



Long Island Rail Road

March 28, 2023

Hon. Edward P. Romaine, Supervisor
Town of Brookhaven
1 Independence Hill
Farmingville, NY 11738

Dear Supervisor Romaine,

Thank you for meeting with Long Island Rail Road (LIRR) last week to discuss our proposal for a relocated Yaphank Station. We appreciate your on-going support for this project and offers of assistance with respect to coordination with the Central Pine Barrens Joint Planning and Policy Commission.

As discussed at our meeting we are providing you with a copy of our conceptual site plan layout developed by LIRR in consultation with AVR Realty, the property owner. LIRR will be entering into negotiations with AVR Realty to either acquire the property or obtain a permanent easement for the station improvements and access thereto.

The proposed project is located on Suffolk County Tax Map Number 0200 554.00 01.00 002.001 and includes the construction of a single, elevated two-car platform, parking area with approximately 50 parking stalls, bus loop, a "kiss and ride" facility and connection to an existing roadway for vehicular and pedestrian access.

LIRR's consultants have reviewed the language in the Long Island Pine Barrens Maritime Reserve act (Article 57 of the NYS Environmental Conservation Law) (also known as the Long Island Pine Barrens Protection Act of 1993) and the Central Pine Barrens Joint Planning and Policy Commission's website and believe that a case could be made for LIRR's proposed Yaphank Station relocation project to constitute "non-development" pursuant to NYS Environmental Conservation Law Article 57 Section 57-0107.13(i) which states, "public improvement undertaken for the health, safety or welfare of the public ... [including] but not limited to, maintenance of an existing road or railroad track" and Section 57-0107.13(iii) which states, "work for the... reconstruction, improvement ... of any existing structure." These sections of NYS Environmental Conservation Law are codified in the Brookhaven Town Code at 85-720.A(1)(a) and (c)).

Should an exemption not be applicable, we believe that the Yaphank Station relocation project should be reviewed as a reconstruction of an existing facility within the Compatible Growth Area to another location within the Compatible Growth Area.

Last, we would hope that the Town would view the proposed station location in the context of development immediately to the west which occupies a similar position within the Compatible Growth Area.

Pursuant to the standards codified at 85-723 of Town of Brookhaven Town Code, the proposed Yaphank Station relocation would:

- A. Not generate any sanitary wastewater and thus would not generate any nitrate-nitrogen;
- B. Not generate significant discharges to groundwater in proximity to any public water supply wells;
- C. Not disturb any freshwater or tidal wetlands, or the buffer areas of any wetlands, nor affect any lands within the Carmans River wild and scenic rivers area;
- D. Provide on-site stormwater management such that all stormwater runoff originating from the station is recharged on-site;
- E. Minimize the areas of clearing on the site to those areas required for construction and operation of the access driveway, parking area, and station plaza and retention of unfragmented open space to the maximum extent practicable given the site's location adjacent to an industrial park and the Long Island Expressway (LIE) right-of-way. Any new landscaping would be native plantings or species that are not fertilizer-dependent;
- F. Not result in significant adverse impacts upon habitat essential to any State or Federal rare, threatened, endangered, or species of special concern, or upon any natural communities classified by New York State Natural Heritage Program as G1, G2, G3 or S1, S2, or S3.
- G. Identify the entity or agency to which any dedicated open space would be transferred, if applicable.
- H. Not be a commercial or industrial development to which Suffolk County Sanitary Code would apply.

As a publicly-accessible commuter rail station constructed by a State agency that is not required to comply with the provisions of local land use regulations, we believe that the provisions of 85-725, "Pine Barrens Credit Program," and 85-726, "Incentive Zoning," would not be applicable to the Yaphank Station relocation project.

Please let us know if the Town requires any further details on the proposed project. Our consultant team is conducting additional technical work to complete project design in the middle of this year such that LIRR can complete the procurement process for a contractor to begin construction as early in 2024 as possible.

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

Sincerely,



Albert S. Albano

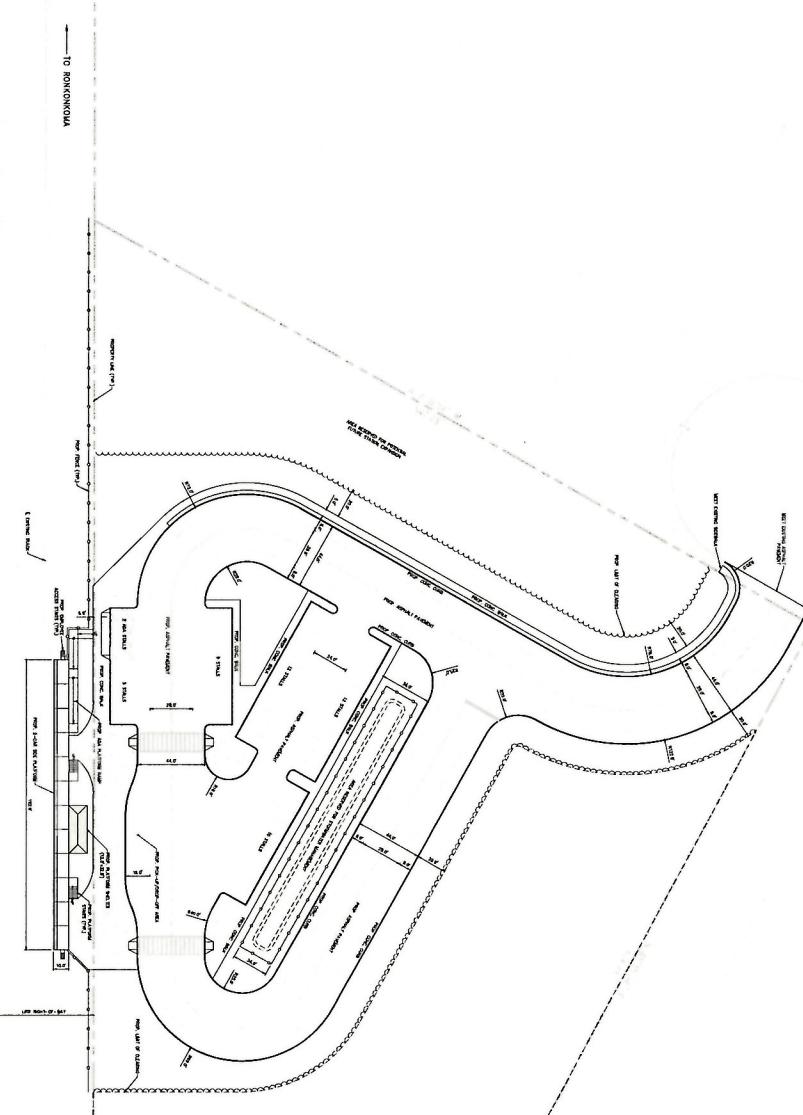
Director

MTA C&D – LIRR Business Unit

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STATION SITE E – INITIAL DIESEL CONSTRUCTION

SCALE: 1" = 40'-0"

 Long Island Expressway (I-495) Eastbound
 Long Island Expressway (I-495) Westbound

SITE INFORMATION	
TOTAL PROPERTY AREA	5.33 ACRES
INITIAL STATION SITE FOOTPRINT	2.63 ACRES (49.3%)
UNDISTURBED AREA	1.87 ACRES (35.0%)
TOTAL PARKING SPACES	50
TOTAL ADA PARKING SPACES	2



Project:		LIRR NEW YAPHANK STATION	
Scale:	1" = 40'-0"	Co-Work No.	PH-10
As Shown		U/Cong No.:	
Gr. Project No.:	064948	Conceptual Station Site Layout	C-001
Date:	MARCH 23, 2023	Sheet No.:	

