
APPENDIX A

ZONING CODE AND SEQRA ADMINISTRATION

APPENDIX A-1

Part 1 Environmental Assessment Form

February 2, 2024

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

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Adoption of the Planned Industrial Park (PIP-2) Zoning Code, Zoning Map Amendment, and Suffolk Technology Park		
Project Location (describe, and attach a general location map): SCTM # 0100-38-1-1; Northeast corner of Little East Neck Road and Long Island Avenue, Wyandanch, Babylon, New York (See attached Location Map)		
Brief Description of Proposed Action (include purpose or need): See attached Project Narrative		
Name of Applicant/Sponsor: Bristol Suffolk LLC c/o Bristol Group Inc. Attn. Jeffery S. Kott (Managing Partner)		Telephone: jkott@bristolgroupinc.com E-Mail: (415) 398-1022
Address: 350 Sansome Street, Suite 900		
City/PO: San Francisco	State: CA	Zip Code: 94104
Project Contact (if not same as sponsor; give name and title/role): Weber Law Group, LLP c/o Bram Weber		Telephone: 631.549-2000 E-Mail: bweber@weberlawgroup.com
Address: 290 Broadhollow Road, Suite 200E		
City/PO: Melville	State: NY	Zip Code: 11747
Property Owner (if not same as sponsor): Pinelawn Cemetery c/o Justin Locke (President)		Telephone: E-Mail: jlocke@pinelawn.com
Address: 2030 Wellwood Avenue		
City/PO: Farmingdale	State: NY	Zip Code: 11735



Proposed PIP-2 Zoning District and Suffolk Technology Park

Lot 1

Lot 2



**FIGURE 1-1
LOCATION MAP**

Sources: ESRI Streets Layer, 2017; Suffolk County GIS 2022

Scale: 1 inch equals 1,500 feet



**Suffolk
Technology Park,
Wyandanch, NY**

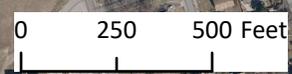


Legend

- Project Site
- - - Proposed Subdivision

Lot 1
 Proposed PIP-2 Zoning District and
 Suffolk Technology Park

Lot 2



	<p>FIGURE 1-2 AERIAL MAP</p> <p>Sources: NYS Orthoimagery, 2023; ESRI Hybrid Reference Layer, 2017; Suffolk County GIS 2022 Scale: 1 inch equals 500 feet</p>	<p>Suffolk Technology Park, Wyandanch, NY</p>
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B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See attached Project Narrative	Feb. 2024
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See attached Project Narrative	Feb. 2024
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See attached Project Narrative	TBD
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See attached Project Narrative	TBD
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See attached Project Narrative	TBD
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See attached Project Narrative	TBD
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify the plan(s): _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify the plan(s): _____ _____ _____	

C.3. Zoning

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

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

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? Proposed PIP-2 zoning district

C.4. Existing community services.

a. In what school district is the project site located? Wyandanch Union Free School District

b. What police or other public protection forces serve the project site?
Suffolk Police Precinct 1

c. Which fire protection and emergency medical services serve the project site?
Wyndanch Fire Department, Wyndanch-Wheatly Heights Ambulance Corps

d. What parks serve the project site?
Kevin Ver Pault Memorial Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial, Light Industrial (Warehouse/Dry Storage only)

b. a. Total acreage of the site of the proposed action? 100.11 acres proposed Lot 1
b. Total acreage to be physically disturbed? 93.78 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 111.39 acres includes proposed Lots 1 and 2. Lot 2 will remain as current cemetery use.

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

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Lot 1 - Planned technology/business park; Lot 2 - retained as cemetery use
ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? 2
iv. Minimum and maximum proposed lot sizes? Minimum 11.28± Maximum 100.11±

e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ months
ii. If Yes: Please note that subsequent project details focus solely on the site plan for the proposed Lot 1 following subdivision and change of zone
• Total number of phases anticipated 3
• Anticipated commencement date of phase 1 (including demolition) July month 2025 year
• Anticipated completion date of final phase Dec month 2030 year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____
The three proposed construction phases are arranged such that the end of each phase does not immediately coincide with the start of the next Phase One is expected to be completed by Q4 2026 and Phase Two is expected to commence nearly a year later in Q4 of 2027. Similarly Phase Two is expected to be completed by Q4 2028 and Phase Three is expected to commence nearly two years later in Q4 of 2029. Each Phase is independent of one another but each subsequent Phase will only occur once the preceding Phase has been completed.

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

If Yes, show numbers of units proposed.

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

g. Does the proposed action include new non-residential construction (including expansions)? Yes No

If Yes,

i. Total number of structures 9

ii. Dimensions (in feet) of largest proposed structure: 46 ft. height; 310 ft. width; and 936 ft. length

iii. Approximate extent of building space to be heated or cooled: 1,617,471 square feet

Offices will be heated and cooled. Warehouse space will be equipped with natural gas fired ceiling mounted heaters.

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No

If Yes,

i. Purpose of the impoundment: stormwater runoff from impervious structures, decorative water feature

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: recharge basin - Stormwater runoff; decorative water feature- public potable water utility

iii. If other than water, identify the type of impounded/contained liquids and their source. N/A

iv. Approximate size of the proposed impoundment. Volume: 6.84 million gallons; surface area: 1.81 acres

v. Dimensions of the proposed dam or impounding structure: N/A height; N/A length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Excavation

D.2. Project Operations Please note that project operational details focus on the site plan for the proposed Suffolk Technology Park - Lot 1

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No

If Yes:

i. What is the purpose of the excavation or dredging? Site grading, installation of a recharge basin, construction of a pond water feature

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

- Volume (specify tons or cubic yards): -245,000 CY of material (-33,872 CY from recharge basin)
- Over what duration of time? Approximately 9 months total (3 months per phase)

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. Sand and gravel to be taken off-site to a licensed disposal facility

iv. Will there be onsite dewatering or processing of excavated materials? Yes No

If yes, describe. _____

v. What is the total area to be dredged or excavated? 1.81 recharge basin & 0.24 decorative pond=2.05± acres

vi. What is the maximum area to be worked at any one time? 1.81± acres

vii. What would be the maximum depth of excavation or dredging? 16± feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: Much of the area that is proposed to be regraded will serve as the location of proposed infrastructural improvements such as roadways, buildings, parking areas, etc. The remaining areas will be re-vegetated using appropriate native species that will require less watering, maintenance, pesticides, fertilization, etc. than cultivars of non-native species.

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

Estimated water use assumes typical landscaping. Actual water use is anticipated to be reduced due to native and water efficient landscape species. Irrigation demands are anticipated to be low once plants are established.

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes: Estimated 67,159 gpd potable use and 57,351 gpd for irrigation during 20 week season irrigation.

i. Total anticipated water usage/demand per day: _____ 118,136 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: Suffolk County Water Authority
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
TBD - water mains are present in Little East Neck Rd.
- Source(s) of supply for the district: Upper Glacial Aquifer and Magothy Aquifer

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 67,159 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: Bergen Point Wastewater Treatment Plant
- Name of district: Suffolk County Sewer District #3
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
- Will a line extension within an existing district be necessary to serve the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

Sewer lines do not currently run to the subject property, therefore an out of district connection to SCSO #3. The applicant proposes to connect the project site to SCSO via the manhole located on Conklin Street which is +1.94 miles west of the project site (along Long Island Ave). An on-site pump station and force main with a capacity of 68,000 gallons per day will be designed to transfer the sewage to be generated by the proposed buildings. The force main will be a 10,250+/-ft. long, 6 inch diameter pipe. The main will be located at least 4.5 ft. below grade but above groundwater throughout its run.

- iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

- v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

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

- e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No

If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?

3,364,139± Square feet or 77.23± acres (impervious surface)

4,360,965± Square feet or 100.11± acres (parcel size)

- ii. Describe types of new point sources. N/A - Stormwater management system to be provided on-site

- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Stormwater runoff will be directed to on-site stormwater management structures including a system of leaching pools and bio-retention areas on the west side of the property and a recharge basin at the east side of the property.

- If to surface waters, identify receiving water bodies or wetlands: _____

N/A

- Will stormwater runoff flow to adjacent properties? Yes No

- iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

- f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

Delivery vehicles, typical industrial vehicles (i.e. forklifts)

- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

N/A

- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

Future tenants may request generator installation. Type and location will be determined at such time.

- g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No

If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

- ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes: TBD - Traffic Study is being prepared

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
 TBD - Traffic study in preparation

iii. Parking spaces: Existing 0 Proposed 1,880 Net increase/decrease +1,880

iv. Does the proposed action include any shared use parking? Includes 122 landbanked parking spaces Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
Two new access points on Little East Neck Rd are proposed. Intersection improvements to Little East Neck Rd X Long Island Ave are being studied

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
44,033,600 Btu/yr (Offices - 22,016,800 Btu/yr, Warehouses - 142,715,223 Btu/yr)

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
PSEG LI, potential solar (optional and up to discretion of tenants)

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>8 AM to 7 PM</u> • Saturday: <u>N/A</u> • Sunday: <u>N/A</u> • Holidays: <u>N/A</u> 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>no restrictions contemplated</u> • Saturday: <u>no restrictions contemplated</u> • Sunday: <u>TBD</u> • Holidays: <u>TBD</u>
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration:
Construction equipment weekdays from 8 AM to 7 PM during construction phases; Truck traffic and typical noise associated with commercial, business, and industrial operations from 8 AM to 6 PM during standard operation

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
Describe: Clearing of existing vegetation will reduce the presence of natural barriers to sound. Site reclamation and supplementary plantings will provide mitigation for noise impacts to neighboring properties.

n. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
90± pole mounted 30' area lights throughout the property abutting the main internal roadway, parking areas, and the circulation roads around the perimeter of each building; 165 LED wall packs mounted 20' high; closest occupied structure more than 150' away; lights pointed downward

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
Describe: Clearing of existing vegetation will reduce the presence of natural barriers to light Site reclamation and supplementary plantings will provide mitigation for light-related impacts to neighboring properties. All fixtures will be directed internal to the site/dark skies compliant.

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No

If Yes:

i. Product(s) to be stored _____

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

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No

If Yes: Operational use of applied chemical herbicides, pesticides, and insecticides is not anticipated at this time and should not be necessary for regular maintenance.

i. Describe proposed treatment(s): _____

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ 3,500 tons per _____ day (unit of time)
- Operation : _____ 7.567 tons per _____ day (unit of time)

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

- Construction: Excavated soils to be reused in grading where possible.
- Operation: Materials will be recycled where possible (cardboard, paper, plastics, metals). TBD per tenant.

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

- Construction: Excess material export to be carted to licensed disposal and recycling facilities.
- Operation: Material export to be carted to licensed disposal and recycling facilities.

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

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

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

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): Public transport, cemetery, park

ii. If mix of uses, generally describe:

West: cemeteries and cemetery maintenance area; North: Town park, single-family residential, SCWA property, and small commercial center; East: single-family residential; South: LIRR tracks and Long Island Ave., a public school, and single family residential

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.00	77.23±	+77.23±
• Forested	55.43±	6.33±	-49.10±
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	43.43±	0.00	-43.43±
• Agricultural (includes active orchards, field, greenhouse etc.)	0.00	0.00	0.00
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.00	0.24±	+0.24±
• Wetlands (freshwater or tidal)	0.00	0.00	0.00
• Non-vegetated (bare rock, earth or fill)	0.00	0.00	0.00
• Other Describe: <u>Landscaping / Recharge Basin</u>	1.25± / 0.00	14.50± / 1.81±	+13.25± / +1.81±

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:
Sandy's Care senior citizen center, Milton Olive Middle School and Wyandanch High School

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ -1300± feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

HaA- Haven loam	_____	35 %
PIC- Plymouth loamy coarse sand	_____	10 %
RdA- Riverhead sandy loam	_____	55 %

d. What is the average depth to the water table on the project site? Average: _____ 21-30 feet

e. Drainage status of project site soils: Well Drained: _____ 100 % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 94 % of site
 10-15%: _____ 2 % of site
 15% or greater: _____ 4 % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: Sole Source Aquifer Names: Nassau-Suffolk SSA _____

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

Gray Squirrel	Easter Cottontail Rabbit	Opossum
Raccoon	typical songbirds of eastern long island	pollinator insect species

n. Does the project site contain a designated significant natural community? Yes No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): Pitch Pine-Scrub Oak Barrens

ii. Source(s) of description or evaluation: EAF mapper, field reconnaissance

iii. Extent of community/habitat:

- Currently: 114.0 acres
- Following completion of project as proposed: 17.61± acres
- Gain or loss (indicate + or -): -47.29± per site visit acres

Field reconnaissance estimates the current acreage of Pitch Pine-Scrub Oak Barrens at 66.71± acres due to existing disturbance.

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No

If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No

If Yes:

i. Species and listing: _____

Coastal Barrens Buckmoth, Low Saint John's Wort

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No

If Yes:

i. Nature of the natural landmark: Biological Community Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No

If Yes: Please note that the boundary of this CEA is 200± feet away from the property

i. CEA name: Wheatly Heights, SGPA

ii. Basis for designation: Protect a red maple swamp, Protect groundwater

iii. Designating agency and date: Agency: Babylon, Town of, Agency: Long Island Regional Planning, Date: 10-30-88, Date: 3-19-93

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: <u>Phase I A/B Cultural Resources Assessment has been completed 1/2024</u>	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: <u>Belmont Lake State Park</u>	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>State Park</u>	
<i>iii.</i> Distance between project and resource: _____ <u>1.6</u> miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

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

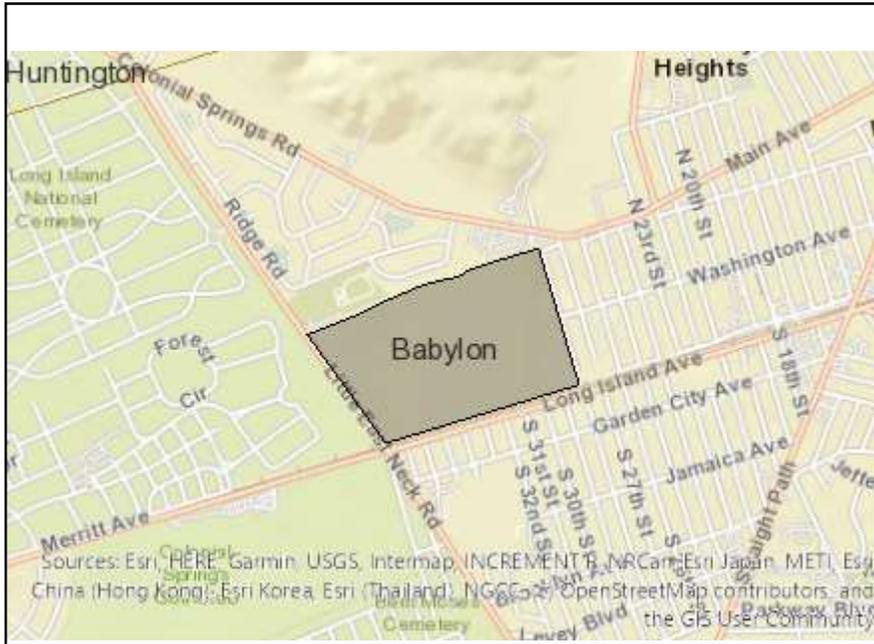
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Nelson, Pope & Voorhis LLC c/o Carrie O'Farrell Date Feb. 2, 2024

Signature  Title Agent of Applicant, Senior Partner



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Sole Source Aquifer Names:Nassau-Suffolk SSA
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Pitch Pine-Scrub Oak Barrens

E.2.n.i [Natural Communities - Acres]	114.0
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	Yes
E.2.p. [Rare Plants or Animals - Name]	Coastal Barrens Buckmoth
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	Wheatly Heights, SGPA
E.3.d.ii [Critical Environmental Area - Reason]	Protect a red maple swamp, Protect groundwater
E.3.d.iii [Critical Environmental Area – Date and Agency]	Agency: Babylon, Town of, Agency: Long Island Regional Planning, Date: 10-30-88, Date: 3-19-93
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

**Suffolk Technology Park
Adoption of PIP-II Zoning, Zoning Map and Code Amendment
Subdivision, and Site Plan Application**

**Full Environmental Assessment Form - Part I:
Expanded Project Narrative**

Bristol Suffolk LLC (the “Applicant”) is proposing the creation of a new zoning district, the Planned Industrial Park - II (“PIP-II”) zoning district, and a change of zone for 100.1 acres of the subject property (described hereafter) to the PIP-II zoning district. The subject property is a 111.39-acre site, owned by Pinelawn Cemetery, located on the north side of Long Island Avenue, east of Little East Neck Road in the Hamlet of Wyandanch, Town of Babylon, Suffolk County, New York (See Figure 1-1 and Figure 1-2). The property, which is currently vacant and partially wooded, is further identified as Suffolk County Tax Map District 100; Section 38; Block 1; Lot 1 and is zoned A – Residence zoning district. The project includes the subdivision by the Town of Babylon Town Board of a 11.28 acre parcel of the subject property to be retained by Pinelawn Cemetery and remain undeveloped as well as site plan approval by the Town of Babylon Planning Board for the proposed development on the remaining 100.1 acres. Specifically, the Applicant seeks to subdivide the subject property into two lots (Lot 1 at 100.11 acres and Lot 2 at 11.28 acres) and change the zone of Lot 1 to the newly proposed Planned Industrial Park-II (PIP-II) zoning district to allow for the development of Lot 1 with a business/technology park campus. This business/technology park, hereafter known as “Suffolk Technology Park” will be available to a diverse pool of tenants and a wide mix of technology, business, and light industrial users for office, warehouse, and other light industrial uses. Lot 1 would be developed under a long term (99-year) ground lease to allow for development of the property as a well-planned and coordinated technology, business and industrial park, which may be reverted back to cemetery use following conclusion of the lease. Lot 2 would retain the existing residential zoning and existing cemetery use.

The Suffolk Technology Park is designed with nine (9) single-story light industrial warehouse/office buildings ranging in size from 141,700± to 247,360± square feet (SF), with a total combined gross floor area of 1,617,471 SF. The total floor area ratio (FAR) of the development is 37.09 percent. The building layout has been configured to locate loading docks at the rear of each building, positioned to screen the loading areas from both the roadway and neighboring properties. The buildings are set back in excess of 200 feet from the northern and eastern property boundaries that adjoin residential uses and are set back a minimum of 77’ and 97’ from Little East Neck Road and the Long Island Railroad, respectively.

Site access is proposed via two access driveways on Little East Neck Road. A new signalized site driveway is proposed at the northwest portion of the subject property would provide full access and egress for passenger vehicles and trucks. All trucks will be directed south to Long Island Avenue. A second unsignalized access is proposed near the center of the property’s frontage on Little East Neck Road and would provide right turn access into the site for passenger vehicles and

trucks and egress from the property for passenger vehicles. The property will feature a looped boulevard style internal roadway suitable for accommodating both truck traffic and passenger vehicles, with dedicated loading areas separated from passenger vehicle parking. Overall, driveways and parking layout are designed to provide safe traffic flow and proper on-site traffic circulation for both passenger vehicles and trucks.

The project will include a total of 1,880 parking spaces consisting of 1,758 standard paved vehicle parking spaces which includes 57 ADA accessible (handicapped) spaces and 122 land-banked spaces, as well as 403 truck loading spaces. The loading areas of the buildings have a 70-foot-wide drive aisle separating the loading zone and the trailer parking, which is adequate to accommodate the maneuverability of the trailers. All perimeter parking areas will be screened with evergreen trees and shrubs, and noise walls are proposed to further abate noise from the terminus of loading areas and internal roadways nearest to residential uses.

The proposed landscape plan was specifically designed to retain and otherwise provide evergreen screening around the perimeter of the proposed Technology Park. The plan proposes to retain 6.33 acres of existing wooded buffer (a minimum of 50' to over 150' buffer retained along the northern property boundary) and the installation of double and triple rows of evergreen trees and shrubbery around the remaining site perimeters adjacent to residential uses, Lot 2 (the cemetery parcel to remain), and adjacent roadways. Large deciduous trees are also proposed to screen the proposed buildings. Landscaped vegetation will consist of native deciduous and evergreen trees and perennials, shrubs, wildflower and native grass seed mixes to enhance the appearance of the development and retain the wooded character of the subject property with minimal irrigation demand once established.

Stormwater will be managed on site utilizing a combination of subsurface catch basins and interconnected leaching pools designed for a 2" rainfall for Phase 1 (western three buildings) and a 1.81± acre stormwater recharge basin designed for a 5" rainfall on the northeast side of the property. See plan set Sheet C-401, "Overall Grading and Drainage Plan" for drainage calculations. Additionally, bioretention areas are proposed within the center island of the boulevard access roadways to provide additional water quality treatment for stormwater runoff.

The proposed project's potable water demand will be satisfied by a proposed connection to the Suffolk County Water Authority's public utility. Demand is anticipated to be 118,515± gallons per day, including 51,357± gallons per day for irrigation purposes and 67,158± gallons per day of potable water demand.

To collect, convey, and treat sanitary wastewater generated by the proposed action, the Applicant proposes to connect to Suffolk County Sewer District #3 via the manhole located on Conklin Street 1.94± miles west of the subject property. The applicant proposes to construct an onsite pump station and force main with the capacity of 68,000 gallons per day that will convey wastewater from each of the proposed buildings to the collection system and off-site pump station via a 6-inch diameter force main pipe. The main is proposed to run south from the

subject property and west along Long Island Avenue and will be located a minimum of 4.5 ft. below grade. The Applicant received “Conceptual Certification” from the Suffolk County Sewer Agency to the proposed connection of Suffolk Technology Park to SCSD No. 3 – Southwest on February 5, 2024.

The applicant is working with the Metro Transit Authority (“MTA”) and the Town of Babylon to improve the intersection of Little East Neck Road and Long Island Avenue to accommodate the truck and vehicular traffic anticipated from the proposed development. Recommended improvements to this intersection include: i) widening the eastbound approach to provide one dedicated left turn lane, one through lane, and one exclusive right turn lane; ii) widening the westbound approach to provide one shared left/through lane and one dedicated right turn lane; iii) widening the northbound/southbound approaches to provide a shared left/through lane and a shared through/right turn lane; and, iv) widening Little East Neck Road over the railroad crossing in order to accommodate two southbound travel lanes. These improvements will increase the capacity of the intersection, will help reduce existing northbound and southbound traffic delays, improve the overall operation and safety of the intersection, and reduce the existing queue lengths.

The proposed project will fully comply with the Town’s proposed PIP-II zoning district. The following additional permits and/approvals are anticipated.

Permits and Approvals Required

Applicable Board/Agency	Permit/Approval/Review Type
Babylon Town Board	Subdivision; Change of Zone and Zoning Map and Code Amendment
Babylon Planning Board	Site Plan
Babylon Town Building Department	Building Permits
Babylon Town Fire Marshal	Fire Prevention Permit
Suffolk County Department of Health Services	Sanitary subdivision approval; Wastewater disposal and water supply approval
Suffolk County Department of Public Works	Wastewater connection
Suffolk County Sewer Agency	Connection to existing sewer district
Suffolk County Water Authority	Water supply connection approval
Suffolk County Planning Commission	Section 239-m Planning Commission Review
New York State Department of Environmental Conservation	SPDES General (Stormwater) Permit filing
New York State Department of Transportation	Railway Crossing Work Permit
Metro Transit Authority (MTA)	Right-of-Way Permit
PSEG Long Island	Electrical connection
National Grid	Gas connection