
APPENDIX J COMMUNITY SERVICES CORRESPONDANCE

Each Community Service letter included the following location map, aerial and plan.



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**

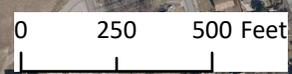


Legend

- Project Site
- - - Proposed Subdivision

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

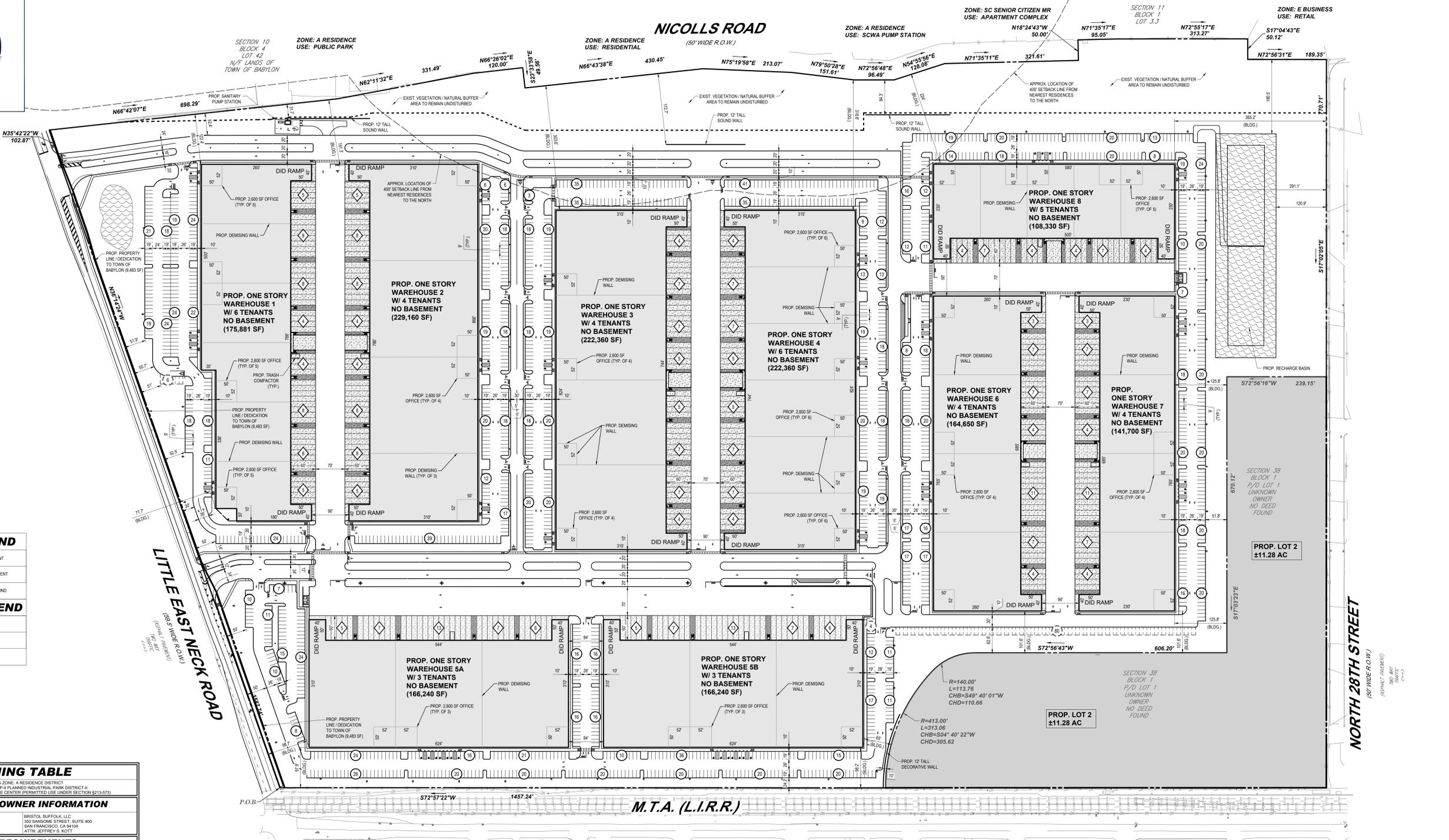
Lot 2



**FIGURE 1-2
 AERIAL MAP**

Sources: NYS Orthoimagery, 2023; ESRI Hybrid Reference Layer, 2017; Suffolk County GIS 2022
 Scale: 1 inch equals 500 feet

**Suffolk
 Technology Park,
 Wyandanch, NY**



HATCH LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- DECORATIVE / STORMWATER POND

PARKING LEGEND

- PARKING SPACES
- LOADING BAYS / DOCKS
- LAND BANKED PARKING

ZONING TABLE

EXISTING ZONE: A RESIDENCE DISTRICT
 PROPOSED ZONE: P/F PLANNED INDUSTRIAL PARK DISTRICT-I
 USE: MULTI-TENANT WAREHOUSE CENTER (PERMITTED USE UNDER SECTION 213-573)

APPLICANT/ OWNER INFORMATION

APPLICANT / PROPERTY OWNER: BRISTOL SUFFOLK, LLC
 350 SANDSOME STREET, SUITE 900
 SAN FRANCISCO, CA 94104
 ATTN: JEFFREY S. KOTT

BULK REQUIREMENTS

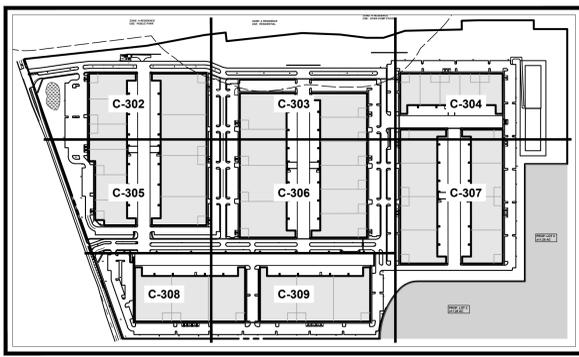
ITEM	CODE	PERMITTED*	PROPOSED
MIN. LOT AREA	\$213-575 (A)	90 ACRES (3,920,400 SF)	100.114 AC (4,360,949 SF)
MIN. LOT WIDTH	N/A	---	1,440.30'
MIN. FRONT YARD	\$213-575 (D)	75'	77.7'
MIN. SIDE YARD	\$213-575 (E)	65'	97.9'
MIN. REAR YARD	\$213-575 (F)	60'	60'
MAX. BUILDING HEIGHT	\$213-574	50'	LESS THAN 50'
MIN. SEPARATION BETWEEN BUILDINGS	N/A	---	84'
MAX. BUILDING COVERAGE	\$213-575 (B)	40% (1,744,379.60 SF)	36.62% (1,596,921 SF)
MAX. IMPERVIOUS LOT COVERAGE	\$213-575 (C)	80% (3,488,759.2 SF)	77.87% (3,395,829 SF)
MIN. LANDSCAPE COVERAGE	\$213-580 (B)	20% (872,189.80 SF)	22.13% (965,120 SF)
MIN. SIDE YARD TO RESIDENTIAL	\$213-575 (E)	100'	122.4'
MIN. LANDSCAPE BUFFER TO RESIDENTIAL	\$213-575 (E)	50'	52.4'
MIN. SIDE YARD LANDSCAPE DEPTH	\$213-575 (E)	10'	24.2'
MIN. REAR YARD LANDSCAPE DEPTH	\$213-575 (F)	10'	10'
MIN. REDISBURSE SHUTTLE DROP OFF LOCATIONS	\$213-585	2	3
MIN. BICYCLE RACKS	\$213-585	1 PER BUILDING (9 TOTAL)	COMPLIES

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED*	PROPOSED
MIN. FRONT YARD SETBACK TO PARKING	\$213-575 (D)	50'	50'
MIN. FRONT YARD SETBACK TO DRIVE AISLES	\$213-575 (D)	30' FOR A MAXIMUM OF 10% OF THE PROPERTY'S ROADWAY FRONTAGE	30'
MIN. PARKING SPACES REQUIRED	\$213-577 (A)	1,436	2,000
MAX. PERCENTAGE OF LAND BANKED PARKING	\$213-577 (B)	10%	4.5%
PROPOSED PARKING LOCATION	\$213-578 (A)	NOT TO BE LOCATED ALONG INTERNAL ROADWAYS	COMPLIES
MIN. PARKING SPACE SIZE	\$213-578 (B)	9' X 19'	9' X 19'
MIN. LOADING BERTHS REQUIRED	\$213-579 (A)	400	384
MIN. LOADING BERTH SIZE	\$213-579 (B)	12' (W) X 55' (L) X 14.5' (H)	13' (W) X 60' (L) X 14.5' (H)
LOADING BERTH & OVERHEAD DOORS SHALL NOT DIRECTLY FACE ANY PUBLIC STREET, ADJOINING RESIDENTIAL USE OR PARK.	\$213-579 (CAD)	---	COMPLIES

PLAN QUANTITY REVISIONS

	PREVIOUS PLAN	CURRENT PLAN	NET INCREASE (+) / DECREASE (-)
BUILDING AREA (SF)	1,617,471 (37.13 AC)	1,596,921 (36.96 AC)	-20,550 (0.47 AC)
PARKING STALLS	1,860	2,000	+140
LOADING STALLS	403	384	-19



THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTRUISING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, WHERE SUCH ALTERATIONS ARE MADE. THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS, PER EDUCATION LAW SECTION 7209.2.

REQUIREMENT: 1 SPACE FOR EACH 1,000 SF FLOOR AREA
 TOTAL BLDG FLOOR AREA: 1,596,921 SF
 REQUIRED: 1,596,921 SF X 1 SPACE / 1,000 SF = 1,596,921 = 1,997 SPACES REQUIRED

MIN. PARKING SPACES REQUIRED CALCULATION
 TOTAL PROVIDED SPACES = 2,000 (INCL. 90 LAND BANKED SPACES AND 57 ADA ACCESSIBLE SPACES)

MIN. LOADING BERTHS REQUIRED CALCULATION
 REQUIREMENT: 1 BERTH FOR EACH 4,000 SF FLOOR AREA
 TOTAL BLDG FLOOR AREA: 1,596,921 SF
 REQUIRED: 1,596,921 SF X 1 BERTH / 4,000 SF = 399.23 = 400 BERTHS REQUIRED
 TOTAL PROVIDED BERTHS = 384

BUILDING DEPT. APPROVAL	PLANNING BOARD APPROVAL	DEPARTMENTAL APPROVAL
CONFIRMS	RESOLUTION No. _____	JOB No. _____ APPLICANT DATE _____
VARIANCE	DATE _____	HIGHWAY DEPT. DATE _____
CONST. COST	SIGNATURE _____	TOWN ENGINEERING DIVISION DATE _____
DATE _____	SEE GENERAL NOTE FOR SPECIFIC INFORMATION PERTAINING TO A VARIANCE IF REQUIRED AND APPROVED.	PLANNING DIVISION DATE _____



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



PRELIMINARY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: N21028
 DRAWN BY: DC
 CHECKED BY: JSM
 DATE: 06/22/2023
 CAD I.D.: N21028-SPPO-00

SITE DEVELOPMENT PLANS

FOR
BRISTOL SUFFOLK, LLC
 PROPOSED SUFFOLK TECHNOLOGY PARK WAREHOUSE DEVELOPMENT
 N/E/C LONG ISLAND AVENUE & LITTLE EAST NECK ROAD
 WYANDANCH
 TOWN OF BABYLON
 SUFFOLK COUNTY, NY 11798
 SCTMR: 100-38-1-1



DALE E. KOCH
 PROFESSIONAL ENGINEER
 NEW YORK LICENSE No. 009418

TOWN OF BABYLON JOB # TBD
 TOWN OF BABYLON APPLICATION # TBD
 TOWN OF BABYLON APPROVAL STAMP SCHEDULE

SHEET TITLE:
OVERALL SITE PLAN
 SHEET NUMBER:
C-301
 ORG. DATE: 06/22/2023

W:\2023\10282\CAD\DRAWINGS\PLAN SET\301\10282-SPPO-00-A\AVOUT_C-301_CIVIL.rvt



May 23, 2024

Babylon Fire Department

153 W Main St,

Babylon, NY 11702

Attn: James P. Miga, Chief of Department; Email: thechiefs@babylonfd.com

**Re: Suffolk Technology Park, Wyandanch Change of Zone, Subdivision, & Site Plan
NPV # 21022**

Dear Chief Miga,

Nelson Pope Voorhis, LLC (NPV) has been retained by Bristol Group Inc., hereafter referred to as “the Applicant” to prepare the Draft Environmental Impact Statement (DEIS) for the proposed Suffolk Technology Park located on a 100-acre portion of a 111.39-acre Pinelawn Memorial Cemetery (Pinelawn) property located on the northeast corner of Little East Neck Road and Long Island Avenue in Wyandanch, NY, hereafter referred to as “subject property”. The Proposed Action includes the creation of a new Local Law, Zoning District (the Planned Industrial Park - 2 [“PIP-2”] Zoning District) and Zoning Map Amendment, two-lot subdivision of the A-Residence zoned subject property into two lots:

- Lot 1 - 100.11 acres which is proposed to be rezoned to PIP-2 and developed as the Suffolk Technology Park (ST Park), a light industrial research and technology office park subject to a long term (99 year) lease agreement with Pinelawn and site plan approval by the Town of Babylon (Town) and
- Lot 2 - 11.28 acres, containing the existing cemetery interment area and buffer area to remain residentially zoned and controlled by Pinelawn as a cemetery use.

The proposed modern light industrial research and technology park hereafter known as “Suffolk Technology Park”, will consist of nine single-story warehouse buildings with a total gross floor area of 1,617,471 square feet (SF), including warehouse and associated office space that will serve a diverse pool of tenants for a wide variety of uses including warehousing and distribution, which will serve the community, provide local investment, create construction and operational jobs, and bolster the local economy. The property would be occupied by Suffolk Technology Park through a long-term lease (49 years with extension options up to 99 years) with the property owner, Pinelawn Cemetery Association.

Access to the project site will be from Little East Neck Road on the west side of the development, via two two-way access driveways (one signalized main access on the northern portion of the property and a second restricted access in the southern portion of the property). The proposed development will include an efficient internal street network and improvements to the adjoining area’s street network and nearby intersections. A total of 1,880 parking spaces, including 57 Americans with Disabilities Act

(ADA) spaces, 403 truck loading spaces, and 122 land banked parking spaces will be provided. Access to Lot 2 would be from North 28th Street. The layout of the proposed development is not intended to support large scale, rapid turnover consumer fulfillment center uses that require high intensity trucking operations.

I am writing to request any input you may have on the project including but not limited to your opinion as to the District's ability to serve this project, and any issues, concerns or recommendations you may have. If you have any additional information that you feel is pertinent to the project, or comments on this project proposal, please do not hesitate to provide these in a response letter. Your responses will be included in the Environmental Impact Statement, which will be submitted for review by the Town Board for consideration. Finally, if you should have any questions or require additional information, please do not hesitate to contact me at (631) 427-5665 or james@nelsonpope.com

Very truly yours,
Nelson, Pope & Voorhis, LLC



Justin Ames, LEED® AP O+M
Environmental Scientist II

Enc. Location Map and Site Plan

Carrie OFarrell

From: Mike Biancaniello <mbiancaniello@bohlereng.com>
Sent: Tuesday, July 9, 2024 4:51 PM
To: Carrie OFarrell
Cc: Eric Meyn; Dale Koch; n21028@nf.bohlereng.com
Subject: FW: Wyandanch Fire

Good afternoon Carrie,

We received the below fire truck specs from the Wyandanch Fire Department. In our response letter we essentially stated we were coordinating with the district to get their information and will be able to provide fire truck runs at their request but since all maneuverability around the site is for WB-65 trucks, there shouldn't be any problems with the fire trucks.

From: Ronald Gatto <rgatto@wyandanchfireco.org>
Sent: Tuesday, July 09, 2024 3:29 PM
To: Mike Biancaniello <mbiancaniello@bohlereng.com>
Cc: Jarvis Brown <jarvisb388@gmail.com>
Subject: Wyandanch Fire

EXTERNAL: Use caution with attachments and links.

Mike,
Please see the wheelbase, length, height and manufacture of our apparatus.
1-10-1 Engine WB 231 Length 35'2" Height 10'4" Pierce
1-10-3 Engine WB 231 Length 35'2" Height 10'4" Pierce
1-10-4 Ladder/Quint WB 234.0, Length 39' 2" Height 11'10" Pierce
1-10-5 Tower Ladder WB 241.5 WB Length 44'10" Height 11'.7" Pierce
1-10-7 Engine WB 242.50 Length 37'4" Height 10' 5" Pierce
1-10-8 Mini Pumper WB 200 Length 25'.5" Height 7'.6"

Thanks,
Ron

Ron Gatto
District Manager
Wyandanch Volunteer Fire Company
Mobile: (631) -741-0449
Office: (631) -643-5499
Fax: (631) – 643-1246



May 23, 2024

Suffolk County Police Department, 1st Precinct
555 Babylon Farmingdale Rd
West Babylon, NY 11704
Attn: Brendan Forte, Inspector; Email: scpd.1stprecinct@suffolkcountyny.gov

**Re: Suffolk Technology Park, Wyandanch Change of Zone, Subdivision, & Site Plan
NPV # 21022**

Dear Inspector Silva,

Nelson Pope Voorhis, LLC (NPV) has been retained by Bristol Group Inc., hereafter referred to as “the Applicant” to prepare the Draft Environmental Impact Statement (DEIS) for the proposed Suffolk Technology Park located on a 100-acre portion of a 111.39-acre Pinelawn Memorial Cemetery (Pinelawn) property located on the northeast corner of Little East Neck Road and Long Island Avenue in Wyandanch, NY, hereafter referred to as “subject property”. The Proposed Action includes the creation of a new Local Law, Zoning District (the Planned Industrial Park - 2 [“PIP-2”] Zoning District) and Zoning Map Amendment, two-lot subdivision of the A-Residence zoned subject property into two lots:

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I am writing to request any input you may have on the project including but not limited to your opinion as to the Precinct's ability to serve this project, and any issues, concerns or recommendations you may have. If you have any additional information that you feel may be pertinent to the project, or comments on the proposal, please do not hesitate to provide these in a response letter. Your responses will be included in the Environmental Impact Statement, which will be submitted for review by the Town Board for consideration. Finally, if you should have any questions or require additional information, please do not hesitate to contact me at (631) 427-5665 or james@nelsonpope.com

Very truly yours,
Nelson, Pope & Voorhis, LLC



Justin Ames, LEED® AP O+M
Environmental Scientist II

Enc. Location Map and Site Plan



May 23, 2024

Wyandanch Union Free School District

1445 Straight Path

Wyandanch, NY 11798

Attn: Mrs. Arlise Carson, Interim Superintendent of Schools; Email: acarson@wufsd.net

**Re: Suffolk Technology Park, Wyandanch Change of Zone, Subdivision, & Site Plan
NPV # 21022**

Dear Dr. Giania:

Nelson Pope Voorhis, LLC (NPV) has been retained by Bristol Group Inc., hereafter referred to as “the Applicant” to prepare the Draft Environmental Impact Statement (DEIS) for the proposed Suffolk Technology Park located on a 100-acre portion of a 111.39-acre Pinelawn Memorial Cemetery (Pinelawn) property located on the northeast corner of Little East Neck Road and Long Island Avenue in Wyandanch, NY, hereafter referred to as “subject property”. The Proposed Action includes the creation of a new Local Law, Zoning District (the Planned Industrial Park - 2 [“PIP-2”] Zoning District) and Zoning Map Amendment, two-lot subdivision of the A-Residence zoned subject property into two lots:

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A stormwater recharge basin is proposed on the east side of the property, north of the cemetery interment area (Lot 2) to collect, temporarily store and recharge runoff from Lot 1. The proposed facility will connect to existing public water and proposed sewer services that are present on or adjacent to the site. A ±175-foot minimum setback is provided between the proposed development and adjacent residential community to the north, including a variable width ±114-foot vegetative buffer and vegetated berm. An existing wooded buffer will be retained on the north and west sides of proposed Lot 2, which will be augmented by adjacent landscaping and a 12-foot-high decorative soundwall on proposed Lot 1 to screen and provide additional noise suppression from the planned PIP-2 district and future development from the existing interment area.

The project is expected to provide an overall benefit to the school district as it will generate additional tax revenues for the district without adding new students. Nevertheless, we wanted to reach out to you as with all development projects in your district to see if you have any issues, concerns or feel that the project will have an overall positive impact on the district. If you have any comments or recommendations, please feel free to reach out to us with your comments. Your response will be included in the Environmental Impact Statement, which will be submitted for review by the Town Board for consideration. Finally, if you should have any questions or require additional information, please do not hesitate to contact me at (631) 427-5665 or james@nelsonpope.com

Very truly yours,

Nelson, Pope & Voorhis, LLC



Justin Ames, LEED® AP O+M
Environmental Scientist II

Enc. Location Map

Ashley Marciszyn

From: Tracey Edwards <TEdwards762@outlook.com>
Sent: Friday, July 19, 2024 9:11 AM
To: mike brusseau
Cc: Carrie OFarrell
Subject: Re: Suffolk Technology Park - Pinelawn Wyandanch

Mike

There are no letters to date. We met with the entire school board on December 15th 2021. At that time Latesha Walker was the school board president. We also stayed in contact with Jarod Morris who was elected as the new school board president the next term throughout the state cemetery board process. Mr Morris was on the board as a trustee at the original meeting.

The school board expressed support for the project due to the tax revenue. They were pleased that the developer was not seeking tax relief from the IDA. They also expressed support that there would be CBA benefits for the students although details were not available at the time. We committed to stay in touch with them as the project progresses.

As of today, there is no school board president. It's a 3/3 stalemate. I have reached out to bring them up to speed and do not expect any surprises.

Sent from my iPhone

On Jul 19, 2024, at 7:46 AM, mike brusseau <mbrusseau@nelsonpoppe.com> wrote:

Good Morning Tracey,
I'm preparing the DEIS for the above-referenced project and wanted to add any input from the school district. Did you ever receive any letters or do you have notes on the meeting that you could share? If so, could you forward them to me?
Thank you.

Michael Brusseau, AICP CEP, WEDG, LEED AP ND & BD+C
Project Manager/Sr. Environmental Planner

<image001.png>

Long Island: 70 Maxess Road, Melville, NY 11747
Hudson Valley: 156 Route 59, Suite C6, Suffern, NY 10901
o: 631.427.5665 x188



May 23, 2024

Suffolk County Water Authority
PO Box 38
Oakdale, NY 11769
Attn: John Milazzo, Email: John.Milazzo@SCWA.com>

**Re: Suffolk Technology Park, Wyandanch Change of Zone, Subdivision, & Site Plan
NPV # 21022**

Dear Mr. Milazzo:

Nelson Pope Voorhis, LLC (NPV) has been retained by Bristol Group Inc., hereafter referred to as “the Applicant” to prepare the Draft Environmental Impact Statement (DEIS) for the proposed Suffolk Technology Park located on a 100-acre portion of a 111.39-acre Pinelawn Memorial Cemetery (Pinelawn) property located on the northeast corner of Little East Neck Road and Long Island Avenue in Wyandanch, NY, hereafter referred to as “subject property”. The Proposed Action includes the creation of a new Local Law, Zoning District (the Planned Industrial Park - 2 [“PIP-2”] Zoning District) and Zoning Map Amendment, two-lot subdivision of the A-Residence zoned subject property into two lots:

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A stormwater recharge basin is proposed on the east side of the property, north of the cemetery interment area (Lot 2) to collect, temporarily store and recharge runoff from Lot 1. A ±175-foot minimum setback is provided between the proposed development and the existing residential community and the Suffolk County Water Authority (SCWA) Circle Drive well site located adjacent to the north. This setback includes a 114± foot variable width vegetative buffer/wooded area to remain.

The currently proposed project is estimated to require a conservative total potable water demand of 67,158± gpd plus additional irrigation demand. The initial average daily irrigation demand is anticipated to be 51,357± gpd (averaged over a year) during the first 2-3 years following the landscape installation.

This would result in a peak average daily water demand of 118,515 gpd. Following the establishment of landscape plantings, it is anticipated that irrigation demand would be significantly reduced (limited to just areas of lawn), as the proposed Landscape Plan has been designed as a sustainable plan comprised entirely of native species.

On April 3, 2024, representatives from Bristol Suffolk, LLC (property owner), Bohler Engineering, Weber Law Group and me met with representatives from SCWA to discuss the contemplated project. At this meeting, the applicant outlined the proposed development plan, and setbacks provided to the existing SCWA Circle Drive well site to the north (as outlined above). SCWA expressed no specific concerns regarding the proposed development, and indicated that water could be supplied to the proposed project directly from an existing main that connects the Circle Drive well site east to Nicolls Road, within the Nicolls Road paper street and the northern boundary of the subject property. SCWA noted that they are currently working with Pinelawn to establish an easement for a new improvement project from the Circle Drive well field, running a new main parallel to the existing main (connecting to Nicolls Road to the east). This improvement project would improve pressure and distribution for public water users to the east/south of the subject property and the Circle Drive community to the north.

We are writing to request written confirmation regarding the information summarized above from our April 3, 2024 meeting and to confirm that SCWA does not have any present concerns regarding the proposed development. Additionally, we are requesting if SCWA can provide the following information for inclusion in our DEIS:

- The number of wells currently in use at the adjacent Circle Drive wellfield;
- Confirmation as to which aquifer the wells in this wellfield are drawing from (Upper Glacial or Magothy);

Any input you may have on the project including but not limited to do your opinion as to the SCWA's ability to serve this project, and any issues, concerns or recommendations you may have. If you have any additional information that may be pertinent to the project, or comments on the proposal, please do not hesitate to provide these in your response letter. Your responses will be included in the Environmental Impact Statement, which will be submitted for review by the Town Board for consideration. Finally, if you should have any questions or require additional information, please do not hesitate to contact me at (631) 427-5665 or cofarrell@nelsonpope.com.

Very truly yours,
Nelson, Pope & Voorhis, LLC



Carrie O'Farrell, AICP
Senior Partner

Enc. Location Map and Site Plan
cc: Kim Kennedy; Email: Kimberly.Kennedy@SCWA.com





RECEIVED

JUN 13 2024

NELSON + POPE

John C. Milazzo
General Counsel

Administrative Offices: 4060 Sunrise Highway, Oakdale, New York 11769-0901
(631) 563-0308
John.Milazzo@scwa.com

June 7, 2024

Carrie O'Farrell, AICP
Senior Partner
Nelson, Pope & Voorhis, LLC
70 Maxess Road
Melville, NY 11747

RE: Information Request - For Draft Environmental Impact Statement
Suffolk Technology Park, Wyandanch (Bristol Group Inc.)
SCTM# 0100-038.00-01.00-001.000

Dear Ms. O'Farrell:

The Suffolk County Water Authority (SCWA) is in receipt of your recent correspondence as it relates to the subject project.

SCWA's Circle Drive Well Field is directly adjacent to the project site, and currently has four active wells:

Circle Drive # 2	Glacial
Circle Drive # 3a	Magothy
Circle Drive # 4	Magothy
Circle Drive # 5	Magothy

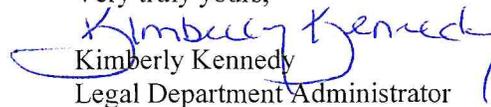
Based on the information provided thus far, SCWA does not have any appreciable concerns with water supply for this project.

SCWA is discussing plans with Pinelawn Cemetery to secure an easement for new water mains that will enhance the distribution system for the surrounding community.

This letter is not to be considered an action or review by SCWA as defined by the New York State Quality Review Act. SCWA will do a full proper review of the subject project upon receipt of the Draft Environmental Impact Statement (DEIS).

If you have any questions on this matter, I may be reached at 631-563-0375.

Very truly yours,


Kimberly Kennedy
Legal Department Administrator

Ashley Marciszyn

From: Tom Lembo
Sent: Thursday, October 12, 2023 1:03 PM
To: Mike Biancaniello
Cc: Carrie OFarrell; Dave Williams; Matt Morrison; Jon Anderson; Dale Koch; Domenick Ciardullo; n21028@nf.bohlereng.com
Subject: RE: Suffolk STP - Hydrant Flow Test

I reviewed this quick. Looks like plenty of water is available in the area for fire flow for SCDHS and TOB Fire Marshal. One less thing to be concerned about.



Thomas F. Lembo, PE
Senior Partner
o: 631.427.5665 x152

From: Mike Biancaniello <mbiancaniello@bohlereng.com>
Sent: Thursday, October 12, 2023 7:59 AM
To: Tom Lembo <TLembo@nelsonpope.com>
Cc: Carrie OFarrell <COFarrell@nelsonpope.com>; Dave Williams <DWilliams@bristolgroupinc.com>; Matt Morrison <MMorrison@bristolgroupinc.com>; Jon Anderson <JAnderson@waremalcomb.com>; Dale Koch <DKoch@bohlereng.com>; Domenick Ciardullo <dciardullo@bohlereng.com>; n21028@nf.bohlereng.com
Subject: Suffolk STP - Hydrant Flow Test

Good morning all,

Please see the attached hydrant flow test we received yesterday from SCWA. The results indicate a static pressure of 67 psi (but has been reported as low as 56 psi) and a residual pressure of 52 psi.

Thank you

Mike Biancaniello, P.E.
Project Manager, Land Development
275 Broadhollow Road, Suite 100
Melville, NY 11747
o 631-738-1200 / mbiancaniello@bohlereng.com
www.BohlerEngineering.com

BOHLER //

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4060 Sunrise Highway Oakdale NY 11769-0901
 (631) 563-0201 Fax (631) 563-9794

10/10/2023

Re: Results of Fire Flow Test

Location: as noted

As requested, below please find the results of fire flow test. This test was performed during period of low water demand. Such a test, usually, does not reflect the fire flow available under the conditions found in a high-water demand period. We have reviewed the past peak demand information that is available for this area. Historically, the static pressure in this area has been as low as 56 psi.

You should adjust the flow test to reflect the lower static pressure prior to using it for any design work, such as a sprinkler system. You may need to adjust the flow as well. Always remember to account for any difference in the ground elevation between the test location and your design site location as well.

Any flow test, including one with a peak demand adjustment, only reflects the conditions at the time of the test and may not accurately reflect what fire flow or static pressure will be available in the future. It could be a higher or lower value. The fire flow or the static pressure available at any specific time will depend on system demand and the availability of water supply infrastructure.

If you have any questions, please contact the undersigned at (631) 563-0246. It is the closest test.

Very truly yours,

Daniel Penza, P.E.

Distribution Engineering Manager

FIRE DISTRICT					
WYANDANCH					
PRESS HYD #			PRESS HYD LOCATION		MAP #
085282001			LITTLE EAST NECK ROAD AND LONG ISLAND AVE		2-D
STATIC PSI		DATE			
67		10/10/2023			
RESID PSI		TIME OF DAY			
52		11:20 AM			
FLOW HYD #			FLOW HYD LOCATION		COEF
085282002			GARDEN CITY 1ST HYD E/O LITTLE EAST NECK ROAD		0.75
# NOZ	NOZZLE SIZE	PITOT #1	PITOT #2	GPM FLOW	FLOW @ 20 PSI
1	4.5	26		2310	4280
PEAK ADJUSTED STATIC PSI					
56					
COMMENTS					
LITTLE EAST NECK ROAD AND LONG ISLAND AVE					



May 23, 2024

Wyandanch-Wheatley Heights Ambulance Company
295 Merritt Avenue
Wyandanch, NY 11798
Attn: Anthony Neazer, Chief of Operations

**Re: Suffolk Technology Park, Wyandanch Change of Zone, Subdivision, & Site Plan
NPV # 21022**

Dear Chief Neazer,

Nelson Pope Voorhis, LLC (NPV) has been retained by Bristol Group Inc., hereafter referred to as “the Applicant” to prepare the Draft Environmental Impact Statement (DEIS) for the proposed Suffolk Technology Park located on a 100-acre portion of a 111.39-acre Pinelawn Memorial Cemetery (Pinelawn) property located on the northeast corner of Little East Neck Road and Long Island Avenue in Wyandanch, NY, hereafter referred to as “subject property”. The Proposed Action includes the creation of a new Local Law, Zoning District (the Planned Industrial Park - 2 [“PIP-2”] Zoning District) and Zoning Map Amendment, two-lot subdivision of the A-Residence zoned subject property into two lots:

- Lot 1 - 100.11 acres which is proposed to be rezoned to PIP-2 and developed as the Suffolk Technology Park (ST Park), a light industrial research and technology office park subject to a long term (99 year) lease agreement with Pinelawn and site plan approval by the Town of Babylon (Town) and
- Lot 2 - 11.28 acres, containing the existing cemetery interment area and buffer area to remain residentially zoned and controlled by Pinelawn as a cemetery use.

The proposed modern light industrial research and technology park hereafter known as “Suffolk Technology Park”, will consist of nine single-story warehouse buildings with a total gross floor area of 1,617,471 square feet (SF), including warehouse and associated office space that will serve a diverse pool of tenants for a wide variety of uses including warehousing and distribution, which will serve the community, provide local investment, create construction and operational jobs, and bolster the local economy. The property would be occupied by Suffolk Technology Park through a long-term lease (49 years with extension options up to 99 years) with the property owner, Pinelawn Cemetery Association.

Access to the project site will be from Little East Neck Road on the west side of the development, via two two-way access driveways (one signalized main access on the northern portion of the property and a second restricted access in the southern portion of the property). The proposed development will include an efficient internal street network and improvements to the adjoining area’s street network and nearby intersections. A total of 1,880 parking spaces, including 57 Americans with Disabilities Act

(ADA) spaces, 403 truck loading spaces, and 122 land banked parking spaces will be provided. Access to Lot 2 would be from North 28th Street. The layout of the proposed development is not intended to support large scale, rapid turnover consumer fulfillment center uses that require high intensity trucking operations.

I am writing to request any input you may have on the project including but not limited to your opinion as to South Country Ambulance's ability to serve this project, and any issues, concerns or recommendations you may have. If you have any additional information that you feel is pertinent to the project, or comments on this project proposal, please do not hesitate to provide these in your response letter. Your responses will be included in the Environmental Impact Statement, which will be submitted for review by the Town Board for consideration. Finally, if you should have any questions or require additional information, please do not hesitate to contact me at (631) 427-5665 or james@nelsonpope.com

Very truly yours,
Nelson, Pope & Voorhis, LLC



Justin Ames, LEED® AP O+M
Environmental Scientist II

Enc. Location Map and Site Plan

Ashley Marciszyn

From: Carrie O'Farrell
Sent: Friday, June 7, 2024 7:59 AM
To: Neazer, Anthony
Cc: Justin Ames; mike brusseau; Dale Koch; Mike Biancaniello; Ashley Marciszyn
Subject: RE: Suffolk Technology Park, Wyandanch Change of Zone, Subdivision, & Site Plan

Good Morning Chief Neazer,

Thank you for getting back to us so quickly. We would be happy to set up a meeting to discuss the proposed plans in detail and discuss some of your questions below. Please let us know if you'd like to set something up. I have copied the project engineers as well (Bohler Engineering).

Below are preliminary responses to your questions:

- My first question is why is South Country Ambulance listed to serve the project? This site is in the Wyandanch Wheatley Heights Ambulance Corp. district.

That was an error, we will correct it as noted.

- The traffic on Little East Neck Road? Long Island Ave is very heavy during peak hours and with the railroad crossing it is worse. How will this be addressed?

Agreed – this intersection does not function well currently, and the project sponsor recognizes the need to improve the existing conditions. As part of the project two major roadway improvements are proposed. 1) widening and additional dedicated turn lanes on both Little East Neck Road and Long Island Ave. 2) Widening and additional turn lanes at Little East Neck Rd. and Colonial Springs. We are working with the Town and MTA on the design of these improvements but can share the conceptual improvement plans with you. The goal of these improvements will be to improve overall capacity and safety at these intersections.

- Something like this could increase our call volume which would mean increasing staffing, additional training and purchasing additional equipment.

As noted above, we are happy to set up a time to meet so we can discuss the project with you and any of your concerns. Please let us know if that would be helpful.

Thank you and have a great weekend.

Carrie

Carrie O'Farrell
Senior Partner



NELSON POPE VOORHIS

Long Island: 70 Maxess Road, Melville, NY 11747

Hudson Valley: 156 Route 59, Suite C6 Suffern, NY 10901

o: 631.427.5665 x214

cofarrell@nelsonpopevoorhis.com

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From: Neazer, Anthony <aneazer@wwhac.com>

Sent: Wednesday, June 5, 2024 9:59 AM

To: Ashley Marciszyn <AMarciszyn@nelsonpope.com>

Cc: Justin Ames <james@nelsonpope.com>; Carrie OFarrell <COFarrell@nelsonpope.com>

Subject: Re: Suffolk Technology Park, Wyandanch Change of Zone, Subdivision, & Site Plan

Good morning Ashley,

- My first question is why is South Country Ambulance listed to serve the project? This site is in the Wyandanch Wheatley Heights Ambulance Corp. district.
- The traffic on Little East Neck Road? Long Island Ave is very heavy during peak hours and with the railroad crossing it is worse. How will this be addressed?
- Something like this could increase our call volume which would mean increasing staffing, additional training and purchasing additional equipment.

I am sure I have other questions and concerns. These are just a few I had right now.

Thank you.

Regards,

On Wed, Jun 5, 2024 at 9:09 AM Ashley Marciszyn <AMarciszyn@nelsonpope.com> wrote:

Dear Chief Neazer,

Thank you for returning my call and providing me with your email address. Attached is the same letter you received by mail. Feel free to email any responses and comments to those cc'd (Carrie O'Farrell and Justin Ames).

Thank you,

Ashley Marciszyn
Administrative Assistant



NELSON POPE VOORHIS

Long Island: 70 Maxess Road, Melville, NY 11747

Hudson Valley: 156 Route 59, Suite C6, Suffern, NY 10901

o: 631.427.5665 x215

amarciszyn@nelsonpopevoorhis.com

nelsonpopevoorhis.com

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--

Anthony Neazer
Chief of Operations
CPR Instructor
ESO Coordinator
Advisor Post 1289
Wyandanch Wheatley Heights Ambulance Corp
295 Merritt Avenue
Wyandanch, New York 11798



March 12, 2024

Town of Babylon Department of Environmental Control
281 Phelps Lane, Room 400
North Babylon, NY 11703-4045

Attn: Mr. Richard Groh

RE: Rezoning a Residence to PIP-II (Planned Industrial Park)
SCTM#0100-038-01-001
Northeast corner of Little East Neck Road & LIRR, Wyandanch

Dear Mr. Groh,

We are in receipt of the Town of Babylon's letter correspondence dated February 27, 2024 for the above referenced project. The Long Island Power Authority (LIPA) and PSEG Long Island (PSEGLI), as agent for the Long Island Lighting Company d/b/a LIPA, a wholly owned subsidiary of the Long Island Power Authority, accepts the Town of Babylon Department of Environmental Control as Lead Agency for this action. PSEGLI would like to offer the following comments regarding the project:

1. The EAF and any supporting documentation should include a description and analysis of impacts of any necessary electric utility upgrades to support the project. Please contact Building and Renovation Services (BRS) at 844-341-6378, Syed Naqvi at (631) 402-4136, William McMahon at (631) 425-3125 or Tom DiBella at (631) 233-8319, to obtain a design for any necessary utility support for this project.
2. Once design is obtained, an evaluation of potential impacts associated with upgrades (if required) should be included. In particular, significant increases in pole heights and/or pole replacement locations that may result in visual impacts (i.e., pole height increases of more than ten feet or relocation in front of sensitive receptors), extent of ground disturbance associated with utility work, and proximity to wetlands and other sensitive environmental areas should be evaluated and analyzed.

PSEG Long Island

175 E. Old Country Road
Hicksville, NY 11801



PSEG LONG ISLAND

We make things work for you.

If you have any questions or require any additional information for the environmental assessment, please do not hesitate to contact me at 516-269-2988 or Jessica.Mathew2@pseg.com.

A handwritten signature in black ink that reads "Jessica Mathew". The signature is written in a cursive, flowing style.

Jessica Mathew
PSEG Long Island – Engineer

cc: Kara Krueger, Esq. – Director Legal State Regulatory (PSEG Long Island)
Lara Pomi-Urbat (PSEG Long Island)
Erin Gorman (PSEG Long Island)
Syed Naqvi (PSEG Long Island)
Will McMahon (PSEG Long Island)
Tom Dibella (PSEG Long Island)