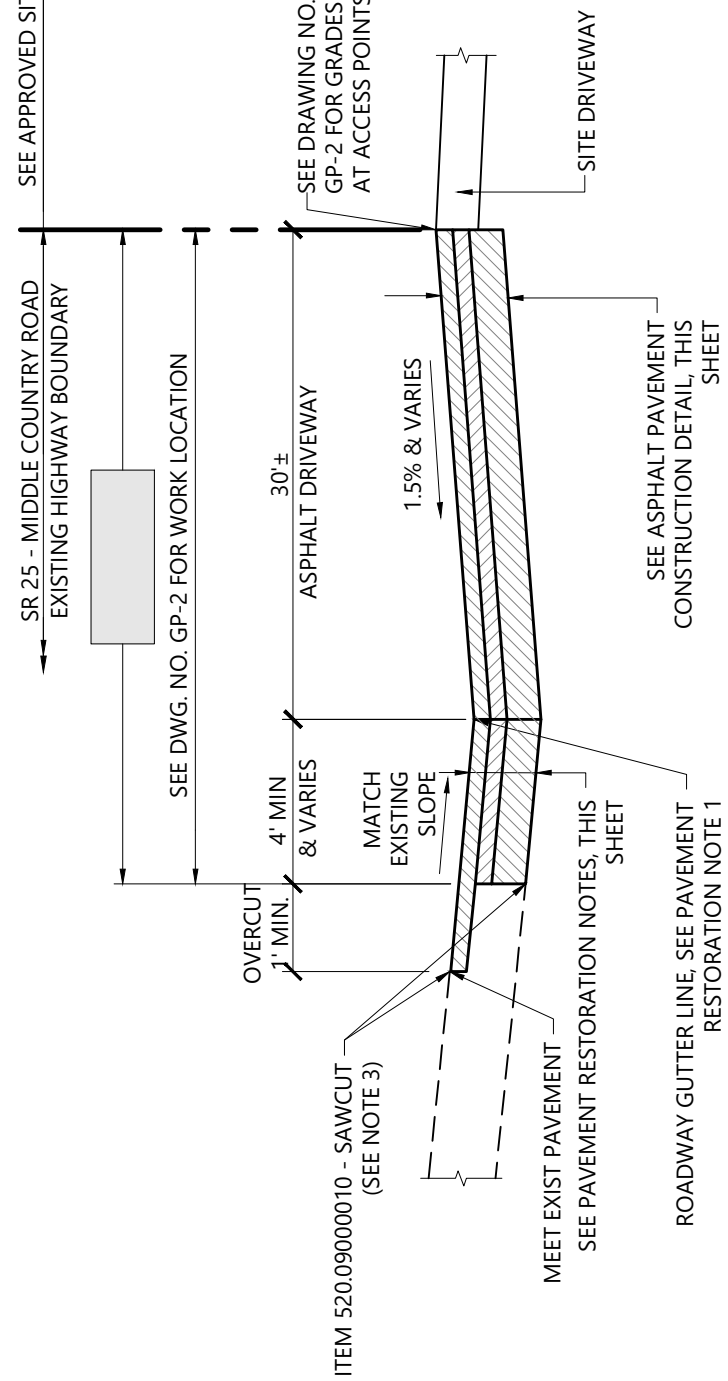
## PAVEMENT RESTORATION NOTES:

1. RE-ESTABLISH THE CONTRACTOR BE RESPONSIBLE FOR PROPOSED CHANGING GRADES AND RE-ESTABLISHING THESE GRADES IN THE EXISTING CURB/PAVEMENT WORK
2. VARY DEPTH OF ASPHALT BINDER TO ENSURE PROPOSED PAVEMENT DEPTH MATCHES ADJACENT EXISTING PAVEMENT DEPTH.
3. PLACE TACK COAT BETWEEN EVERY ASPHALT LIFT REGARDLESS OF WHEN PLACED AND AT THE JOINTS BETWEEN NEW AND EXISTING ASPHALT "PARALLEL" RIDGES.
4. ALL COLD JOINTS SHALL BE SEALED AS PER ITEM# 633.13 - CLEANING, SEALING AND/OR FILLING JOINTS.
5. IN THE EVENT OF A CRACKING CURB, CUT BACK THE CRACK FOR THE ENTIRE DEPTH OF THE EXISTING CURB TO MINIMIZE ANY DAMAGE TO THE EXISTING PAVEMENT. CONSIDER: A. FORMING THE NEW CURB OR THE EXISTING CURB WILL BE REMOVED. THIS INVOLVES PAVING THE NEW CURB TO THE EXISTING GRADE. B. IF THE CRACKING CURB IS NOT REMOVED, IT MAY DAMAGE TO THE EXISTING PAVEMENT OCCURS. C. PERMITTEE SHALL REPLACE THE EXISTING PAVEMENT FOR THE DETAILS SHOWN ON AND PER NYSDOT STANDARD SHEETS.
6. SHOULD THE CONTRACTOR ENCOUNTER COMPOSITE FORMWORK DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER REMOVAL OF THE FORMS. THIS INCLUDED AT THE BACK OF THE PLAN SET.



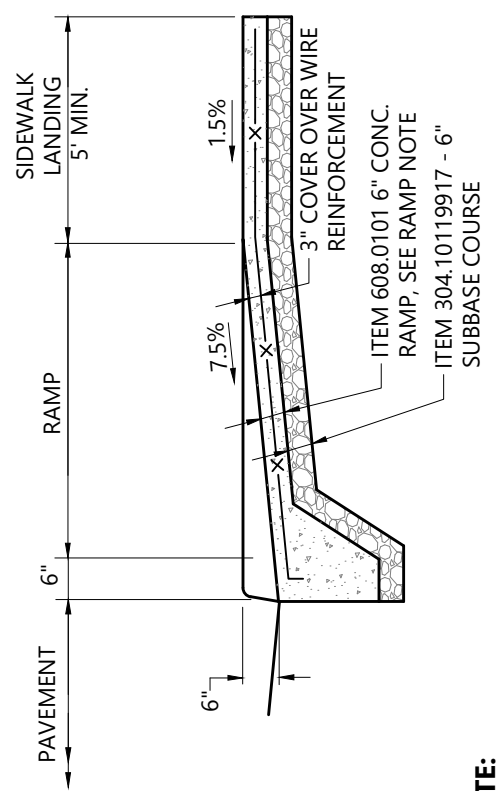
## Bollard

N.T.S.  
Source: Town of Brookhaven



**Typical Section at Site Driveway (Off-Site R.O.W.)**

**N.T.S.**



**NOTE:**

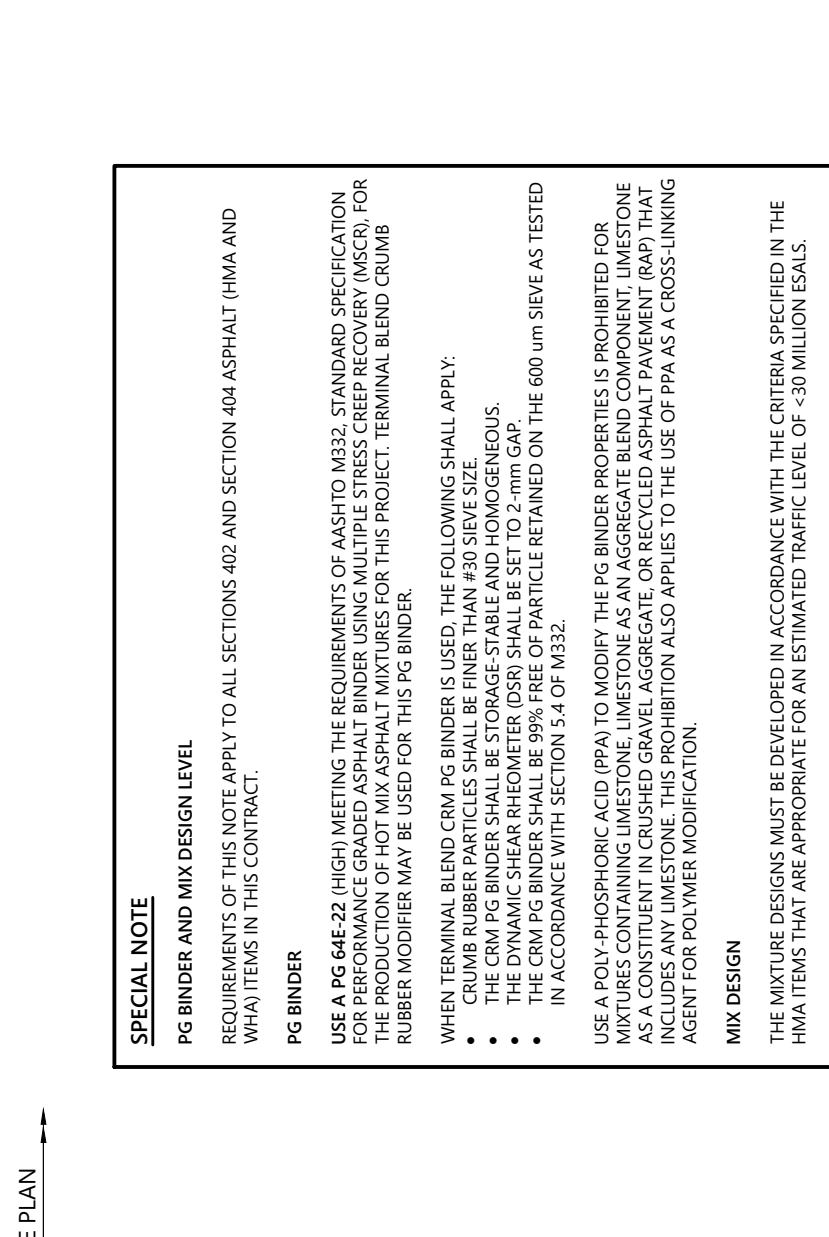
SIDEWALK RAMPS SHALL BE CONSTRUCTED AT A THICKNESS OF 6" UTILIZING A REINFORCEMENT WITH 3" OF COVER MEETING THE REQUIREMENTS OF SUBSECTION 608-3.01 AND TO THE LIMITS AS SHOWN ON THE PLAN AND A.O.B.E.

**Sidewalk Ramp Typical Section (Off-Site R.O.W.)**

**N.T.S.**

**Concrete Curb Type VF6 (Off-Site R.O.W.)**

**N.T.S.**



**SPECIAL NOTE**

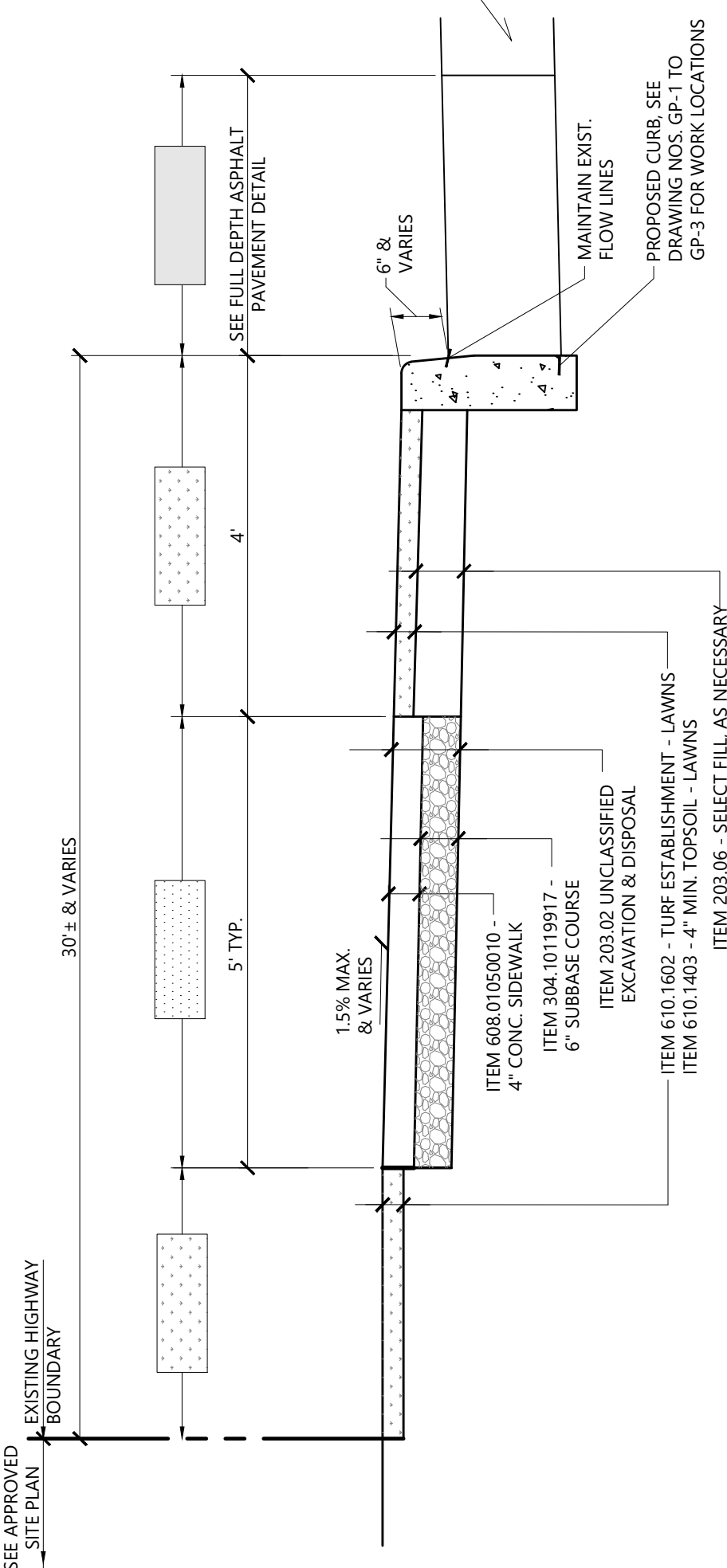
- [illegible]

## DESIGN

THE MIXTURE DESIGNS MUST BE DEVELOPED IN ACCORDANCE WITH THE CRITERIA SPECIFIED IN THE

**Typical Sidewalk Section (Off-Site R.O.W.)**

**N.T.S.**

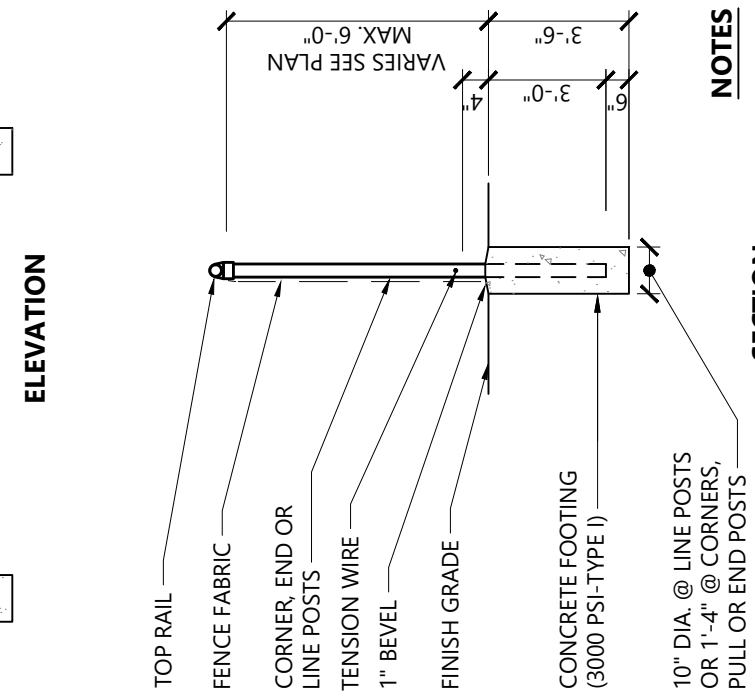


## **Chain Link Fence Gate**

|                       |        |
|-----------------------|--------|
| Chain Link Fence Gate | 12/19  |
| N.T.S.                | LD_482 |
| Source: VHB           |        |

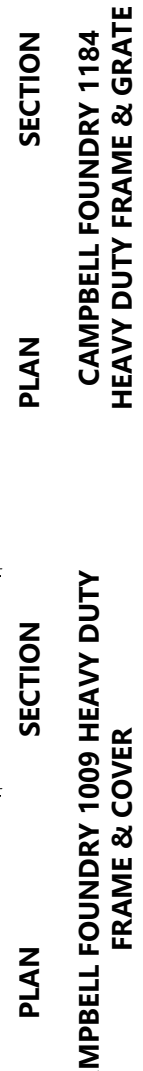
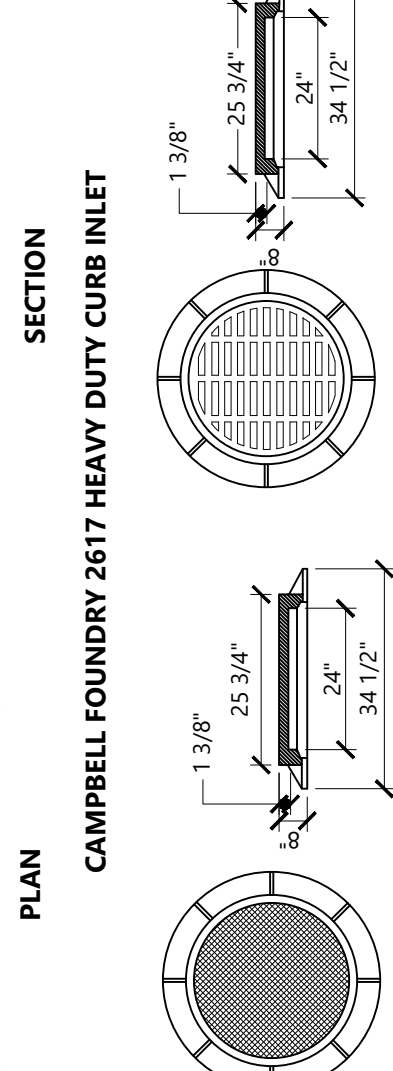
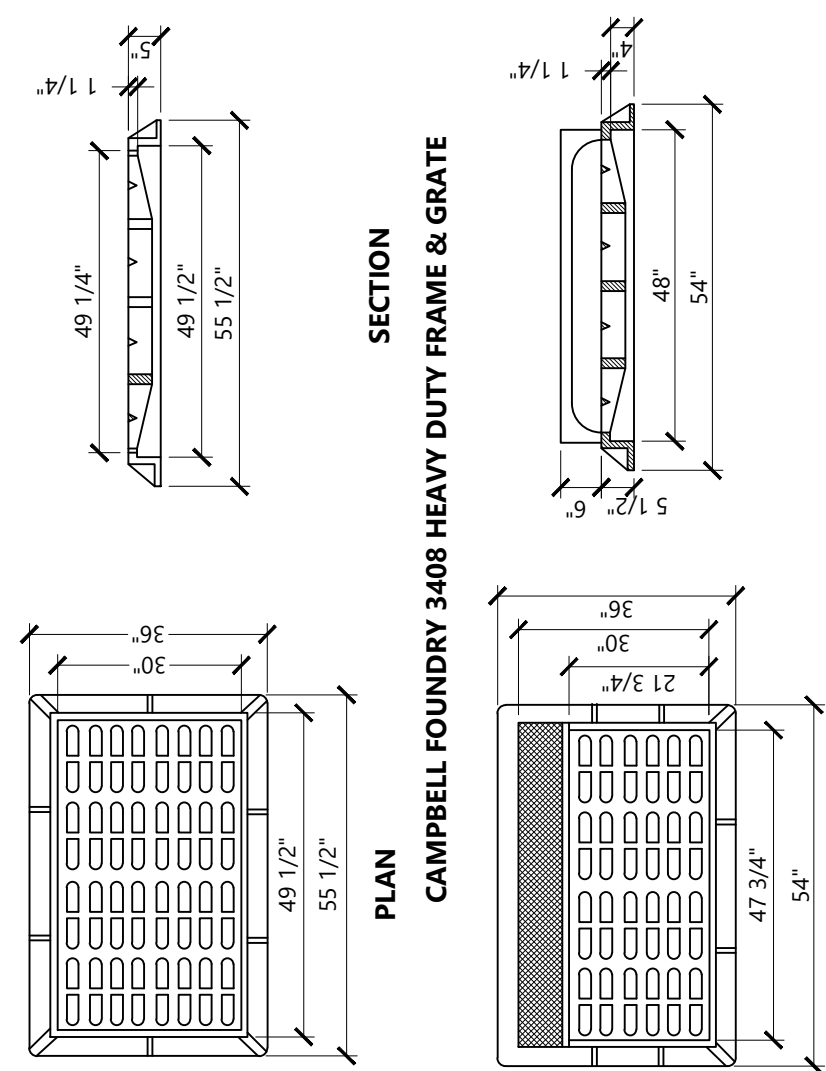
## **Chain Link Fence up to 6'**

| Chain Link Fence up to 6' | 1/16       |
|---------------------------|------------|
| N.T.S.                    | REV LD_481 |



## NOTES

1. MATERIALS TO BE SUPPLIED AND  
INSTALLED IN CONFORMANCE WITH  
"CHAIN LINK MANUFACTURER'S  
INSTITUTE" PRODUCT MANUAL.



**NOTES**

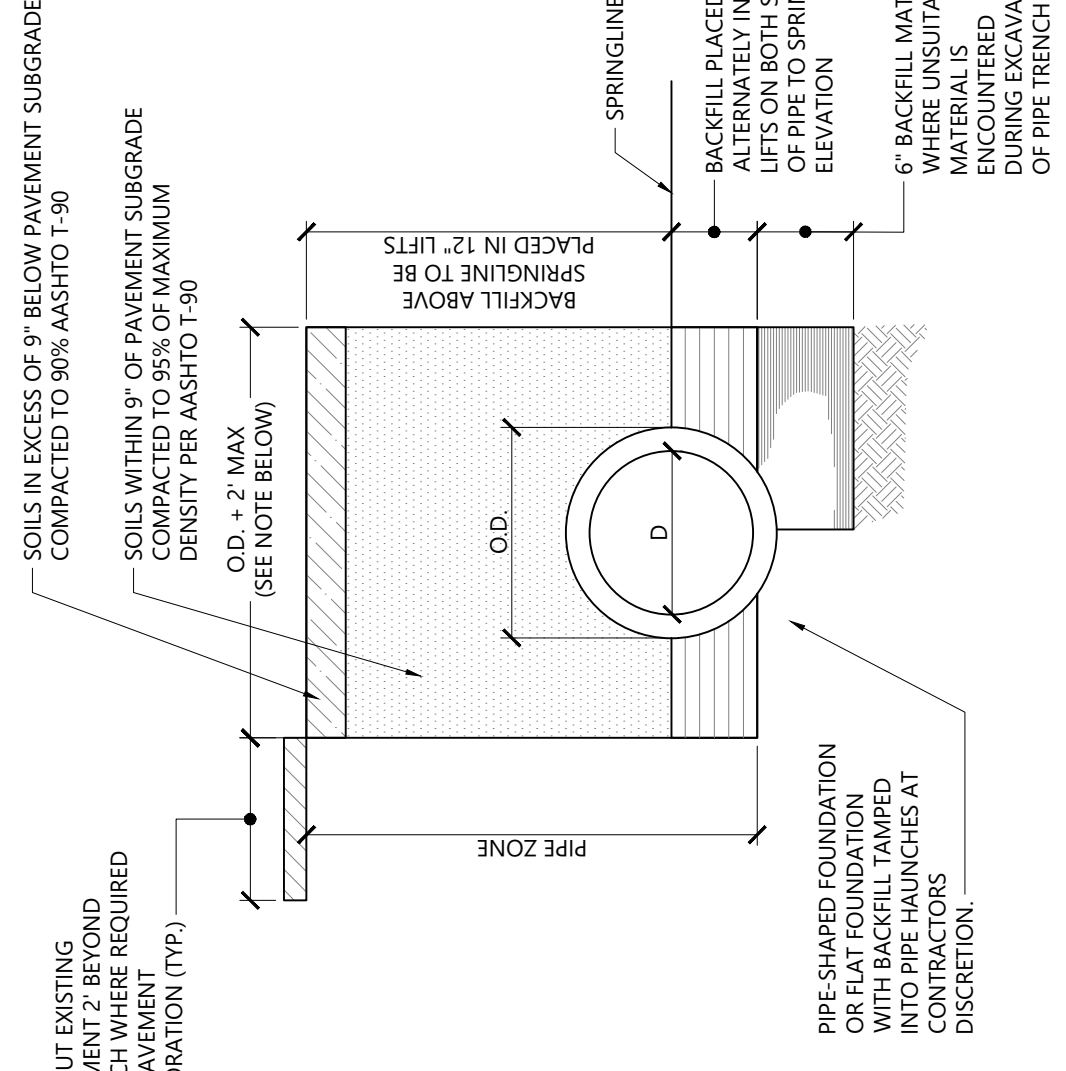
1. MATERIALS CONFORM TO ASTM A48 CLASS 30B OR 31B SPECIFICATIONS LOAD RATING.
2. CASTINGS MUST MATCH PRECAST EQUAL.
3. 2 INCHES OF CASTING MUST REST ON CONCRETE PRECAST.

### Castings

Source: Town of Brookhaven

10/13

N.T.S.



**NOTES**

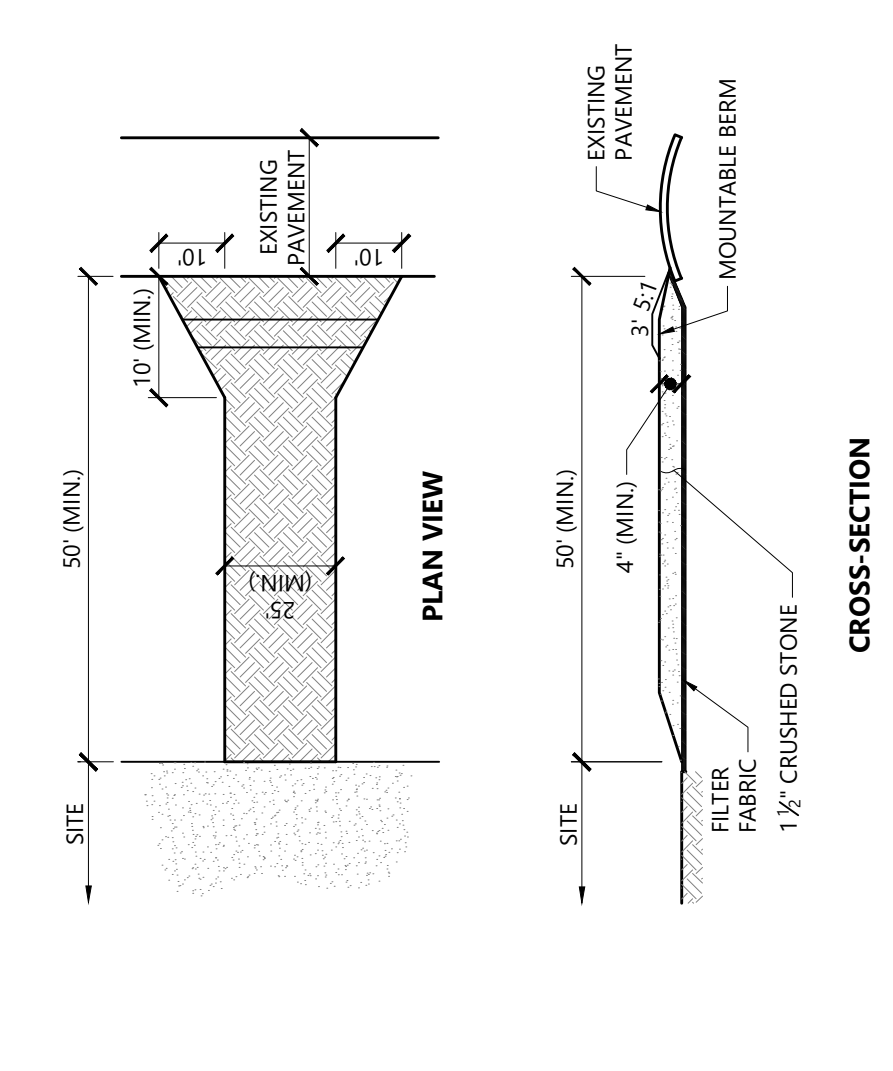
1. COMPACTED BACKFILL MATERIAL REQUIRED IN ALL PIPE ZONES PER USCS UNITED SOIL CLASSIFICATION SYSTEM.
2. IF DEPTH OF TRENCH EXCEEDS 5', THE CONTRACTOR MUST PROVIDE SHEETING AS BACK TO A 1:1 SLOPE OR THE MATERIAL ANGLE OF REPOSE FOR THE SOIL, WHICHEVER IS GREATER.
3. WHERE PIPE IS INSTALLED WITH LESS THAN 2' COVER, ALL BACKFILL MATERIAL THROUGHOUT THE PIPE ZONE IS TO BE CLASS 1 MATERIAL.

**Pipe Trench**

Source: Town of Brookhaven

04/13

N.T.S.



**NOTES**

1. EXIT WIDTH SHALL BE A MINIMUM 4' AND 4' 6" SPOT ANCHORS, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT PACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR SEDIMENT SPILLED, DISPOSED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PROVIDED AS NEEDED.
3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

**Stabilized Construction Exit**

Source: VHB

1/16

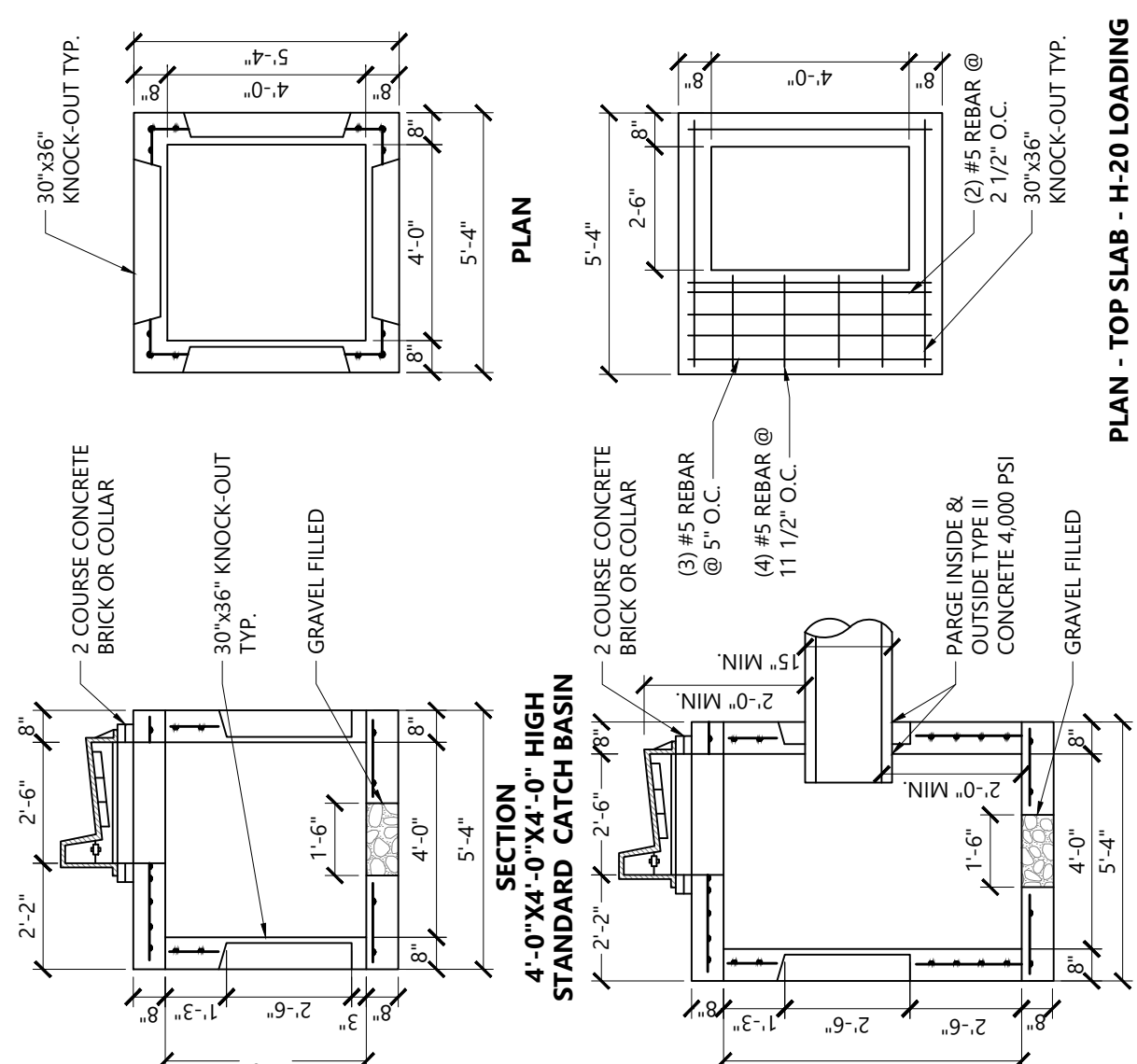
N.T.S.

### Material Stockpile Area Detail

Source: VHB

1/16

N.T.S.



**NOTES**

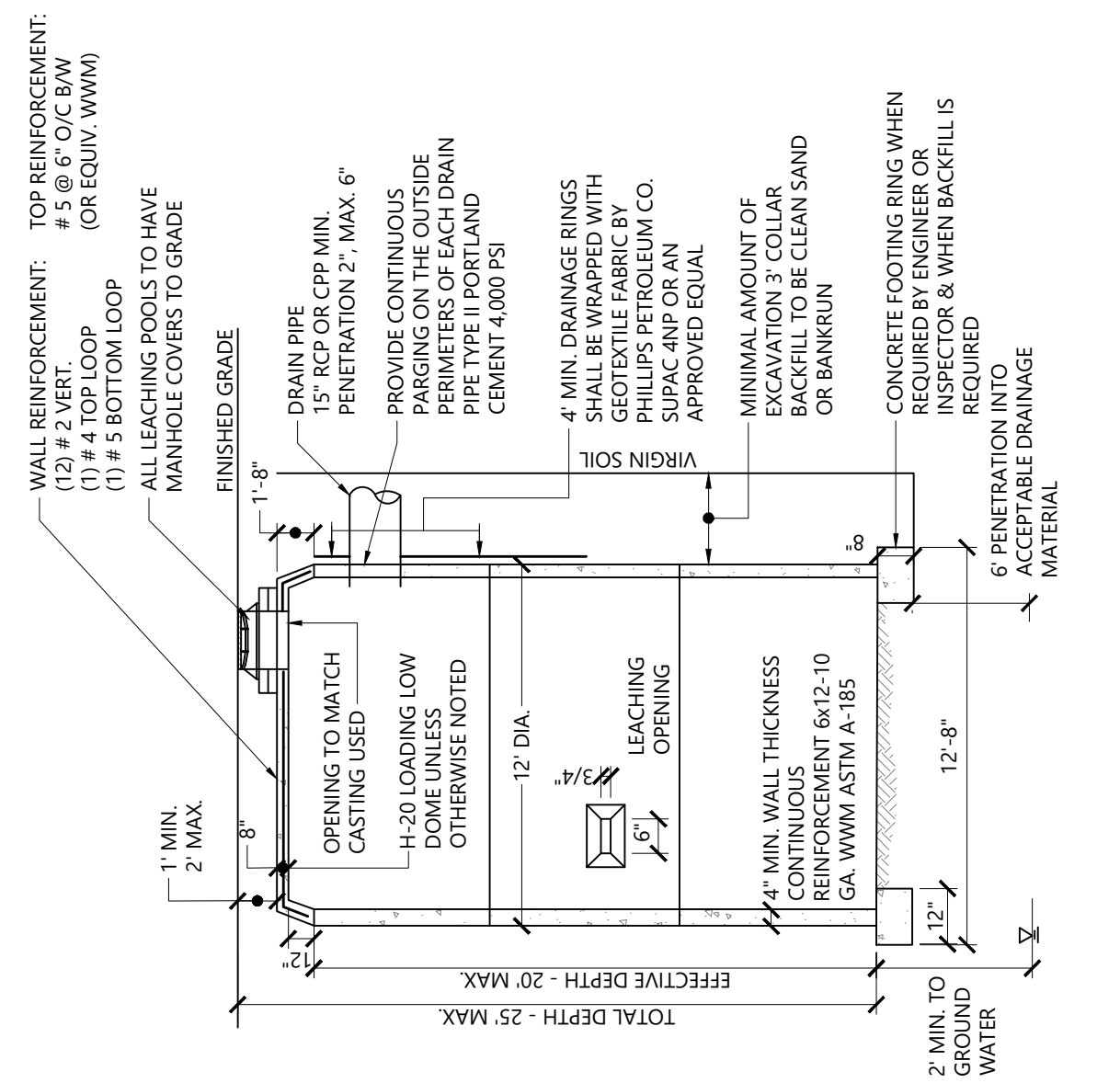
1. TOP SLAB TO SUPPORT ASHTO H-20 TRAFFIC LOADING.
2. CONCRETE STRENGTH TO BE 4000 PSI @ 28 DAYS.
3. REBAR ASTM A615 GRADE 60.
4. ALL STRUCTURES MUST BE MANUFACTURED AT AN ACI CERTIFIED PLANT. A COPY OF CERTIFICATION MUST BE ON FILE WITH THE TOWN.

**Catch Basin**

Source: Town of Brookhaven

10/13

N.T.S.



**NOTES**

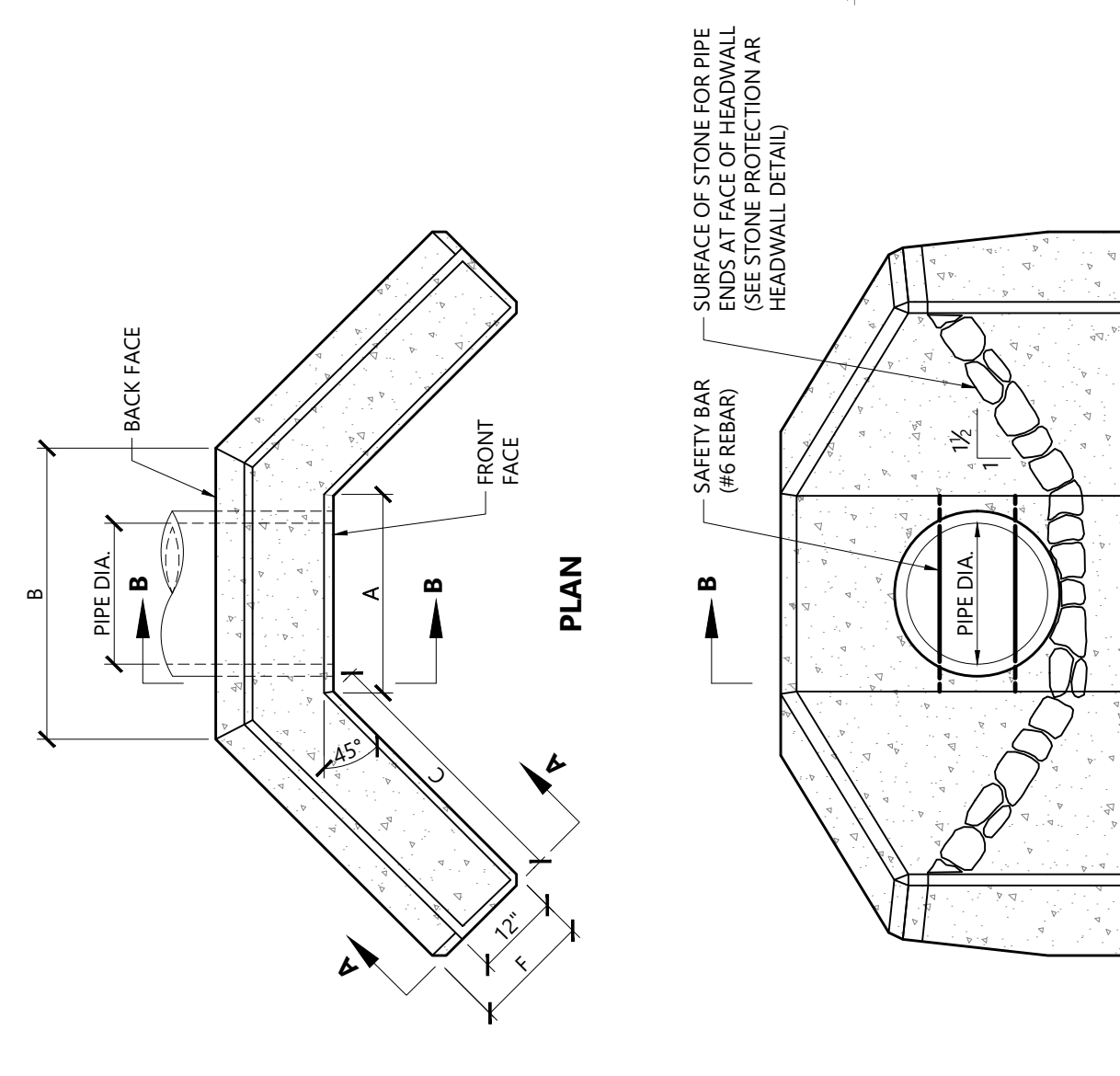
1. MAINTAIN 10' SETBACK FROM SANITARY LEACHING POOL.
2. MAINTAIN 10' SETBACK FROM SANITARY SEWER PIPE.
3. MAINTAIN 10' SETBACK FROM SUBURBAN SEWER MAINS.
4. SANITARY RINGS MAY NOT BE USED. MUST MEET ALL CODES AND SPECIFICATIONS.
5. MINIMUM 3 DAY COMPRESSIVE STRENGTH OF 4000 PSI CONCRETE PRIOR TO INSTALLATION.
6. MUST BE ON FILE WITH THE TOWN.

**Drainage Leaching Pool**

Source: Town of Brookhaven

10/13

N.T.S.



**Concrete Headwall (HW) with Wing Walls**

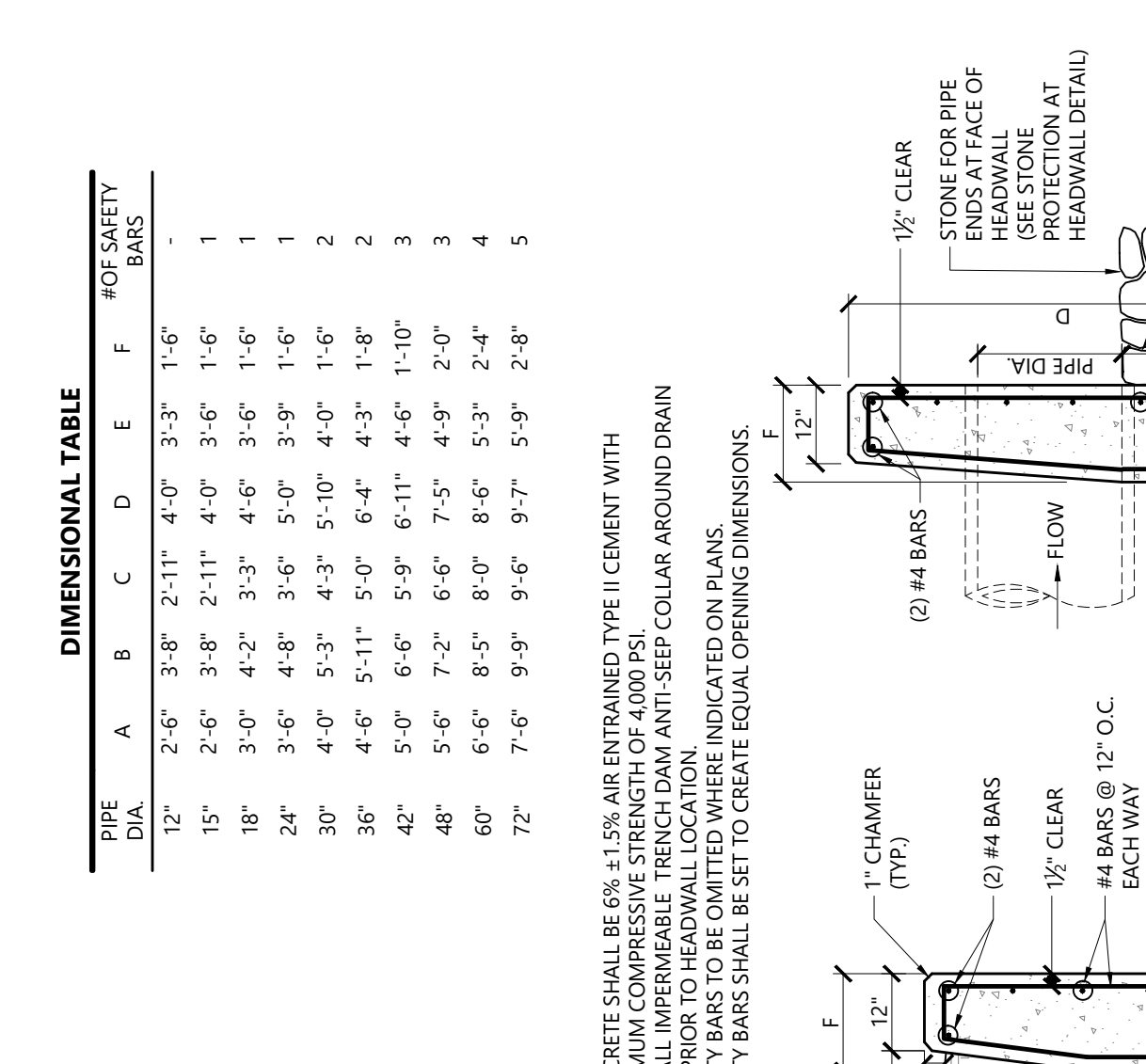
**NOTES**

1. CONCRETE SHALL BE 6% ± 1% AIR ENTRAINMENT TYPE I CEMENT WITH MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.
2. INST ALL INTERSECTIONS TRENCH DAM ANTI-SEEP COLLAR AROUND DRAIN.
3. SAFETY BARS TO BE OMITTED WHERE INDICATED ON PLANS.
4. SAFETY BARS SHALL BE SET TO CREATE EQUAL OPENING DIMENSIONS.

Source: VHB

10/20

N.T.S.



**Silt Fence**

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Source: U.S. DEPARTMENT OF AGRICULTURE NY DEC.

ITEM 141

N.T.S.



**Drainage & Erosion Control Details**

**NOTES**

1. BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH BACKFILL AND COMPACT TRENCH AFTER EACH BALE.
2. ROLL THE BLANKET DOWN THE SWALE IN THE DIRECTION OF THE WATER FLOW.
3. THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4" INCH OVERLAP WHERE 2' ON MORE STRIP WIDTHS ARE REQUIRED.
4. WHEN BLANKETS MUST BE SPICED DOWN THE SWALE PLACE UPPER BLANKET END OVER LOWER END WITH 6" INCH (MIN) OVERLAP AND STAPLE BOTH TOGETHER.
5. METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.
6. EROSION CONTROL BLANKETS SHALL BE USED IN ALL AREAS WHERE SLOPES EXCEED 3:1.

Source: VHB

10/20

LD 680



**Straw Bale Barrier**

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Source: VHB

10/20

LD 680



**Silt Sediment Control Device**

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Source: VHB

10/20

LD 680



**Concrete Truck Washout**

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Source: VHB

10/20

LD 680



**Pipe Trench**

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Source: VHB

10/20

LD 680



**Silt Fence**

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Source: U.S. DEPARTMENT OF AGRICULTURE NY DEC.

ITEM 141

N.T.S.



**Drainage & Erosion Control Details**

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Source: VHB

10/20

LD 680



**Straw Bale Barrier**

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Source: VHB

10/20

LD 680



**Silt Sediment Control Device**

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Source: VHB

10/20

LD 680



**Concrete Truck Washout**

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Source: VHB

10/20

LD 680



**Pipe Trench**

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Source: VHB

10/20

LD 680



**Silt Fence**

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Source: U.S. DEPARTMENT OF AGRICULTURE NY DEC.

ITEM 141

N.T.S.



**Drainage & Erosion Control Details**

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Source: VHB

10/20

LD 680



**Straw Bale Barrier**

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10/20

LD 680



**Silt Sediment Control Device**

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Source: VHB

10/20

LD 680



**Concrete Truck Washout**

**NOTES**

1. CONCRETE SHALL BE 6% ± 1% AIR ENTRAINMENT TYPE I CEMENT WITH MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.
2. INST ALL INTERSECTIONS TRENCH DAM ANTI-SEEP COLLAR AROUND DRAIN.
3. SAFETY BARS TO BE OMITTED WHERE INDICATED ON PLANS.
4. SAFETY BARS SHALL BE SET TO CREATE EQUAL OPENING DIMENSIONS.

Source: VHB

10/20

LD 680



**Pipe Trench**

**NOTES**

1. CONCRETE SHALL BE 6% ± 1% AIR ENTRAINMENT TYPE I CEMENT WITH MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.
2. INST ALL INTERSECTIONS TRENCH DAM ANTI-SEEP COLLAR AROUND DRAIN.
3. SAFETY BARS TO BE OMITTED WHERE INDICATED ON PLANS.
4. SAFETY BARS SHALL BE SET TO CREATE EQUAL OPENING DIMENSIONS.

Source: VHB

10/20

LD 680



**Silt Fence**

**NOTES**

1. CONCRETE SHALL BE 6% ± 1% AIR ENTRAINMENT TYPE I CEMENT WITH MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.
2. INST ALL INTERSECTIONS TRENCH DAM ANTI-SEEP COLLAR AROUND DRAIN.
3. SAFETY BARS TO BE OMITTED WHERE INDICATED ON PLANS.
4. SAFETY BARS SHALL BE SET TO CREATE EQUAL OPENING DIMENSIONS.

Source: U.S. DEPARTMENT OF AGRICULTURE NY DEC.

ITEM 141

N.T.S.



**Drainage & Erosion Control Details**

**NOTES**

1. BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH BACKFILL AND COMPACT TRENCH AFTER EACH BALE.
2. ROLL THE BLANKET DOWN THE SWALE IN THE DIRECTION OF THE WATER FLOW.
3. THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4" INCH OVERLAP WHERE 2' ON MORE STRIP WIDTHS ARE REQUIRED.
4. WHEN BLANKETS MUST BE SPICED DOWN THE SWALE PLACE UPPER BLANKET END OVER LOWER END WITH 6" INCH (MIN) OVERLAP AND STAPLE BOTH TOGETHER.
5. METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.
6. EROSION CONTROL BLANKETS SHALL BE USED IN ALL AREAS WHERE SLOPES EXCEED 3:1.

Source: VHB

10/20

LD 680



**Straw Bale Barrier**

**NOTES**

1. CONCRETE SHALL BE 6% ± 1% AIR ENTRAINMENT TYPE I CEMENT WITH MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.
2. INST ALL INTERSECTIONS TRENCH DAM ANTI-SEEP COLLAR AROUND DRAIN.
3. SAFETY BARS TO BE OMITTED WHERE INDICATED ON PLANS.
4. SAFETY BARS SHALL BE SET TO CREATE EQUAL OPENING DIMENSIONS.

Source: VHB

10/20

LD 680



**Silt Sediment Control Device**

**NOTES**

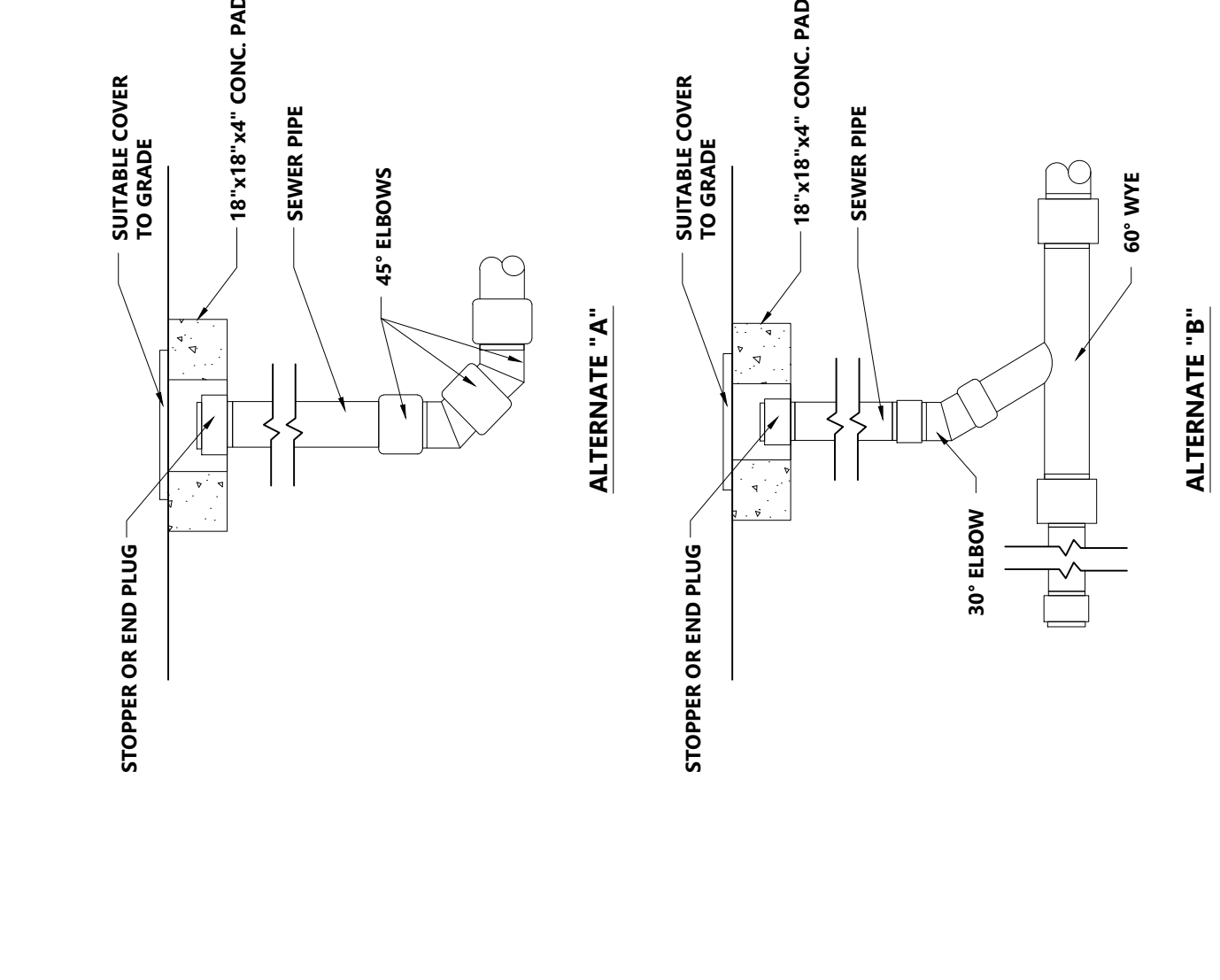
1. CONCRETE SHALL BE 6% ± 1% AIR ENTRAINMENT TYPE I CEMENT WITH MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.
2. INST ALL INTERSECTIONS TRENCH DAM ANTI-SEEP COLLAR AROUND DRAIN.
3. SAFETY BARS TO BE OMITTED WHERE INDICATED ON PLANS.
4. SAFETY BARS SHALL BE SET TO CREATE EQUAL OPENING DIMENSIONS.

Source: VHB

10/20

LD 680



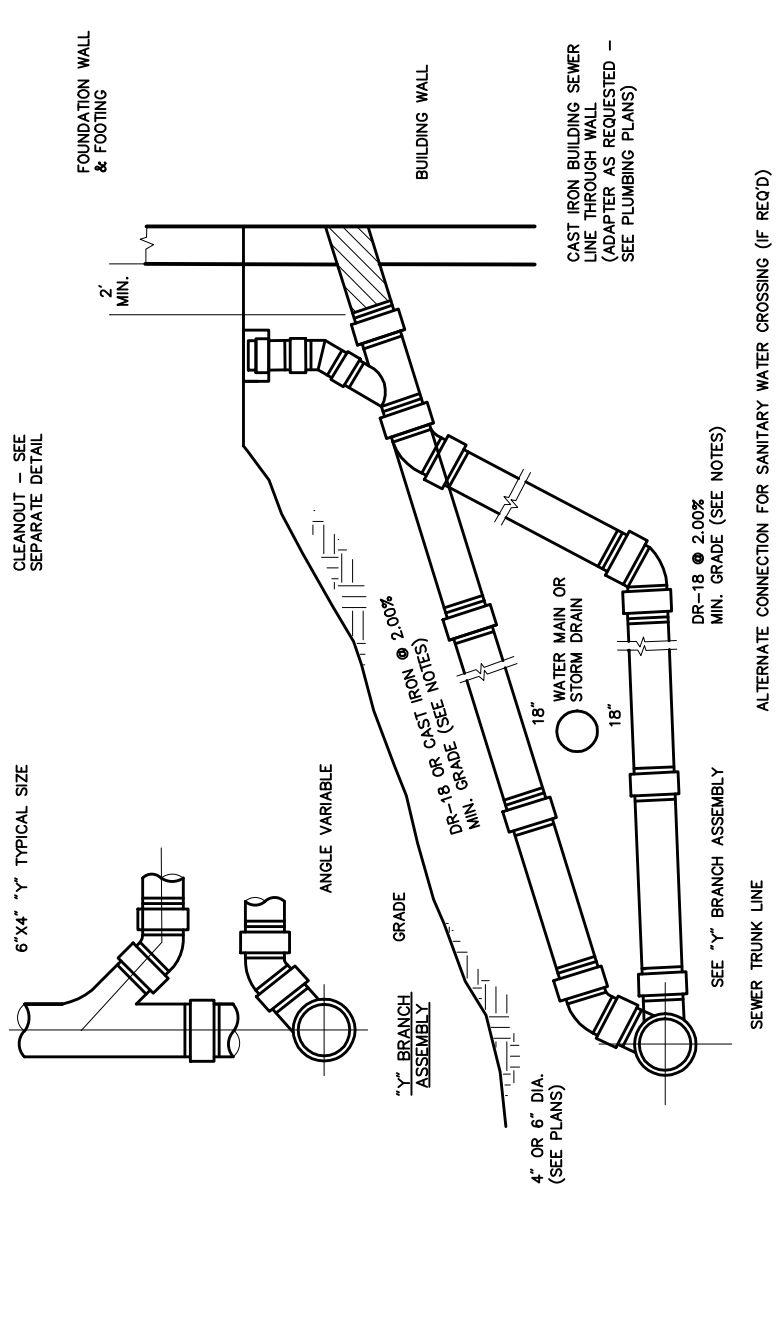


- NOTES**
- CLEANOUT(S) LOCATED IN TRAFFIC AREAS SHALL BE PROVIDED WITH TRAFFIC BEARING FRAME AND COVER.
  - IN ALL VIEWS, ALTERNATE "A" IS FOR BENDS AND ALTERNATE "B" IS FOR USE WITH BUILDING EXTENSION CONNECTION.

**Typical Cleanout**

Source: SCDHS - Wastewater Management

Figure 13



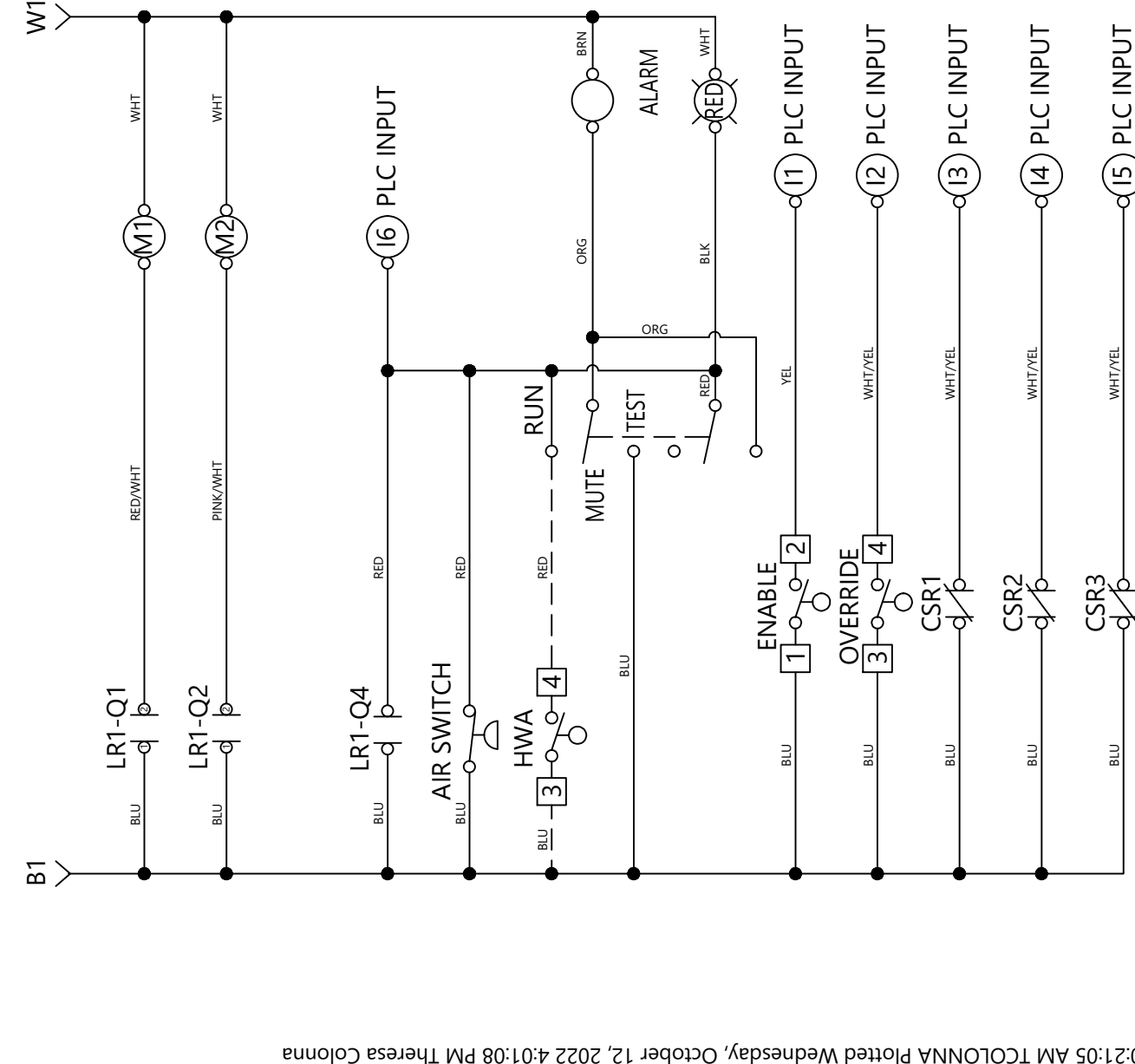
**Note:**

- WHERE SERVICE CONNECTIONS PASS ABOVE WATER MAINS OR STORM DRAINS WITH 18" SEPARATION, PIPE AND FITTINGS TO BE DR-18 PVC PRESSURE PIPE.
- WHERE SERVICE CONNECTIONS PASS ABOVE WATER MAINS OR STORM DRAINS WITH LESS THAN 18" SEPARATION, PIPE AND FITTINGS TO BE CAST IRON.
- WHERE SERVICE CONNECTIONS PASS BELOW WATER MAINS OR STORM DRAINS WITH 18" SEPARATION, PIPE AND FITTINGS TO BE DR-18.
- WHERE SERVICE CONNECTIONS PASS BELOW WATER MAINS OR STORM DRAINS WITH LESS THAN 18" SEPARATION, PIPE AND FITTINGS TO BE DR-18 PVC PRESSURE PIPE.

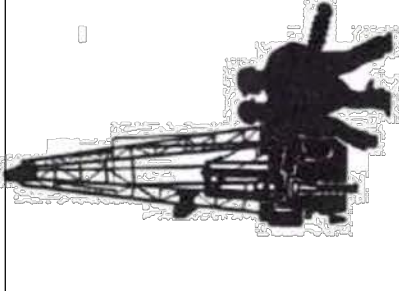
**Sewer Service Connection**

Source: VHB

7/12







SLACKE TEST BORING, INC.

Subsurface Soils & Foundation Explorations

P.O. Box 64, Kings Park, Long Island, New York 11754 • (631) 269-7930 • info@slacktestboring.com

Date: August 29, 2022

Client: Mr. Dominic Testa/Nicklan, LLC    Temperature: 75°F

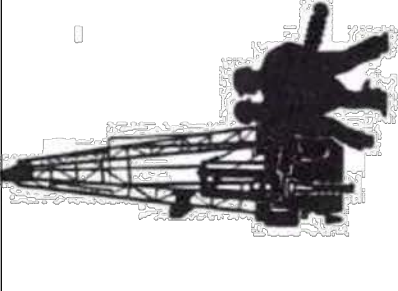
Job Number: 22-310    Boring Number: 1    Depth of Boring: 25 Feet

Job Location: 56 Middle Country Road, Middle Island NY 11953

Water Level: No Water Encountered

Drilling Method: Geoprobe

| Depth                | Classification of Soil                                                                                | 30" Blows Sample Spoon | Penetration of Spoon in Inches |
|----------------------|-------------------------------------------------------------------------------------------------------|------------------------|--------------------------------|
| To Ground Surface    | 2" of Top Soils with Dark Brown and Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM) | Hand Clear             | 24"                            |
| 2'                   | Pale Brown and Light Brown Fine Silty Sands with Trace Fine to Large Gravel. (SM)                     | Hand Clear             |                                |
| 4'                   | Light Brown Fine Silty Sands with Trace Fine to Large Gravel. (SM)                                    | Hand Clear             |                                |
| 6'                   | Sample #3 @ 4' to 6' Pale Brown Fine Silty Sands with Trace Fine to Large Gravel. (SM)                | 10-11-13-14-15         | 24"                            |
| 8'                   | Sample #4 @ 6' to 8' Light Brown Fine Silty Sands with Trace Fine to Large Gravel. (SM)               | 12-14-13-14            | 24"                            |
| 10'                  | Sample #5 @ 8' to 10' Light Brown Fine Silty Sands with Trace Fine to Large Gravel. (SM)              | 7-5-7-8                | 24"                            |
| 17'                  | Sample #6 @ 17' to 22' Light Brown Fine Silty Sands with Trace Fine to Large Gravel. (SM)             | 10-15-16-18            | 24"                            |
| 22'                  | Sample #7 @ 22' to 25' Light Brown Fine Silty Sands with Trace Fine to Large Gravel. (SM)             | 15-14-15-16            | 24"                            |
| 25'                  | Sample #8 @ 25' to 25' Light Brown Fine Silty Sands with Trace Fine to Large Gravel. (SM)             |                        |                                |
| END OF BORING 25' 0" |                                                                                                       |                        |                                |



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Date: August 29, 2022

Client: Mr. Dominic Testa/Nicklan, LLC    Temperature: 75°F

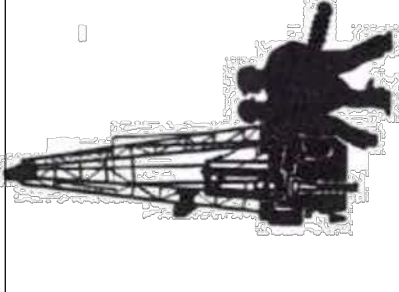
Job Number: 22-310    Boring Number: 5    Depth of Boring: 25 Feet

Job Location: 56 Middle Country Road, Middle Island NY 11953

Water Level: No Water Encountered

Drilling Method: Geoprobe

| Depth                | Classification of Soil                                                                           | 30" Blows Sample Spoon | Penetration of Spoon in Inches |
|----------------------|--------------------------------------------------------------------------------------------------|------------------------|--------------------------------|
| To Ground Surface    | 4" of RCA into Fine Silty Sands with Trace Fine to Small Gravel. (SM)                            | 14-11-9-8              | 24"                            |
| 2'                   | Sample #1 @ 0' to 2' Brown and Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM) | 7-7-8-8                | 24"                            |
| 4'                   | Sample #2 @ 2' to 4' Brown and Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM) | 7-12-15-24             | 24"                            |
| 6'                   | Sample #3 @ 4' to 6' Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)           | 14-21-22-24            | 24"                            |
| 8'                   | Sample #4 @ 6' to 8' Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)           | 15-15-11-10            | 24"                            |
| 10'                  | Sample #5 @ 8' to 10' Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)          | 4-5-6-6                | 24"                            |
| 17'                  | Sample #6 @ 17' to 22' Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)         | 10-13-17-22            | 24"                            |
| 22'                  | Sample #7 @ 22' to 25' Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)         | 15-16-17-16            | 24"                            |
| 25'                  | Sample #8 @ 25' to 25' Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)         |                        |                                |
| END OF BORING 25' 0" |                                                                                                  |                        |                                |



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Date: August 29, 2022

Client: Mr. Dominic Testa/Nicklan, LLC    Temperature: 75°F

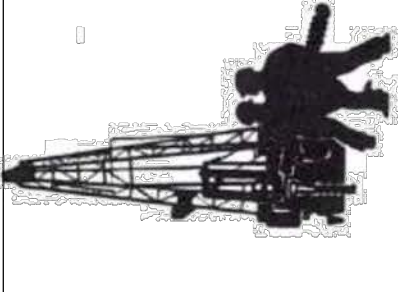
Job Number: 22-310    Boring Number: 2    Depth of Boring: 25 Feet

Job Location: 56 Middle Country Road, Middle Island NY 11953

Water Level: No Water Encountered

Drilling Method: Geoprobe

| Depth                | Classification of Soil                                                                                        | 30" Blows Sample Spoon | Penetration of Spoon in Inches |
|----------------------|---------------------------------------------------------------------------------------------------------------|------------------------|--------------------------------|
| To Ground Surface    | 2" of RCA into 2" of Asphalt into Dark Brown and Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM) | 8-7-6-4                | 24"                            |
| 2'                   | Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)                                             | 5-17-23-24             | 24"                            |
| 4'                   | Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)                                             | 15-21-21-24            | 24"                            |
| 6'                   | Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)                                             | 33-26-27-28            | 24"                            |
| 8'                   | Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)                                             | 12-12-10-8             | 24"                            |
| 10'                  | Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)                                             | 6-7-8-8                | 24"                            |
| 17'                  | Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)                                             | 7-10-16-20             | 24"                            |
| 22'                  | Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)                                             | 21-24-21-22            | 24"                            |
| 25'                  | Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)                                             |                        |                                |
| END OF BORING 25' 0" |                                                                                                               |                        |                                |



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P.O. Box 64, Kings Park, Long Island, New York 11754 • (631) 269-7930 • info@slacktestboring.com

Date: August 29, 2022

Client: Mr. Dominic Testa/Nicklan, LLC    Temperature: 75°F

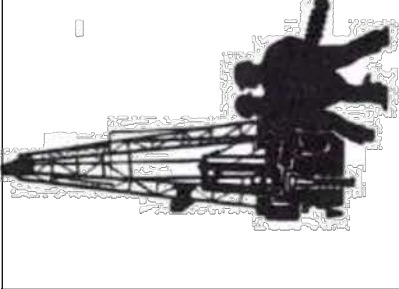
Job Number: 22-310    Boring Number: 6    Depth of Boring: 25 Feet

Job Location: 56 Middle Country Road, Middle Island NY 11953

Water Level: No Water Encountered

Drilling Method: Geoprobe

| Depth                | Classification of Soil                                                                           | 30" Blows Sample Spoon | Penetration of Spoon in Inches |
|----------------------|--------------------------------------------------------------------------------------------------|------------------------|--------------------------------|
| To Ground Surface    | 2" of RCA into Dark Brown Fine Silty Sands with Some Fine to Small Gravel. (SM)                  | 8-9-7-6                | 24"                            |
| 2'                   | Sample #1 @ 0' to 2' Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)                | 4-3-2-2                | 24"                            |
| 4'                   | Sample #2 @ 2' to 4' Dark Brown and Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM) | 1-2-3-4                | 24"                            |
| 6'                   | Sample #3 @ 4' to 6' Light Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)          | 5-11-16-16             | 24"                            |
| 8'                   | Sample #4 @ 6' to 8' Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)           | 13-20-25-30            | 24"                            |
| 10'                  | Sample #5 @ 8' to 10' Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)          | 5-6-7-10               | 24"                            |
| 17'                  | Sample #6 @ 17' to 22' Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)         | 4-6-7-8                | 24"                            |
| 22'                  | Sample #7 @ 22' to 25' Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)         | 7-9-11-12              | 24"                            |
| 25'                  | Sample #8 @ 25' to 25' Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)         |                        |                                |
| END OF BORING 25' 0" |                                                                                                  |                        |                                |



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Subsurface Soils & Foundation Explorations

P.O. Box 64, Kings Park, Long Island, New York 11754 • (631) 269-7930 • info@slacktestboring.com

Date: August 29, 2022

Client: Mr. Dominic Testa/Nicklan, LLC    Temperature: 75°F

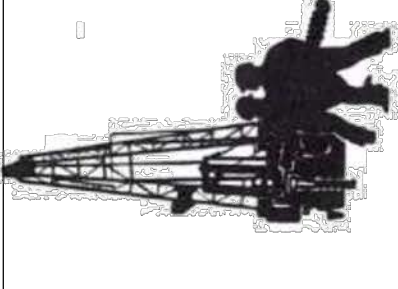
Job Number: 22-310    Boring Number: 3    Depth of Boring: 25 Feet

Job Location: 56 Middle Country Road, Middle Island NY 11953

Water Level: No Water Encountered

Drilling Method: Geoprobe

| Depth                | Classification of Soil                                                                              | 30" Blows Sample Spoon | Penetration of Spoon in Inches |
|----------------------|-----------------------------------------------------------------------------------------------------|------------------------|--------------------------------|
| To Ground Surface    | 2" of Asphalt into Dark Brown and Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM) | 12-12-6-4              | 24"                            |
| 2'                   | Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)                                   | 2-5-10-14              | 24"                            |
| 4'                   | Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)                                   | 22-24-41-50            | 24"                            |
| 6'                   | Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)                                   | 39-31-28-28            | 24"                            |
| 8'                   | Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)                                   | 12-21-17-16            | 24"                            |
| 10'                  | Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)                                   | 5-6-7-10               | 24"                            |
| 17'                  | Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)                                   | 8-12-20-26             | 24"                            |
| 22'                  | Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)                                   | 31-26-18-10            | 24"                            |
| 25'                  | Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)                                   |                        |                                |
| END OF BORING 25' 0" |                                                                                                     |                        |                                |



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Subsurface Soils & Foundation Explorations

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Date: August 29, 2022

Client: Mr. Dominic Testa/Nicklan, LLC    Temperature: 75°F

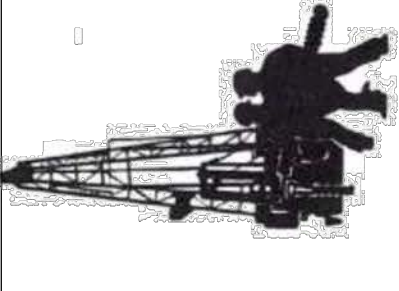
Job Number: 22-310    Boring Number: 7    Depth of Boring: 25 Feet

Job Location: 56 Middle Country Road, Middle Island NY 11953

Water Level: No Water Encountered

Drilling Method: Geoprobe

| Depth                | Classification of Soil                                                                                                | 30" Blows Sample Spoon | Penetration of Spoon in Inches |
|----------------------|-----------------------------------------------------------------------------------------------------------------------|------------------------|--------------------------------|
| To Ground Surface    | 2" of Crushed RCA and Urban Material into Dark Brown and Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM) | 9-8-6-4                | 24"                            |
| 2'                   | Sample #1 @ 0' to 2' Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)                                     | 3-3-3-4                | 24"                            |
| 4'                   | Sample #2 @ 2' to 4' Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)                                | 8-12-21-28             | 24"                            |
| 6'                   | Sample #3 @ 4' to 6' Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)                                | 25-31-29-30            | 24"                            |
| 8'                   | Sample #4 @ 6' to 8' Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)                                | 12-11-9-8              | 24"                            |
| 10'                  | Sample #5 @ 8' to 10' Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)                               | 5-8-9-10               | 24"                            |
| 17'                  | Sample #6 @ 17' to 22' Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)                              | 8-11-12-14             | 24"                            |
| 22'                  | Sample #7 @ 22' to 25' Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)                              | 12-11-12-14            | 24"                            |
| 25'                  | Sample #8 @ 25' to 25' Pale Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)                              |                        |                                |
| END OF BORING 25' 0" |                                                                                                                       |                        |                                |



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Subsurface Soils & Foundation Explorations

P.O. Box 64, Kings Park, Long Island, New York 11754 • (631) 269-7930 • info@slacktestboring.com

Date: August 30, 2022

Client: Mr. Dominic Testa/Nicklan, LLC    Temperature: 74°F

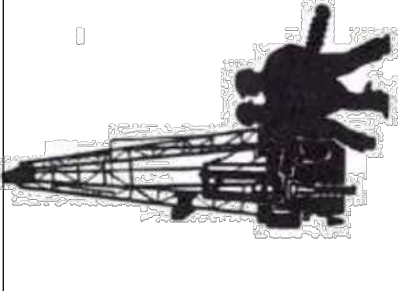
Job Number: 22-310    Boring Number: 4    Depth of Boring: 25 Feet

Job Location: 56 Middle Country Road, Middle Island NY 11953

Water Level: No Water Encountered

Drilling Method: Geoprobe

| Depth                | Classification of Soil                                                                                              | 30" Blows Sample Spoon | Penetration of Spoon in Inches |
|----------------------|---------------------------------------------------------------------------------------------------------------------|------------------------|--------------------------------|
| To Ground Surface    | 2" of Asphalt into Dark Brown and Brown Fine Silty Sands with Trace Fine to Small Gravel. (SM)                      | Hand Clear             |                                |
| 2'                   | Pale Brown and Pale Brown Fine Silty Sands into Fine to Medium Mix Size Sands with Trace Fine to Large Gravel. (SM) | Hand Clear             |                                |
| 4'                   | Pale Brown and Pale Brown Fine Silty Sands into Fine to Medium Mix Size Sands with Trace Fine to Large Gravel. (SM) | Hand Clear             |                                |
| 6'                   | Pale Brown and Pale Brown Fine Silty Sands into Fine to Medium Mix Size Sands with Trace Fine to Large Gravel. (SM) | 14-14-13-14            | 24"                            |
| 8'                   | Pale Brown and Pale Brown Fine Silty Sands into Fine to Medium Mix Size Sands with Trace Fine to Large Gravel. (SM) | 8-11-10-8              | 24"                            |
| 10'                  | Pale Brown and Pale Brown Fine Silty Sands into Fine to Medium Mix Size Sands with Trace Fine to Large Gravel. (SM) | 5-7-8-8                | 24"                            |
| 17'                  | Pale Brown and Pale Brown Fine Silty Sands into Fine to Medium Mix Size Sands with Trace Fine to Large Gravel. (SM) | 11-17-17-16            | 24"                            |
| 22'                  | Pale Brown and Pale Brown Fine Silty Sands into Fine to Medium Mix Size Sands with Trace Fine to Large Gravel. (SM) | 14-17-20-24            | 24"                            |
| 25'                  | Pale Brown and Pale Brown Fine Silty Sands into Fine to Medium Mix Size Sands with Trace Fine to Large Gravel. (SM) |                        |                                |
| END OF BORING 25' 0" |                                                                                                                     |                        |                                |



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Subsurface Soils & Foundation Explorations

P.O. Box 64, Kings Park, Long Island, New York 11754 • (631) 269-7930 • info@slacktestboring.com

Date: August 30, 2022

Client: Mr. Dominic Testa/Nicklan, LLC    Temperature: 76°F

Job Number: 22-310    Boring Number: 8    Depth of Boring: 25 Feet

Job Location: 56 Middle Country Road, Middle Island NY 11953

Water Level: No Water Encountered

Drilling Method: Geoprobe

| Depth                | Classification of Soil                                                                                                                                     | 30" Blows Sample Spoon | Penetration of Spoon in Inches |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------------------|
| To Ground Surface    | 2" of Brown and Gray Fine to Medium Mix Size Silty Sands with Trace Fine to Small Gravel. (SM)                                                             | 9-13-8-8               | 24"                            |
| 2'                   | Sample #1 @ 0' to 2' Brown and Gray Fine to Medium Mix Size Silty Sands with Trace Fine to Small Gravel. (SM)                                              | 9-9-8-10               | 24"                            |
| 4'                   | Sample #2 @ 2' to 4' Light Brown Fine to Medium Mix Size Silty Sands with Trace Fine to Small Gravel. (SM)                                                 | 8-13-11-8              | 24"                            |
| 6'                   | Sample #3 @ 4' to 6' Light Brown and Pale Brown Fine to Medium Mix Size Silty Sands with Trace Fine to Small Gravel. (SM)                                  | 8-13-17-20             | 24"                            |
| 8'                   | Sample #4 @ 6' to 8' Pale Brown Fine to Medium Silty Sands with Trace Fine to Small Gravel. (SM)                                                           | 13-16-15-14            | 24"                            |
| 10'                  | Sample #5 @ 8' to 10' Pale Brown and Light Brown Fine to Medium Silty Sands into Fine to Medium Mix Size Silty Sands with Trace Fine to Small Gravel. (SM) | 5-5-6-6                | 24"                            |
| 17'                  | Sample #6 @ 15' to 17' Light Brown Fine to Medium Mix Size Silty Sands with Trace Fine to Small Gravel. (SM)                                               | 3-5-5-6                | 24"                            |
| 22'                  | Sample #7 @ 22' to 25' Light Brown Fine to Medium Mix Size Silty Sands with Trace Fine to Small Gravel. (SM)                                               | 6-5-5-6                | 24"                            |
| 25'                  | Sample #8 @ 25' to 25' Light Brown Fine to Medium Mix Size Silty Sands with Trace Fine to Small Gravel. (SM)                                               |                        |                                |
| END OF BORING 25' 0" |                                                                                                                                                            |                        |                                |

SCDHS Approval

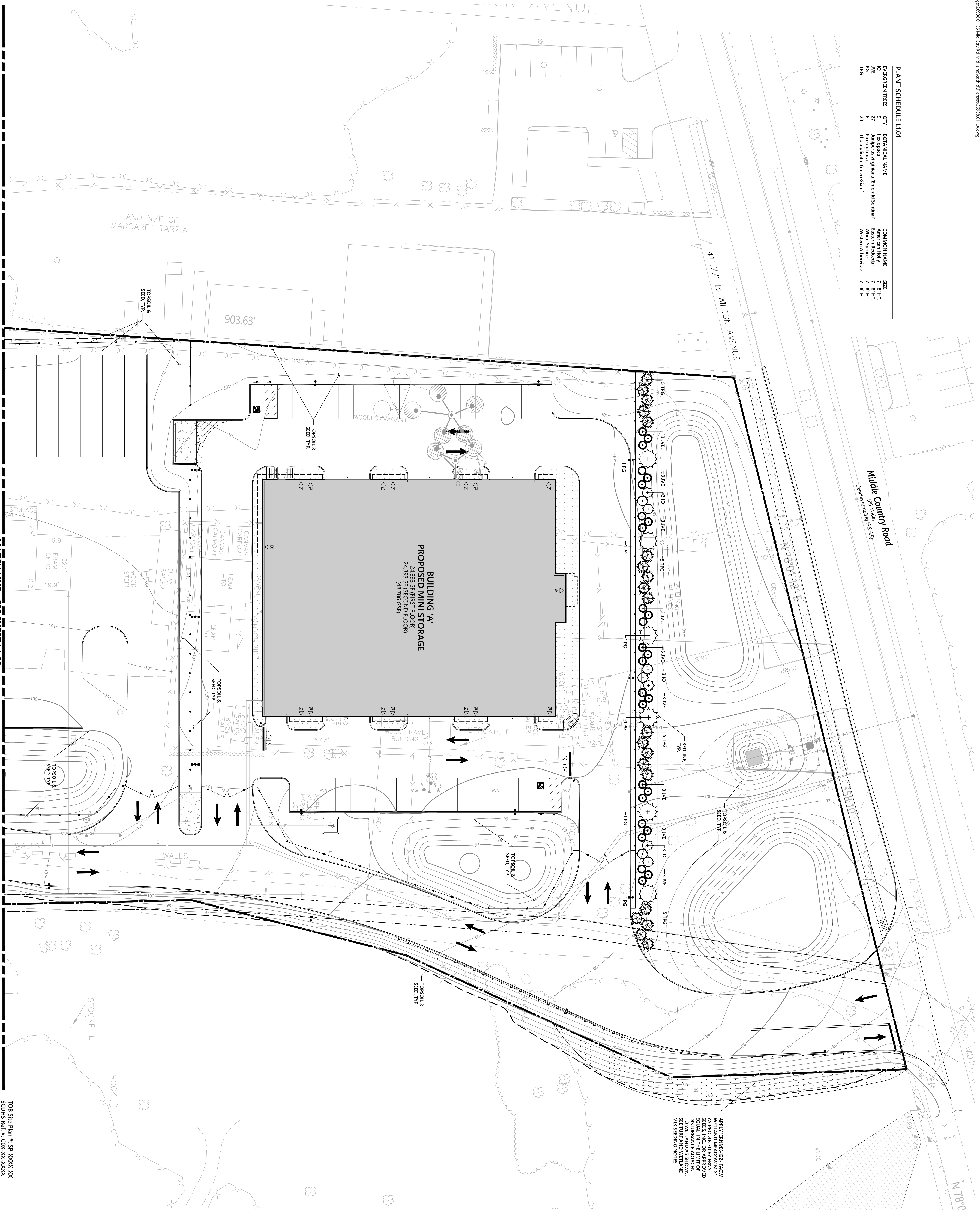
Not Approved for Construction  
Soil Borings



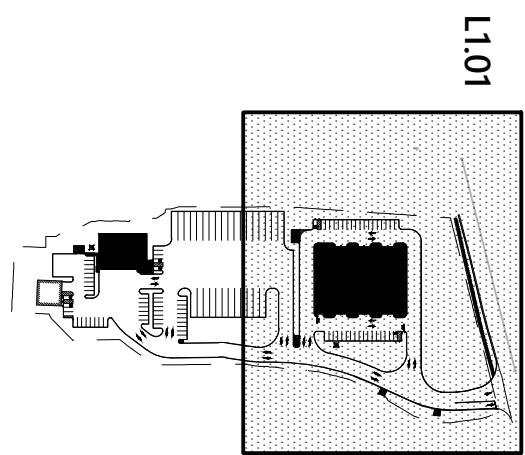
C8.06

TOB Site Plan #: SP-XXXX-XX  
SCDHS Ref. #: COX-XX-XXXX  
SCTM#: 200-431-3-9, 10, 11, 12 & P/O 13-1

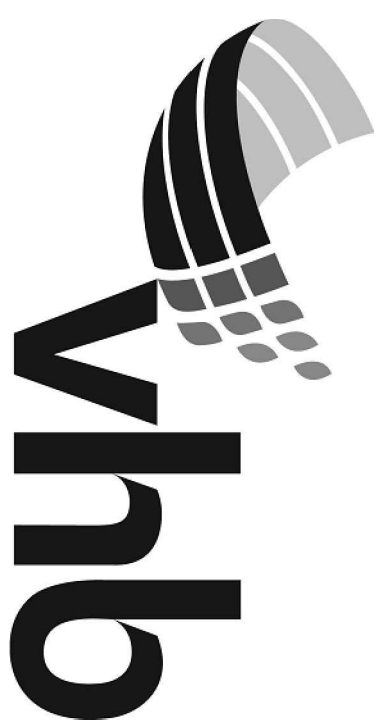
| EVERGREEN TREES | QTY | BOTANICAL NAME       | COMMON NAME        | SIZE      |
|-----------------|-----|----------------------|--------------------|-----------|
| JO              | 9   | liriodendron         | American Holly     | 7 - 8 HT. |
| JE              | 27  | Juniperus virginiana | 'Emerald Sentinel' | 7 - 8 HT. |
| PG              | 6   | Picea glauca         | Eastern Redcedar   | 7 - 8 HT. |
|                 | 20  | Thuja plicata        | 'Green Giant'      | 7 - 8 HT. |
|                 |     |                      | Western Arborvitae | 7 - 8 HT. |



- APPLY ERNMX-122- FACW WETLAND MEADOW MIX AS PRODUCED BY ERNST SEEDS, INC., OR APPROVEE EQUAL, IN THE LIMIT OF DISTURBANCE ADJACENT TO WETLAND AS SHOWN, SEE TURF AND WETLAND MIX SEEDING NOTES



Engineering, Surveying,  
Landscape Architecture  
and Geology, PC  
100 Motor Parkway  
Suite 350  
Hauppauge, NY 11788  
631.787.3400



**vhb.com**



**Nicklan LLC**  
56 Middle Country Road  
Middle Island, NY

| No. | Revision | Date | Appnd. |
|-----|----------|------|--------|
|-----|----------|------|--------|

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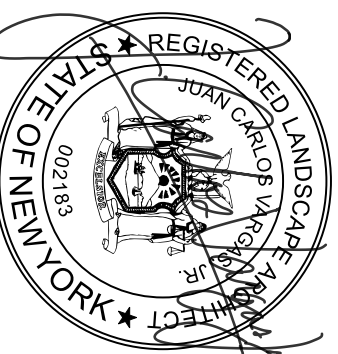
| Designed by | Checked by |
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October 12, 2022

## Not Approved for Construction

### Drafting Title

# Planting Plan



# 1.01

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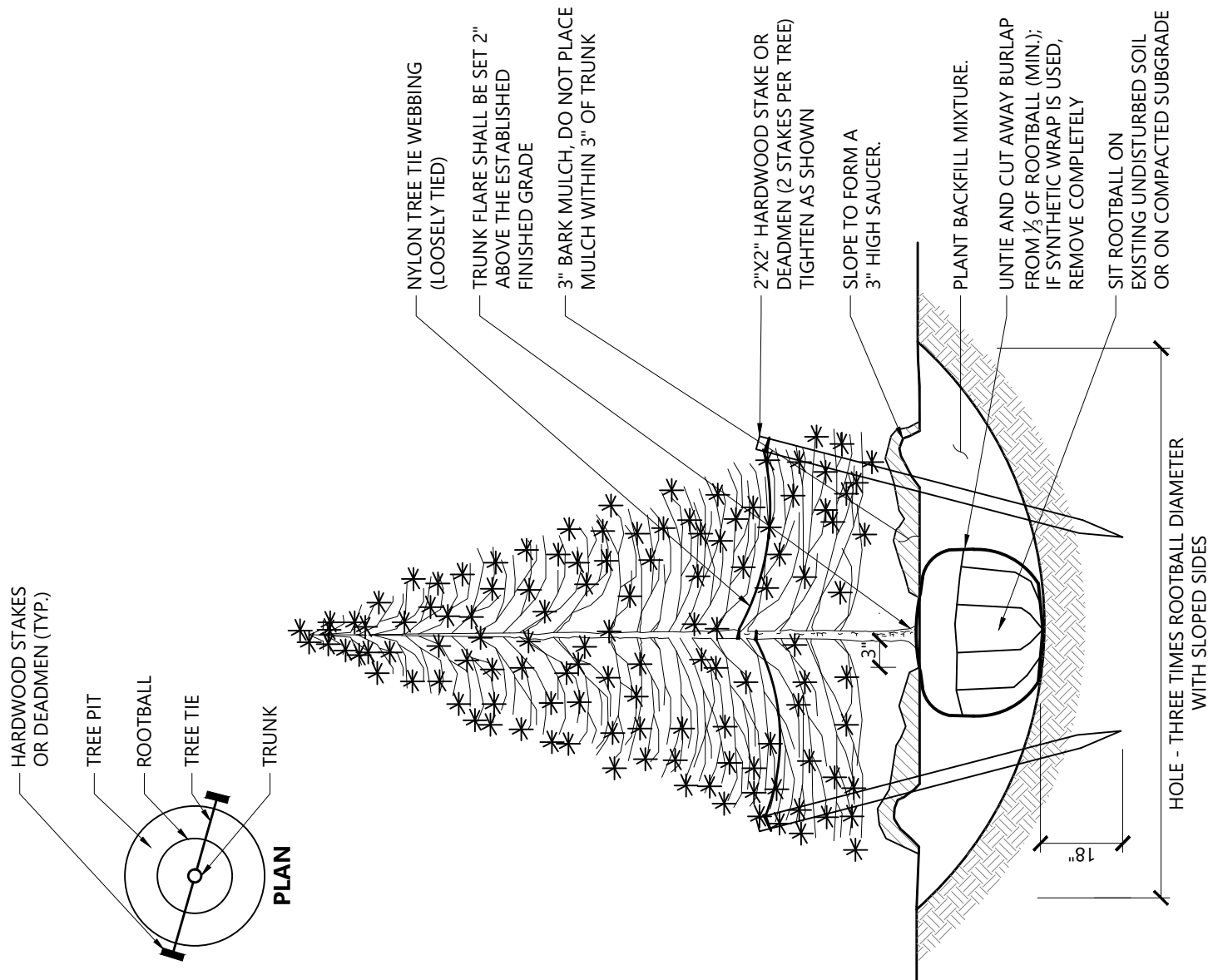
TOB Site Plan #: SP-XXXX-XX  
SCDHS Ref. #: C0X-XX-XXXX  
SCTM#: 200-431-3-9, 10, 11, 12

26998.01





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Evergreen Tree Planting  
N.T.S.  
Source: VHB  
9/21  
LD 604

Planting Notes

1. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
3. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
4. A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. ALL PLANTING BACKFILL SOILS SHALL RECEIVE CERTIFIED WEED-FREE FULLY COMPOSTED LEAF MOLD SOIL AMENDMENT AT A RATE OF 33% (1 PART COMPOSTED LEAF MOLD SOIL AMENDMENT TO 2 PARTS SUBSTRATE) & PRODUCT DATA PRIOR TO ORDERING FOR APPROVAL.
6. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE PROPOSED SPECIFICATION, ON APPROVED BY THE OWNERS REPRESENTATIVE.
7. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE PLAN LIST AND PLANT LABELS PRIOR TO BIDDING.
8. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
9. ALL PLANT MATERIALS INSTALLED SHALL MEET THE LATEST SPECIFICATIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY AMERICAN HORT. AND CONTRACT DOCUMENTS S.
10. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR TWO YEARS FOLLOWING THE DATE OF INSTALLATION. THE GUARANTEE PERIOD SHALL BEGIN ON THE DATE OF INSTALLATION. THE GUARANTEE PERIOD SHALL BE GUARANTEED TO BE REPLACED PLANT GUARANTEE DATE STARTS UPON FINAL ACCEPTANCE IN WRITING FROM LANDSCAPE ARCHITECT ACKNOWLEDGING SUCCESSFUL COMPLETION OF PROPOSED LANDSCAPE INSTALLATION IN ACCORDANCE WITH THE PROPOSED CONTRACT DOCUMENTS, AND PUNCH LISTS AND DEFICIENCIES HAVE BEEN RESOLVED.
11. AREAS DESIGNATED "TOPSOIL & SEED" SHALL RECEIVE MINIMUM 6" OF TOPSOIL, AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC. SUBMIT PRODUCT DATA FOR APPROVAL.
12. ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE TOPSOIL AND SEED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
13. THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.
14. ALL SPECIFIED PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT AT BOTH THE NURSERY AND JOBSITE PRIOR TO INSTALLATION.
15. CAREFULLY DISRUPT CIRCLING ROOTS FROM ALL CONTAINER-GROWN PLANTS, EXCEPT PLUGS, VIA TOOL SCARIFICATION OR BY HAND.
16. ALL B&B MATERIALS (I.E. BURLAP, TWINE, ETC.) SHALL BE ALL BIO-DEGRADABLE MATERIALS.
17. ALL PLANTINGS SHALL RECEIVE BIOSTIMULANT (NACORRHIZAL BINGU) AS PER MANUFACTURER'S RECOMMENDED RATES. SUBMIT PRODUCT DATA FOR APPROVAL PRIOR TO ORDERING.
18. CONTRACTOR SHALL MAINTAIN (I.E. WEEDING, MULCHING, WATERING, CUT BEDS, REPLACEMENTS, ETC.) ALL LANDSCAPE PLANTS AND AREAS WITHIN CONTRACT LIMITS DURING SPRING, SUMMER, AND FALL UNTIL EXPIRATION OF GUARANTEE PERIOD.
19. LANDSCAPE CONTRACTOR SHALL SUBMIT LETTER OF AGREEMENT TO THE PROPERTY OWNER ACKNOWLEDGING AND AGREEING TO FULFILLING THE OBLIGATIONS OF THE GUARANTEE PERIOD, AND SUBMIT LETTER FOR REVIEW AND NO-ADDITIONAL COST TO THE OWNER. SUBMIT LETTER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
20. CONTRACTOR SHALL REMOVE ALL TREE STAKING AND GUVING MATERIALS PRIOR TO THE EXPIRATION OF THE PLANT WARRANTY PERIOD, OR 1 YEAR FROM THE DATE OF INSTALLATION, WHICHEVER COMES FIRST.
21. ACCEPTABLE LANDSCAPE INSTALLATION WINDOWS SHALL BE FROM APRIL 1ST TO MAY 31ST AND SEPTEMBER 15TH TO NOVEMBER 15TH. INSTALLATION OUTSIDE OF THESE WINDOWS WILL BE AT RISK.

Turf and Wetland Mix Seeding Notes:

1. **SEED MIX 'A':** UNLESS OTHERWISE NOTED, ALL DISTURBED LANDSCAPE AREAS NOT BEING PLANTED, SHALL BE SEEDD WITH THE LATEST VERSION OF THE FOLLOWING SEED MIX:  
  
551000 TURF-TYPE TALL FESCUE BLEND, AS PRODUCED BY:  
  
SEED SUPER STORE      33.27% BULLSEYE TURF-TYPE TALL FESCUE  
8140X 814      33.08% TURF-TYPE TALL FESCUE  
BROADWAY 4225      33.08% TURF-TYPE TALL FESCUE  
716-531-8788      00.50% INERT MATTER  
www.seedsuperstore.com      00.00% WEED SEED  
  
OR, APPROVED EQUAL  
  
SEEDING RATE SHALL BE 8 LBS. PER 1,000.00 SQ. FT.
2. **SEED MIX 'A' - ALTERNATE BID:** UNLESS OTHERWISE NOTED, ALL DISTURBED LANDSCAPE AREAS NOT BEING PLANTED OR MULCHED, SHALL BE **SODDED** WITH A TURF-TYPE TALL FESCUE BLEND SOD PRODUCT.
3. ALL TURF AND WETLAND MIX SEEDING SHALL BE HYDRO-SEEDD WITH THE FOLLOWING ENGINEERED SOD FIBER HYDROMULCH AS PER THE FOLLOWING SPECIFICATIONS. SUBMIT SAMPLE & PRODUCT DATA FOR APPROVAL PRIOR TO ORDERING.  
  
FLEXTERA-UP 65M - AS MANUFACTURED BY:  
750 W. LAKE COOK RD  
SUITE 440  
MORTGAGE GROVE, IL 60089  
1-800-207-6457  
  
OR, APPROVED EQUAL.
4. CONTRACTOR SHALL SUBMIT SEED, SOURCE, SAMPLE, AND CERTIFIED ANALYSIS, AND HYDRO-MULCH SAMPLE & PRODUCT DATA FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO ORDERING.
5. LAWNS SHALL EXHIBIT A UNIFORM, THICK, WELL-DEVELOPED STAND OF GRASS AND SHALL NOT HAVE BARE SPOTS IN EXCESS OF FOUR INCHES IN ANY ONE SPOT. THE STAND OF GRASS SHALL BE AT LEAST TWO PERCENT (2%) OF THE TOTAL AREA OF THE LAWN.

Tree Protection

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRIPLINE PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS OR DISPOSE OF ANY WASTE MATERIALS WITHIN THE TREE PROTECTION AREA.
3. DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.
4. NO UNAUTHORIZED TREE REMOVALS, UNLESS AS SPECIFIED ON CONTRACT DOCUMENTS, APPROVED BY LOCAL MUNICIPALITIES, AND LANDSCAPE ARCHITECT.

Town of Brookhaven Irrigation Notes

1. IRRIGATION REQUIRED. ALL LANDSCAPED, BUFFER AND NATURAL AREAS SHALL BE IRRIGATED. IRRIGATION SHALL UTILIZE WATER-CONSERVING METHODS, IN ACCORDANCE WITH THIS ARTICLE.
2. IRRIGATION SHALL CONSERVE NATURAL RESOURCES THROUGH THE USE OF WATER-CONSERVING IRRIGATION SYSTEMS. IRRIGATION SHALL BE IRRIGATED IN BUFFER AREAS AND SHRUB PLANTINGS AND AUTOMATIC TIMERS, GAIN SENSORS AND MOISTURE METERS.
3. LANDSCAPE AND PLANT SELECTION SHALL REDUCE WATER USAGE AND MAINTENANCE.

Irrigation Notes

1. CONTRACTOR SHALL PROVIDE COMPLETE IRRIGATION SYSTEM DESIGN AND INSTALLATION FOR PLANTINGS AND LAWN AREAS. DESIGN SHALL BE CERTIFIED BY A PROFESSIONAL LANDSCAPE ARCHITECT. IRRIGATION SYSTEM DESIGN SHALL BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR APPROVAL.
2. ALL LAWN AREAS SHALL BE ZONED SEPARATELY FROM PLANTING (MULCH) BEDS AREAS.
3. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
4. ALL IRRIGATION PIPING SHALL BE PVC, SUBMIT PIPE SIZES AND TYPES FOR APPROVAL.
5. CONTRACTOR SHALL PROVIDE DRAWINGS, MATERIAL SPECIFICATIONS, AND SCHEDULES. ALL MATERIALS AND EQUIPMENT REQUIRED FOR ALL CONDUIT, CONTROL TIMERS, VALVES, SPRINKLER HEADS, CONNECTORS, WIRING, MAIN GAUGE, ETC. TO THE OWNER'S CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO INSTALLATION. IRRIGATION CONTROLLER SHALL BE AN EPA WATERSENSE-LABELED WEATHER-BASED IRRIGATION CONTROLLER.
6. CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH THE GENERAL CONTRACTOR AND SUB CONTRACTORS.
7. (INSIDE BUILDING) BACKFLOW PREVENTER AND METER IS REQUIRED. IT SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS.
8. (OUTSIDE BUILDING) BACKFLOW PREVENTER AND METER IS REQUIRED. IT SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS. LOCATE THIS EQUIPMENT IN A LOCKABLE "HOT BOX".
9. (INSIDE BUILDING) IRRIGATION CONTROL PANEL, BACKFLOW PREVENTER AND METER SHALL BE LOCATED IN THE BUILDING MECHANICAL ROOM. COORDINATE WITH THE GENERAL CONTRACTOR.
10. (OUTSIDE BUILDING) IRRIGATION CONTROL PANEL SHALL BE LOCATED IN A LOCKABLE CABINET DESIGNED TO HOUSE THE CONTROL PANEL.
11. SITE CONTRACTOR SHALL PROVIDE 4" SCHEDULE 40 PVC SLEEVES & 1/2" SCHEDULE 40 PVC ELBOWS TO PROVIDE ACCESS FOR IRRIGATION LINES TO ALL IRRIGATED AREAS.
12. IRRIGATION CONTRACTOR SHALL DEMONSTRATE FULL COMPLIANCE WITH ALL REQUIREMENTS OF THE TOWN OF BROOKHAVEN OWNER AND LANDSCAPE CONTRACTOR. SUBMIT WRITTEN SIGN-OFF FROM LANDSCAPE CONTRACTOR TO LANDSCAPE ARCHITECT FOR APPROVAL.



Drawing Number  
Sheet 23 of 23  
October 12, 2022

Designed By: CN  
Checked By: CV  
Titled By:

Project Number: 26998.01

**L2.00**

T08 Site Plan #: SP-XXXX-XX  
SCDHS Ref #: CDX-XX-XXXX  
SCTM#: 200-431-3-9, 10, 11, 12 & P/O 13.1