



**Town of Babylon/State Environmental Quality Review  
Notice of Completion of Draft Supplemental Environmental Impact Statement (EIS)  
And  
Notice of TOBEQRA/SEQR Hearing**

**Lead Agency:** Town Board of the Town of Babylon      **Project Number:** \_\_\_\_\_

**Address:** 200 East Sunrise Highway  
Lindenhurst, NY 11757  
(631) 957-3000

**Date:** May 18, 2017

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act, SEQRA) of the Environmental Conservation Law. Chapter 114 Town of Babylon Environmental Quality Review Act (TOBEQRA)

A Draft Supplemental Environmental Impact Statement has been completed and accepted for the proposed action described below. Comments are requested and will be accepted by the contact person until June 26, 2017 (close of business). A public hearing on the Draft Supplemental EIS will be held on June 14, 2017 at 6:00 pm at the Babylon Town Hall Board Room, 200 E. Sunrise Highway, Lindenhurst, NY 11757.

**Name of Action:** Planning Board Job #17-04E Gustave J. Wade, Carole E. Wade, Gustave K. Wade Family 2012 Irrevocable Trust and Colonial Springs Farms, LLC.

**Description of Proposed Action:** The proposal involves a change of zone from A Residence to Multiple Residence (MR) and construction of 264 MR rental units and a 6,475 square foot community building all constructed on a 16.09 acre portion of the site. In addition, relief of certain covenants and restrictions imposed on the subject site proposed for development will be necessary. The preservation of the northerly portion of the site as farmland is no longer part of the proposal. The remaining 15.87 acres will be developed with 25 single family homes which were previously approved and exist on a filed map. A connection to the Wyandanch Sewer Infrastructure utilizing a pump station and force main is proposed for wastewater disposal. The proposal will also include the abandonment of the southerly portion of the existing filed subdivision map.

**Location of Proposed Action:** SCTM #0100-13-02-39.20 to 39.49 and part of 0100-13-02-51 0100-13-02-39.1 to 39.19, 0100-11-01-6.1 to 6.7 (remainder of existing subdivision)  
n/e/c/o Colonial Springs Rd. & N. 28<sup>th</sup> St., Wheatley Heights, Town of Babylon, County of Suffolk, NY

**Potential Environmental Impacts:**

1. The proposal involves a significant increase in land use density over the existing land use district.
2. Traffic impacts need to be fully analyzed in connection with the significant increase in land use density proposed.
3. Potential stormwater, flooding and drainage issues need to be fully analyzed and addressed by the applicant.
4. The impact of the proposed development on community character needs to be fully examined.
5. Potential impacts on services including the local school district need to be evaluated.
6. The impact of the proposed development on groundwater resources including the Special Groundwater Protection Area (SGPA) needs to be examined.
7. Any potential impacts on the regulated New York State Department of Environmental Conservation Wetlands needs to be evaluated.

**A copy of the Draft Supplemental EIS may be obtained from:**

Contact Person: Richard Groh, Chief Environmental Analyst

Address: 281 Phelps Lane, Room #23, North Babylon, NY 11703

Telephone #: (631) 422-7640

Email Address: [dec@townofbabylon.com](mailto:dec@townofbabylon.com)

The Draft Supplemental EIS may be viewed on the web at: <http://www.townofbabylon.com>

**A copy of this Notice and the Draft Supplemental Environmental Impact Statement has been sent to:**

New York State Department of Environmental Conservation, 625 Broadway, Albany, NY  
12233-1750

Babylon Beacon (Publication Only)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html> (Publication Only)

Richard Schaffer, Supervisor, Town of Babylon-via email

Antonio Martinez, Deputy Supervisor, Town of Babylon-via email

Tom Donnelly, Councilman, Town of Babylon-via email

Jacqueline Gordon, Councilwoman, Town of Babylon-via email

Lindsay Henry, Councilman, Town of Babylon-via email

Ron Kluesener, Chief of Staff, Town of Babylon-via email

Victoria A. Russell, Commissioner, Environmental Control, Town of Babylon-via email

Thomas Young, Commissioner, Planning & Development, Town of Babylon-via email

Denise Manoogian, Senior Engineering Aide, Planning & Development-TOB-via email

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Donald J. Epp, Traffic Engineer, Planning & Development, Town of Babylon-via email

Joseph Wilson, Town Attorney, Town of Babylon-via email

Afreen Rizwan, Deputy Town Attorney, Town of Babylon-via email

Gustave J. Wade, Applicant-via email

John Wagner, Attorney for Applicant-via email

Rachel A. Scelfo, Attorney for Applicant-via email

John Wieland, Deputy Permit Administrator, NYSDEC

Carrie Meek Gallagher, Regional Director, NYSDEC

Walter Hilbert, P.E., Chief Principal Public Health Engineer, SCDHS

Michael Kane, Chairman, Zoning Board of Appeals, Town of Babylon

Joseph Guarino, Principal Environmental Analyst, Town of Babylon

Walter Dawydiak, Director, Division of Environmental Quality, SCDHS

Lev Brickman, Chairman, Planning Board, Town of Babylon

John Donovan, Chief Engineer, P.E. SCDPW

Gilbert Anderson, Commissioner, SCDPW

Boris Rukovets, Secretary, Suffolk County Sewer Agency, SCDPW

Kelly Fallon, Superintendent of Schools, Half Hollow Hills School District

Eric Geringwald, President, Board of Ed, Half Hollow Hills School District

Sarah Lansdale, AICP, Director, S.C. Dept. of Economic Development & Planning

NYS Office of Parks, Recreation & Historic Preservation (Electronically)

Lauretta Fischer, Chief Environmental Analyst, Suffolk County Planning Department

Kimberly Kennedy, Assistant to General Council, SCWA

James Gaughran, Chief Executive Officer, SCWA

Gary Barnable, Airport Director, NYS Department of Transportation

Frank Nocerino, Chairman, Republic Airport Commission

Jennifer Casey, Chair, Suffolk County Planning Commission

Christopher Black, President, Concerned Taxpayers of Wheatley Heights/Dix Hills, Inc. Civic Association

Sandra Thomas, President Emeritus, Concerned Taxpayers of Wheatley Heights/Dix Hills, Inc. Civic Association

Richard Amper, Executive Director, Board of Directors, L.I. Pine Barrens Society

Kathleen O'Connor, Past President, Great South Bay Audubon Society

Jack Finkenberg, Past President, Great South Bay Audubon Society

Keith Archer, Bagatelle Civic Association, Inc.

Frank P. Petrone, Supervisor, Town of Huntington

Anthony J. Aloisio, AICP Planning Director, Town of Huntington