



**TOWN BOARD OF THE TOWN OF BABYLON ACCEPTANCE OF DRAFT ENVIRONMENTAL IMPACT STATEMENT AND NOTICE OF SEQRA PUBLIC HEARING AND CHANGE OF ZONE/SUBDIVISION PUBLIC HEARING FOR BRISTOL SUFFOLK LLC, APPLICATION 24-13ABE NORTHEAST CORNER OF LITTLE EAST NECK ROAD AND THE LONG ISLAND RAILROAD RIGHT-OF-WAY, WYANDANCH, NY 11798**

Bristol Suffolk, LLC. represented by Bram Weber Attorney, The Weber Law Group, 290 Broad hollow Road, Suite 200E Melville, NY 11747 has proposed a change of zone from A Residence to a newly proposed PIP-II (Planned Industrial Park) zoning district being considered by the Town Board of the Town of Babylon for the development site.

The development proposed by Bristol Suffolk, LLC is located on the parcels of land identified as SCTM No. 0100-038.00-01.00-001.000, 0100-010.00-04.00-044.00, 0100-010.00-04.00-043.000 and 0100-011.00-01.00-011.000 and lies at the northeast corner of Little East Neck Road and the Long Island Railroad right-of-way, Wyandanch, NY.

Bristol Suffolk, LLC. has proposed to subdivide the 111.394 acre parcel into two lots; Proposed Lot 1 is to be 100.114 acres and will be rezoned to a newly proposed zoning code of PIP-II (Planned Industrial Park-II), in order to construct an industrial technology park consisting of 9 buildings and totaling 1,596,921 square feet of floor space, along with associated site improvements; Proposed Lot 2 is to be 11.28 acres of undeveloped land to be retained under the existing A Residence zoning by Pinelawn Cemetery Association, 2020 Wellwood Avenue, East Farmingdale, NY 11735.

The proposal under review by Bristol Suffolk, LLC also includes the adoption of a new zoning district; Planned Industrial Park II (PIP II) which would encompass the portion of the site to be developed.

The Town Board of the Town of Babylon has classified the Action by Bristol Suffolk, LLC and adoption of the proposed PIP II zoning code a Type I Action in accordance with 6 NYCRR Part 617 State Environmental Quality Review (SEQR) Section 617.4 (b) (2), (3), (6) (i), (iv) and (vi), and Chapter 114 Town of Babylon Environmental Quality Review Act (TOBEQRA) Section 114-4 B. (2), (3), (6) (a), (c) and (d).

The Town Board of the Town of Babylon received a Draft Environmental Impact Statement (DEIS) on August 28, 2024 from the project sponsor, Bristol Suffolk.

Potential Environmental Impacts Include but are not limited to:

- **Traffic**
- **Noise**
- **Groundwater Resources**

The Town Board of the Town of Babylon accepted the DEIS for public review for the application of the Bristol Suffolk, LLC and the proposed PIP II Zoning Code in accordance with the State Environmental Quality Review Act (SEQRA) on October 9, 2024.

The Town Board of the Town of Babylon has scheduled the

**TOBEQRA/SEQR Public Hearing on the DEIS and Public Hearing regarding the change of zone and subdivision for Saturday October 26, 2024 at 10:00 AM in the:**

**Town Board Room, Town Hall, Town of Babylon,  
200 East Sunrise Highway, North Lindenhurst, NY 11757**

The Town Board of the Town of Babylon has determined that the public comment period on the DEIS **will end on November 6, 2024**

The document may be accessed at:  [2024\\_10\\_04 DEIS Resubmission](#)

For further information or to submit comments:

[dec@townofbabylon.gov](mailto:dec@townofbabylon.gov)

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