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## APPENDIX K-2

# ECOLOGICAL CORRESPONDENCE

Natural Heritage Program Request -2023

US Fish and Wildlife Service Correspondence-2024

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## Ashley Marciszyn

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**From:** naturalheritage@nynhp.org  
**Sent:** Monday, October 2, 2023 6:04 PM  
**To:** Ashley Marciszyn  
**Subject:** Confirmation of your submitted request to New York Natural Heritage

Submission ID: 8470

Submitted on Monday, October 2, 2023 - 18:04 Submitted values are:

Company, Organization, or Agency: Nelson, Pope & Voorhis, LLC Requestor Name: Ashley Marciszyn Requestor Address (Street/PO Box): 70 Maxess Road Requestor City: Melville Requestor State: New York Requestor Zip Code: 11747 Requestor Telephone #: (631) 427-5665 x215 Requestor Email: amarciszyn@nelsonpope.com Project Type: industrial development Project Name: Suffolk Technology Park, Pinelawn Project Applicant:

Project County: Suffolk

Town (Suffolk County): Babylon

Project Summary: Proposed change of zone Current Land Use: Subject property consists of partially cleared land. There is no evidence of previous development or improvements made to this site during reconnaissance of the subject property.

Tax parcel number: 0100-38-1-1If you are submitting a map, this field is optional.

Latitude:

Longitude:

Street Address and City of Project: Northeast corner of Little East Neck Road and Long Island Avenue, Pinelawn, New York If you are submitting a map, this field is optional.

Project Notes:

## NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Fish and Wildlife, New York Natural Heritage Program  
625 Broadway, Fifth Floor, Albany, NY 12233-4757  
P: (518) 402-8935 | F: (518) 402-8925  
www.dec.ny.gov

November 30, 2023

Ashley Marciszyn  
Nelson, Pope & Voorhis, LLC  
70 Maxess Road  
Melville, NY 11747

Re: Suffolk Technology Park, Pinelawn  
County: Suffolk Town/City: Babylon

Dear Ashley Marciszyn:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

Enclosed is a report of rare or state-listed animals and plants, and significant natural communities that our database indicates occur in the vicinity of the project site.

For most sites, comprehensive field surveys have not been conducted; the enclosed report only includes records from our database. We cannot provide a definitive statement as to the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

The presence of the plants and animals identified in the enclosed report may result in this project requiring additional review. For further guidance, and for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the NYS DEC Region 1 Office, Division of Environmental Permits, at [dep.r1@dec.ny.gov](mailto:dep.r1@dec.ny.gov).

Sincerely,



Heidi Kraehling  
Environmental Review Specialist  
New York Natural Heritage Program



**The following rare plants, rare animals, and significant natural communities have been documented at the project site, or in its vicinity.**

We recommend that potential impacts of the proposed project on these species or communities be addressed as part of any environmental assessment or review conducted as part of the planning, permitting and approval process, such as reviews conducted under SEQR. Field surveys of the project site may be necessary to determine whether a species currently occurs at the site, particularly for sites that are currently undeveloped and may still contain suitable habitat. Final requirements of the project to avoid, minimize, or mitigate potential impacts are determined by the lead permitting agency or the government body approving the project.

**The following animals, while not listed by New York State as Endangered or Threatened, are rare in New York and are of conservation concern.**

<i>COMMON NAME</i>	<i>SCIENTIFIC NAME</i>	<i>NY STATE LISTING</i>	<i>HERITAGE CONSERVATION STATUS</i>
<b>Butterflies</b>			
<b>Edwards' Hairstreak</b>	<i>Satyrrium edwardsii</i>	Unlisted	Vulnerable in NYS
<p><b>Documented at the project site.</b> 1991-06-30: The butterflies were found in a dense scrub oak thicket with scattered pitch pine. 8676</p>			
<b>Moths</b>			
<b>Coastal Barrens Buckmoth</b>	<i>Hemileuca maia ssp. 5</i>	Special Concern	Imperiled in NYS and Globally Uncommon
<p><b>Documented at the project site.</b> 1985-10-17: The moths were observed in a dense scrub oak-thicket with scattered pitch pine. In 1986 the east section burned. 4318</p>			

**The following natural community is considered significant from a statewide perspective by the NY Natural Heritage Program. By meeting specific, documented criteria, the NY Natural Heritage Program considers this community occurrence to have high ecological and conservation value.**

<i>COMMON NAME</i>	<i>SCIENTIFIC NAME</i>	<i>NY STATE LISTING</i>	<i>HERITAGE CONSERVATION STATUS</i>
<b>Upland/Terrestrial Communities</b>			
<b>Pitch Pine-Scrub Oak Barrens</b>			Rare Community Type and Globally Rare
<p><b>Documented at the project site.</b> This is a good occurrence, but it is very disturbed and located within cemetery boundaries. The rank of "C" was assigned because the area is likely to be developed. 1751</p>			

The following plant is listed as Endangered by New York State, and so is a vulnerable natural resource of conservation concern.

<i>COMMON NAME</i>	<i>SCIENTIFIC NAME</i>	<i>NY STATE LISTING</i>	<i>HERITAGE CONSERVATION STATUS</i>
<b>Low St. John's Wort</b>	<i>Hypericum stragulum</i>	Endangered	Critically Imperiled in NYS

Documented within 1/2 mile north of the project site. 1998-07-29: The plants are in a largely undeveloped summer camp in dry to moist morainal woodland habitat with roads and numerous buildings throughout. It is open oak-wooded hills and one rough-mown field.

3789

This report only includes records from the NY Natural Heritage database. For most sites, comprehensive field surveys have not been conducted, and we cannot provide a definitive statement as to the presence or absence of all rare or state-listed species. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

If any rare plants or animals are documented during site visits, we request that information on the observations be provided to the New York Natural Heritage Program so that we may update our database.

Information about many of the rare animals and plants in New York, including habitat, biology, identification, conservation, and management, are available online in Natural Heritage's Conservation Guides at [www.guides.nynhp.org](http://www.guides.nynhp.org), from NatureServe Explorer at [www.natureserve.org/explorer](http://www.natureserve.org/explorer), and from USDA's Plants Database at <http://plants.usda.gov/index.html> (for plants).

Information about many of the natural community types in New York, including identification, dominant and characteristic vegetation, distribution, conservation, and management, is available online in Natural Heritage's Conservation Guides at [www.guides.nynhp.org](http://www.guides.nynhp.org). For descriptions of all community types, go to [www.dec.ny.gov/animals/29384.html](http://www.dec.ny.gov/animals/29384.html) for Ecological Communities of New York State.



# United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Long Island Ecological Services Field Office  
340 Smith Road  
Shirley, NY 11967-2258  
Phone: (631) 286-0485 Fax: (631) 286-4003

In Reply Refer To:  
Project Code: 2024-0087538  
Project Name: Technology Park

05/08/2024 17:40:23 UTC

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

## To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

**Migratory Birds:** In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

## **OFFICIAL SPECIES LIST**

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**Long Island Ecological Services Field Office**

340 Smith Road

Shirley, NY 11967-2258

(631) 286-0485

## PROJECT SUMMARY

Project Code: 2024-0087538  
Project Name: Technology Park  
Project Type: Commercial Development  
Project Description: Bristol Suffolk LLC (the “Applicant”) is proposing the creation of a new zoning district, the 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.

**Project Location:**

The approximate location of the project can be viewed in Google Maps: [https://  
www.google.com/maps/@40.75292195,-73.37878951188333,14z](https://www.google.com/maps/@40.75292195,-73.37878951188333,14z)



Counties: Suffolk County, New York

## ENDANGERED SPECIES ACT SPECIES

There is a total of 5 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

**MAMMALS**

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/9045">https://ecos.fws.gov/ecp/species/9045</a>	Endangered
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/10515">https://ecos.fws.gov/ecp/species/10515</a>	Proposed Endangered

**BIRDS**

NAME	STATUS
Piping Plover <i>Charadrius melodus</i> Population: [Atlantic Coast and Northern Great Plains populations] - Wherever found, except those areas where listed as endangered. There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/6039">https://ecos.fws.gov/ecp/species/6039</a>	Threatened
Rufa Red Knot <i>Calidris canutus rufa</i> There is <b>proposed</b> critical habitat for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/1864">https://ecos.fws.gov/ecp/species/1864</a>	Threatened

**INSECTS**

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a>	Candidate

**CRITICAL HABITATS**

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

## **IPAC USER CONTACT INFORMATION**

Agency: Nelson Pope Voorhis  
Name: Sylwia Ner-Karas  
Address: 70 Maxess Road  
City: Melville  
State: NY  
Zip: 11747  
Email: karb00@yahoo.com  
Phone: 6314275665

**From:** [Sylwia E. Ner-Karas](#)  
**To:** [Papa, Steve](#)  
**Cc:** [O'connor, Hugh G](#)  
**Subject:** RE: [EXTERNAL] FW: Project Code: 2024-0087538; Suffolk Technology Park  
**Date:** Friday, August 16, 2024 2:51:00 PM  
**Attachments:** [image002.png](#)  
[image001.png](#)

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Steve checking on this.  
Sincerely,



**Sylwia Ner-Karas**  
**Senior Environmental Scientist**  
o: 631.427.5665 x241

---

**From:** Sylwia E. Ner-Karas  
**Sent:** Tuesday, August 13, 2024 11:17 AM  
**To:** 'Papa, Steve' <steve\_papa@fws.gov>  
**Cc:** O'connor, Hugh G <hugh\_oconnor@fws.gov>  
**Subject:** RE: [EXTERNAL] FW: Project Code: 2024-0087538; Suffolk Technology Park

Here you go Steve,

- 14.50± acres or 14.48 percent of proposed subdivision Lot 1 will be landscaping, 6.33± acres or 6.32 percent of Lot 1 will remain in its natural forested condition, 1.81± acres or 1.81 percent will be a recharge basin, and 0.24 acres or 0.24 percent will be the decorative pond near the property entrance. As a result, a total of 22.64 acres or 22.6 percent of proposed Lot 1 (not including the 0.24-acre decorative pond) will be pervious natural or landscaped ground cover that will help to recharge, absorb and transpire precipitation falling on the site and help mitigate total volume and water quality runoff impacts.
- Site landscaping will consist of mostly native deciduous and evergreen trees and perennials, wildflower seed mix, and lawn seed mix. Proposed landscaping is focused within the land-banked parking area around the buildings, parking areas and site driveways. The Landscape Plan includes parking area shade trees, natural and planted evergreen screening. Existing natural woodlands will be retained primarily along lot lines adjacent to residential areas and perimeter areas of the site to retain the wooded character and provide screening.
- Native plants or species that are suitably adapted to regional climate and soil conditions are specified by the proposed landscape plans to reduce the demand for irrigation and

fertilization, with only 2.17± acres requiring long-term periodic maintenance. Mulching and “xeriscaping,” as well as the use of efficient/water conserving irrigation systems, watering at night and only when needed, watering selectively, and in zones rather than site-wide, and use of moisture sensors or timers will help to avoid the potential issues associated with excessively drained soils. Water tolerant vegetation that is adapted to damp conditions will be planted in bioretention areas to ensure survival.

- 6.33± acres or 6.3 percent of the site will remain in a naturally vegetated state, thereby limiting total landscaping and turf coverage. Under the Preferred Alternative the area to remain natural after clearing is 9.94± acres.
- Native landscape species are proposed as shown on the Landscape Plans to reduce the need for fertilizers and the need for watering once landscaping is established, with total fertilizer/irrigation dependent landscaping to be conservatively estimated to be 2.17± acres or 2.17 percent of Lot 1.
- Native plant species that provide food and shelter to wildlife will be utilized in the landscaped areas. The proposed landscape plan will include various pitch pine-scrub oak species and specific plant species that typically support lepidopterans and other wildlife that are or may be present onsite.
- Prior to any site clearing or other construction activities a qualified professional should conduct a “wildlife inventory/sweep” of the project area as deemed necessary and appropriate, to relocate any fauna such as amphibians (e.g., frogs, toads) or reptiles (e.g., box turtles) that might otherwise be directly impacted by clearing activities, so they may be relocated to buffer areas.
- Disturbance will be minimized to the maximum extent practicable, including providing perimeter buffers, enhanced screening, and delineating tree-clearing limits at the site prior to construction to avoid inadvertent clearing.
- No known invasive plant species will be utilized, including those species specifically listed in the “New York State Prohibited and Regulated Invasive Plants”.
- Shade trees, enhanced landscaping design, and landscaped drive aisle medians will be provided to reduce the heat island effect.
- The development will be separated from adjacent land uses in strict compliance with the yard setback and minimum landscape setback required by the PIP-2 zoning code except as indicated in the DEIS.
- Committed to use solar power and donation of power back to the grid to provide free power for local schools.

Let me know if you have any additional questions.

Thanks,



**Sylwia Ner-Karas**  
**Senior Environmental Scientist**

o: 631.427.5665 x241

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**From:** Papa, Steve <[steve\\_papa@fws.gov](mailto:steve_papa@fws.gov)>  
**Sent:** Tuesday, August 13, 2024 10:40 AM  
**To:** Sylwia E. Ner-Karas <[snr-karas@nelsonpope.com](mailto:snr-karas@nelsonpope.com)>  
**Cc:** O'connor, Hugh G <[hugh\\_oconnor@fws.gov](mailto:hugh_oconnor@fws.gov)>  
**Subject:** Re: [EXTERNAL] FW: Project Code: 2024-0087538; Suffolk Technology Park

ok. thanks

Steven T. Papa  
Senior Fish and Wildlife Biologist  
Long Island Field Office  
U.S. Fish and Wildlife Service  
340 Smith Rd  
Shirley, NY 11967  
(631) 286-0485 ext 2120  
[steve\\_papa@fws.gov](mailto:steve_papa@fws.gov)

*The Long Island Field Office has three employees who serve more than half the people in NY. Due to a persistent staff shortage, a large workload for project reviews, and our work to conserve federally listed and at-risk species, current project review times can vary, possibly 60 days or more for large projects. Every project review is important to us and we will do our best to address project reviews in a timely fashion. Your patience is appreciated.*

---

**From:** Sylwia E. Ner-Karas <[snr-karas@nelsonpope.com](mailto:snr-karas@nelsonpope.com)>  
**Sent:** Tuesday, August 13, 2024 10:32 AM  
**To:** Papa, Steve <[steve\\_papa@fws.gov](mailto:steve_papa@fws.gov)>  
**Subject:** RE: [EXTERNAL] FW: Project Code: 2024-0087538; Suffolk Technology Park

Yes they have land mitigation, I am putting the list together, will have it ready for you shortly.



**Sylwia Ner-Karas**  
**Senior Environmental Scientist**  
o: 631.427.5665 x241

---

**From:** Papa, Steve <[steve\\_papa@fws.gov](mailto:steve_papa@fws.gov)>  
**Sent:** Tuesday, August 13, 2024 10:05 AM  
**To:** Sylwia E. Ner-Karas <[snr-karas@nelsonpope.com](mailto:snr-karas@nelsonpope.com)>  
**Subject:** Re: [EXTERNAL] FW: Project Code: 2024-0087538; Suffolk Technology Park

Hi Sylwia,

Yes, we have a letter in prep. Can you tell me if there is any land mitigation that is part of this project?

Steven T. Papa  
Senior Fish and Wildlife Biologist  
Long Island Field Office  
U.S. Fish and Wildlife Service  
340 Smith Rd  
Shirley, NY 11967  
(631) 286-0485 ext 2120  
[steve\\_papa@fws.gov](mailto:steve_papa@fws.gov)

*The Long Island Field Office has three employees who serve more than half the people in NY. Due to a persistent staff shortage, a large workload for project reviews, and our work to conserve federally listed and at-risk species, current project review times can vary, possibly 60 days or more for large projects. Every project review is important to us and we will do our best to address project reviews in a timely fashion. Your patience is appreciated.*

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**From:** Sylwia E. Ner-Karas <[sner-karas@nelsonpope.com](mailto:sner-karas@nelsonpope.com)>  
**Sent:** Tuesday, August 13, 2024 9:25 AM  
**To:** Papa, Steve <[steve\\_papa@fws.gov](mailto:steve_papa@fws.gov)>  
**Cc:** O'connor, Hugh G <[hugh\\_oconnor@fws.gov](mailto:hugh_oconnor@fws.gov)>  
**Subject:** RE: [EXTERNAL] FW: Project Code: 2024-0087538; Suffolk Technology Park

Dear Steve, I am checking to see if you were able to take a look.  
Thank you,



**Sylwia Ner-Karas**  
**Senior Environmental Scientist**  
o: 631.427.5665 x241

---

**From:** Papa, Steve <[steve\\_papa@fws.gov](mailto:steve_papa@fws.gov)>  
**Sent:** Wednesday, August 7, 2024 12:13 PM  
**To:** Sylwia E. Ner-Karas <[sner-karas@nelsonpope.com](mailto:sner-karas@nelsonpope.com)>  
**Cc:** O'connor, Hugh G <[hugh\\_oconnor@fws.gov](mailto:hugh_oconnor@fws.gov)>  
**Subject:** Re: [EXTERNAL] FW: Project Code: 2024-0087538; Suffolk Technology Park

and to confirm there are no federal funds being used?

Steven T. Papa  
Senior Fish and Wildlife Biologist  
Long Island Field Office  
U.S. Fish and Wildlife Service  
340 Smith Rd  
Shirley, NY 11967  
(631) 286-0485 ext 2120  
[steve\\_papa@fws.gov](mailto:steve_papa@fws.gov)

*The Long Island Field Office has three employees who serve more than half the people in NY. Due to a persistent staff shortage, a large workload for project reviews, and our work to conserve federally listed and at-risk species, current project review times can vary, possibly 60 days or more for large projects. Every project review is important to us and we will do our best to address project reviews in a timely fashion. Your patience is appreciated.*

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**From:** Sylwia E. Ner-Karas <[sner-karas@nelsonpope.com](mailto:sner-karas@nelsonpope.com)>  
**Sent:** Wednesday, August 7, 2024 11:54 AM  
**To:** Papa, Steve <[steve\\_papa@fws.gov](mailto:steve_papa@fws.gov)>  
**Cc:** O'connor, Hugh G <[hugh\\_oconnor@fws.gov](mailto:hugh_oconnor@fws.gov)>  
**Subject:** RE: [EXTERNAL] FW: Project Code: 2024-0087538; Suffolk Technology Park

Steve, approximately 58.79 acres of trees are being cleared on this site.



**Sylwia Ner-Karas**  
**Senior Environmental Scientist**  
o: 631.427.5665 x241

---

**From:** Papa, Steve <[steve\\_papa@fws.gov](mailto:steve_papa@fws.gov)>  
**Sent:** Wednesday, August 7, 2024 9:24 AM  
**To:** Sylwia E. Ner-Karas <[sner-karas@nelsonpope.com](mailto:sner-karas@nelsonpope.com)>  
**Cc:** O'connor, Hugh G <[hugh\\_oconnor@fws.gov](mailto:hugh_oconnor@fws.gov)>  
**Subject:** Re: [EXTERNAL] FW: Project Code: 2024-0087538; Suffolk Technology Park

Hi,

Do you know the acres of trees that will be cleared?

Thanks

Steven T. Papa  
Senior Fish and Wildlife Biologist  
Long Island Field Office  
U.S. Fish and Wildlife Service  
340 Smith Rd  
Shirley, NY 11967  
(631) 286-0485 ext 2120  
[steve\\_papa@fws.gov](mailto:steve_papa@fws.gov)

*The Long Island Field Office has three employees who serve more than half the people in NY. Due to a persistent staff shortage, a large workload for project reviews, and our work to conserve federally listed and at-risk species, current project review times can vary, possibly 60 days or more for large projects. Every project review is important to us and we will do our best to address project reviews in a timely fashion. Your patience is appreciated.*

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**From:** Sylwia E. Ner-Karas <[sner-karas@nelsonpoppe.com](mailto:sner-karas@nelsonpoppe.com)>  
**Sent:** Friday, August 2, 2024 4:24 PM  
**To:** Papa, Steve <[steve\\_papa@fws.gov](mailto:steve_papa@fws.gov)>  
**Subject:** FW: [EXTERNAL] FW: Project Code: 2024-0087538; Suffolk Technology Park

Dear Steve,  
I am just checking on this to see if you had a chance to take a look.  
Thanks,



**Sylwia Ner-Karas**  
**Senior Environmental Scientist**  
o: 631.427.5665 x241

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**From:** Sylwia E. Ner-Karas  
**Sent:** Tuesday, July 23, 2024 5:56 PM  
**To:** Papa, Steve <[steve\\_papa@fws.gov](mailto:steve_papa@fws.gov)>  
**Subject:** FW: [EXTERNAL] FW: Project Code: 2024-0087538; Suffolk Technology Park

Dear Steve, let me know if you were able to review.  
Thanks,



**Sylwia Ner-Karas**  
**Senior Environmental Scientist**  
o: 631.427.5665 x241

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**From:** Sylwia E. Ner-Karas  
**Sent:** Wednesday, July 10, 2024 3:43 PM  
**To:** Papa, Steve <[steve\\_papa@fws.gov](mailto:steve_papa@fws.gov)>  
**Subject:** RE: [EXTERNAL] FW: Project Code: 2024-0087538; Suffolk Technology Park

Steve,  
We did run it, but this area is not flagged for presence of NLEB, see attached NHP letter.  
Thank you again for your assistance.  
Thank you,



**Sylwia Ner-Karas**  
**Senior Environmental Scientist**  
o: 631.427.5665 x241

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**From:** Papa, Steve <[steve\\_papa@fws.gov](mailto:steve_papa@fws.gov)>  
**Sent:** Tuesday, July 9, 2024 8:41 PM  
**To:** Sylwia E. Ner-Karas <[snr-karas@nelsonpope.com](mailto:snr-karas@nelsonpope.com)>  
**Subject:** Re: [EXTERNAL] FW: Project Code: 2024-0087538; Suffolk Technology Park

Hi Swlvia,

Did you run this through the DKey yet? Signing off so will further look at tomorrow.

thanks

Steven T. Papa  
Senior Fish and Wildlife Biologist  
Long Island Field Office  
U.S. Fish and Wildlife Service  
340 Smith Rd  
Shirley, NY 11967  
(631) 286-0485 ext 2120  
[steve\\_papa@fws.gov](mailto:steve_papa@fws.gov)

*The Long Island Field Office has three employees who serve more than half the people in NY. Due to a persistent staff shortage, a large workload for project reviews, and our work to conserve federally listed and at-risk species, current project review times can vary, possibly 60 days or more for large projects. Every project review is important to us and we will do our best to address project reviews in a timely fashion. Your patience is appreciated.*

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**From:** Sylwia E. Ner-Karas <[snr-karas@nelsonpope.com](mailto:snr-karas@nelsonpope.com)>

**Sent:** Tuesday, July 9, 2024 8:31 PM

**To:** Papa, Steve <[steve\\_papa@fws.gov](mailto:steve_papa@fws.gov)>

**Subject:** [EXTERNAL] FW: Project Code: 2024-0087538; Suffolk Technology Park

**This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.**

Steve,  
Have you been able to look at this project yet.  
Much appreciated.



**Sylwia Ner-Karas**  
**Senior Environmental Scientist**  
o: 631.427.5665 x241

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**From:** Sylwia E. Ner-Karas

**Sent:** Tuesday, June 4, 2024 12:16 PM

**To:** Papa, Steve <[steve\\_papa@fws.gov](mailto:steve_papa@fws.gov)>

**Subject:** Project Code: 2024-0087538; Suffolk Technology Park

Dear Steve,

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 a confirmation from the United States Department of Fish & Wildlife Services (USFWS) that this Action will not threaten any endangered species.

Let me know if there is any additional that you might need,

Sincerely,

**Sylwia Ner-Karas**  
**Senior Environmental Scientist**



**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 x241

[sner-karas@nelsonpopevoorhis.com](mailto:sner-karas@nelsonpopevoorhis.com)

[nelsonpopevoorhis.com](http://nelsonpopevoorhis.com)

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