



Town of Brookhaven Long Island

Edward P. Romaine, Supervisor

TO: Veronica King, Stormwater Manager, Town of Brookhaven Highway Department
Greg Brown, Building Permits Coordinator, Town of Brookhaven Building Department
Lisa Cetta, Manager of New Construction, Suffolk County Water Authority
Adrian Casillas, Assistant Public Health Engineer, Suffolk County Department of Health Services
John Berchtold, Associate Civil Engineer, Suffolk County Department of Public Works
Mark Fischl, Vice Chair, Long Island Power Authority Board of Trustees
Rudolph Wynter, President, National Grid New York
PSEG Long Island Building and Renovation Services
Olumuyiwa Fajolu, Traffic Operation and Safety Supervisor, New York State Department of Transportation
Martin Oberman, Chairman, Surface Transportation Board
Lisa M.G. Mulligan, CEO Brookhaven Industrial Development Agency

FROM: Peter E. Fountaine, Pr. Environmental Analyst, Division of Environmental Protection, PELM

DATE: February 22, 2023

RE: State Environmental Quality Review Act (SEQRA) Coordination
Waiver of Site Plan for the Brookhaven Rail Terminal (BRT) Expansion
March 17, 2016 Stipulation of Settlement
Brookhaven Logistics Center, LLC
Parcels B and C (92.96-acres)
S/s Express Drive South, E/s of Sills Road (County Road 101), N/o Horseblock Road (County Road 16),
and approximately 2,000 feet W/o Yaphank Avenue (County Road 21), Yaphank

Please be advised that the Town of Brookhaven has received an application for the above referenced action. For your review and consideration, please find attached a copy of Part 1 of the New York State Department of Environmental Conservation (NYSDEC) Full Environmental Assessment Form (FEAF) and a proposed site plan.

Please note that the BRT Expansion underwent a prior comprehensive SEQR process, which culminated in the issuance of the annexed Negative Declaration, adopted by the Town of Brookhaven Town Board on September 14, 2017. Due to modifications to project, which, among other things, included significant changes to site grading that reduced the amount of material to be removed from the site and the impacts associated therewith, changes to rail layout, and changes to internal access, the Town Board is conducting an environmental review of the modified proposed site plan.

According to the Town of Brookhaven procedures for implementation of the State Environmental Quality Review Act (SEQRA), this project is a Type 1 action with possible significant environmental impacts. As an interested agency or an agency involved in approving this action, you are hereby requested to indicate your position regarding designation of a lead agency. If there are no objections, the Town of Brookhaven Town Board intends to assume lead agency status.

Please reply within 30 days of the date of this mailing or at your earliest convenience. It is very much encouraged to kindly forward any findings or concerns you may have regarding this proposal. All correspondence should be forwarded to:

**The Town of Brookhaven
OFFICE OF THE TOWN CLERK
One Independence Hill
Farmingville, NY 11738**

**Planning, Environment and Land Management
James M. Tullo, Commissioner**

One Independence Hill • Farmingville • NY 11738 • Phone (631) 451-6400 • Fax (631) 451-6419
www.brookhaverny.gov

Please feel free to contact the Town of Brookhaven Department of Planning, Environment, and Land Management if you have any questions or immediate concerns. Thank you.

PEF

Enc: Part 1 NYSDEC Full Environmental Assessment Form (FEAF) and Proposed Site Plan
September 14, 2017 Town Board Negative Declaration

Cc: Edward P. Romaine, Supervisor, Town of Brookhaven
Kevin J. LaValle, Town Clerk and Registrar, Town of Brookhaven
Annette Eaderesto, Esq., Town Attorney, Town of Brookhaven Law Department
James M. Tullo, Commissioner, PELM, Town of Brookhaven
Terri Elkowitz, Senior Principal, VHB

Planning, Environment and Land Management
James M. Tullo, Commissioner

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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: Brookhaven Logistics Center		
Project Location (describe, and attach a general location map): South side of the Express Drive South, east side of Sills Road (County Road 101), north of Horseblock Road (County Road 16), and approximately 2,000 feet west of Yaphank Avenue (County Road 21)		
Brief Description of Proposed Action (include purpose or need): The proposed action includes the construction of transload and warehouse distribution facility consisting of two buildings (i.e., Building 1: 585,071± square foot [SF] and Building 2: 650,900± SF) and rail spur extension from an existing railway terminal located on the south side of Express Drive South, east of Sills Road (CR 101), north of Horseblock Road (CR 16), and approximately 2,000 feet west of Yaphank Road (CR 21) (“subject site”). The subject site consists of two parcels (Parcels B and C) which total 92.96± acres. Approximately 7,906 linear feet of rail track is also proposed to serve the two buildings. The proposed rail track would connect to the LIRR Ronkonkoma-to-Greenport Line along the southern boundary of the site and extend along the eastern boundary of Parcel C. Site access is proposed via one new right-in/right-out driveway along Express Drive South, in addition to the existing access from Sills Road. A total of 1,083 parking spaces would be provided for both automobile and truck/loading spaces. The automobile parking is proposed to the west and east of each transload facility and truck parking is proposed to the north and south of both buildings. Loading areas would be located on the north and south side of the transload facilities with truck loading at bays on the northern and southern façade of both buildings and rail loading at bays on the northern façade of Building 1 and Building 2. Perimeter landscaping would be installed along the boundaries of the site and select vegetated and forested areas would be retained to obscure views of the proposed operations. Landscaped islands within the proposed automobile parking areas are also proposed. A Supplemental Report has been prepared and is appended to this Part 1 EAF to provide a consistency analysis of the Current Proposed Development Plan with the previously completed Voluntary Draft Environmental Impact Statement in 2017 and Negative Declaration issued by the Town of Brookhaven.		
Name of Applicant/Sponsor: Brookhaven Logistics Center, LLC c/o Joe Franek, P.E.	Telephone: 847-845-2998	
	E-Mail: jfranek@northpointkc.com	
Address: 3315 N. Oak Trafficway		
City/PO: Kansas City	State: MO	Zip Code: 64116
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

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, ☒ Yes ☐ No or Village Board of Trustees	Town of Brookhaven Town Board - Administrative SEQR/Plan Review Pursuant to 2016 Stipulation	Ongoing/Pending
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Town of Brookhaven Department of Planning, Environment, and Land Management - Tree Clearing Permit Parcels B&C, Grading Permit Parcels B&C, Site Plan Approval	01-14-2022/01-05-2023/Pending
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☒ No		
d. Other local agencies ☒ Yes ☐ No	Town of Brookhaven Division of Stormwater - SWPPP Conditional Release Approval, Town of Brookhaven Building Department - Building Permit Foundation Only, Building Permit Construction	10-05-2022/Pending/Pending
e. County agencies ☒ Yes ☐ No	SCWA - Water Availability, SCDHS - Water Supply, Sanitary Disposal, No Objection Letter for Foundation Only, Building Permit, SCDPW - Sewer Connection Permit	05-17-2022/Pending/Pending/09-14-2022/Pending/Pending
f. Regional agencies ☒ Yes ☐ No	LIPA - Access Agreement over the subject property to LIPA Transmission and Distribution assets, National Grid - Natural Gas Connection, PSEGLI - Electric Service	08-25-2022/Pending/09-18-2022
g. State agencies ☒ Yes ☐ No	NYS DOT - Highway Work Permit for LIE South Service Road	Pending
h. Federal agencies ☒ Yes ☐ No	Surface Transportation Board - Permit to Construct and Operate New Rail	Pending
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☒ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ 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? ☐ Yes ☒ No

- 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? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? The Town of Brookhaven 1996 Comprehensive Land Use Plan identifies Parcels B and C as suitable for High Density development. ☒ Yes ☐ 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?) ☐ Yes ☒ 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? ☐ Yes ☒ 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?

Light Industrial (L1) Zoning 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? _____

C.4. Existing community services.

a. In what school district is the project site located? Longwood Central School District and South Country Central School District

b. What police or other public protection forces serve the project site?

Suffolk County Police Department (SCPD) - 5th Precinct

c. Which fire protection and emergency medical services serve the project site?

Yaphank Fire Department (provides both fire protection services and emergency services)

d. What parks serve the project site?

N/A - The proposed development includes an industrial use (i.e., transloading warehouse and distribution).

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)? Industrial (Transload Warehouse and Distribution)

b. a. Total acreage of the site of the proposed action? 92.96± acres

b. Total acreage to be physically disturbed? 80.53± acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 350± acres

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)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☒ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated

2

- Anticipated commencement date of phase 1 (including demolition)

Feb month 2023 year

- Anticipated completion date of final phase

Aug month 2024 year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: Phase 1 would occur over approximately 12 months and includes the construction of

Building 1 and all tracks to connect the LIRR to Building 1. Phase 2 would commence six months into the construction of Phase 1 and would span approximately 12 months. Phase 2 includes the construction of Building 2 and all tracks needed to connect the LIRR to Building 2.

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 <u>2</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>50±</u> feet height; <u>See below*</u> width; and <u>See below*</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>1,235,971±</u> square feet	

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: <u>Recharge basins and swale for stormwater runoff</u>	
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☒ Other specify: _____	
Stormwater runoff _____	
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: _____ ** million gallons; surface area: _____ ** acres	
v. Dimensions of the proposed dam or impounding structure: _____ ** height; _____ ** length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>Proposed recharge basins would include earth fill and plantings.</u>	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☒ Yes ☐ No	
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	
If Yes:	
i. What is the purpose of the excavation or dredging? <u>Proposed recharge basins and swale</u>	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): <u>None</u> • Over what duration of time? <u>N/A</u>	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.	
Pursuant to the 2016 Stipulation of Settlement, "the grading process will re-use native soil onsite for fill purposes to the maximum extent feasible, with the goal of minimizing the need to export native sand or import fill materials. Additionally, the Town of Brookhaven Grading Permit Issued for Parcels B and C, dated January 5, 2023 indicated that, "prior to any fill being brought onto Parcels B or C...the Town shall be provided a revised grading plan that specifies the quantity and source of fill, and such fill material shall not be transported onto the site without the prior approval of the Town of Brookhaven."	
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? <u>5.02±</u> acres	
vi. What is the maximum area to be worked at any one time? <u>5.02±</u> acres	
vii. What would be the maximum depth of excavation or dredging? <u>10</u> feet	
viii. Will the excavation require blasting? ☐ Yes ☒ No	
ix. Summarize site reclamation goals and plan: _____	
The proposed plan is to create two recharge areas and a drainage swale with all cut material to be used on-site. _____	

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): _____	

*Building 1 would be 470 feet by 1,248 feet and Building 2 would be 520 feet by 1,248 feet. Both buildings would be 50 feet high.

**Recharge Area #1 would be 390 feet by 190 feet with an 8-foot depth and storage capacity of 197,069.49 cubic feet. Recharge Area #2 would be 302 feet by 438 feet with a 10-foot depth and storage capacity of 832,305.51 cubic feet. The swale would be 1,460 feet by 35 feet with a depth ranging from 4-to-7 feet and storage capacity of 151,634.70 cubic feet.

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: _____

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

i. Total anticipated water usage/demand per day: _____ 49,240±* 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 Distribution Area #12
- 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: _____
Connect proposed water main to existing connection within Sills Road
- Source(s) of supply for the district: Suffolk County Water Authority Distribution Area #12

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: _____

N/A

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

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 49,240± 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 waste

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

- Name of wastewater treatment plant to be used: Yaphank Sewage Treatment Plant
- Name of district: Yaphank County Center Sewer District #16
- 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

*The projected water usage of 49,240± gpd plus 7,161± gpd for irrigation between April and October. It is noted that the projected irrigation for the first year would be greater for the establishment of the proposed landscaped areas (i.e., an irrigation demand of 41,063± gpd/year based upon a volume of two inches of watering per week).

**The proposed action requires a 180±-foot water main extension and has received a letter of water availability from SCWA on May 17, 2022.

***The proposed action received Suffolk County Sewer Agency approval on October 5, 2022.

- Do existing sewer lines serve the project site? - Will a line extension within an existing district be necessary to serve the project? If Yes: - Describe extensions or capacity expansions proposed to serve this project: _____	☐ Yes ☒ No ☒ Yes ☐ No
Connect proposed sanitary main to existing Yaphank Sewage Treatment Plant _____ _____	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? If Yes: - Applicant/sponsor for new district: _____ - Date application submitted or anticipated: _____ - What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No
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): N/A _____ _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ N/A _____ _____	
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? _____ Square feet or 59.87± acres (impervious surface) _____ Square feet or 92.96± acres (parcel size) ii. Describe types of new point sources. Stormwater runoff collected via catch basins and piped to two recharge basins, on-site leaching pools, and one swale from surface and roof runoff. _____ 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)? The proposed stormwater management system includes 8 drainage areas containing leaching pools, catch basins, 2 recharge basins, and one swale. _____ _____ - 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) Trains, fleet and/or delivery vehicles _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) Generators _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) None proposed _____	
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: 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): _____ 223 vehicle trips total during the weekday morning and weekday evening peak hours. Type of trucks proposed are fleet and/or delivery vehicles. iii. Parking spaces: Existing <u>0</u> Proposed <u>1,083</u> Net increase/decrease <u>+ 1,083</u> iv. Does the proposed action include any shared use parking? ☐ Yes ☒ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: <u>Site access is proposed via one new right-in/right-out driveway along Express Drive South, in addition to the existing access from Sills Road.</u> vi. Are public/private transportation service(s) or facilities available within ½ 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: _____ Buildings 1 and 2 would have a peak daily electric demand of 3,325 kWh. 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 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. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: <u>7:00am-6:00pm**</u> • Saturday: <u>Not permitted**</u> • Sunday: <u>Not permitted**</u> • Holidays: <u>Not permitted**</u> </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: <u>See below***</u> • Saturday: <u>See below***</u> • Sunday: <u>See below***</u> • Holidays: <u>See below***</u> </td> </tr> </table>		i. During Construction: • Monday - Friday: <u>7:00am-6:00pm**</u> • Saturday: <u>Not permitted**</u> • Sunday: <u>Not permitted**</u> • Holidays: <u>Not permitted**</u>	ii. During Operations: • Monday - Friday: <u>See below***</u> • Saturday: <u>See below***</u> • Sunday: <u>See below***</u> • Holidays: <u>See below***</u>
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*A Traffic Assessment Letter Report (dated June 2021, revised November 2022 and revised January 2023) has been prepared by Stonefield Engineering & Design LLC.

**Construction would only take place within the permitted hours pursuant to §50-6(B)(7) of the Town of Brookhaven Town Code - Noise Control.

***It is anticipated the operations of the user would be Monday through Friday 8:00am to 5:00pm. Should the hours of operation extend beyond this timeframe, all operations would be compliant with the Town Noise Ordinance. Although the primary operations would occur as indicated above, railcar deliveries and pickups between the LIRR and the transloading buildings will be subject to the freight carriers availability and could therefore take place outside of Monday through Friday 8:00am to 5:00pm. Additionally, all lighting would be shielded so as not to flow onto adjacent and surrounding properties pursuant to §85-862 of the Town Code.

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: Temporary noise during construction would be expected. Construction would occur during non-sensitive hours (7:00am-6:00pm weekdays and none on weekends). There are no significant changes to noise expected from the proposed action. The 2017 VDEIS and 2017 Negative Declaration established no significant adverse impacts would result.	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____	
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: The proposed Lighting Plan includes exterior site lighting and wall-mounted fixtures. Exterior lighting would be full cut-off, dark sky compliant pole-mounted light fixtures at 30± feet in height and equipped with housing shields to direct light downward. The proposed wall-mounted light fixtures would be full cut-off, dark sky compliant and mounted at 30± feet above grade level. Rail spur ends and switches would also be illuminated. There would be no spillover onto adjacent properties. All lighting would be LED and dark sky compliant in accordance with Town Code regulations (§85-862 Exterior Lighting Standards).	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____	
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: i. Describe proposed treatment(s): All landscaped areas would be professionally maintained and consist of native and drought-tolerant species. Additionally, as required by the 2017 Negative Declaration, plantings for the recharge basins consists of species indicative of the Ecological Communities of New York State (ECNYS) Successional Old Field community. If pesticides are required, only registered pesticides would be used and applied by certified applicators. The application of these pesticides would be limited to the impacted areas and would not be spread across all of the landscaped areas.	
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: _____ TBD tons per _____ TBD (unit of time) • Operation : _____ 41± to 52± tons per _____ month* (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: Recyclables to be disposed of in accordance with established regulations. _____ • Operation: Recyclables to be disposed of in accordance with established regulations. _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: Disposal of solid waste by private carter service at a licensed facility to be determined. _____ • Operation: Disposal of solid waste by private carter service at a licensed facility to be determined. _____	

*Source: J. A. Salvato, "Solid Waste Management, Environmental Engineering and Sanitation," 6th Edition and MRB Group, "Brookhaven Rail Terminal: Economic & Fiscal Impact Assessment" dated April 28, 2021. The Solid Waste Management 6th Edition notes that for Industrial Building, Factory with generation rate of 7 lbs/per person/day for 400-3,000 employees. The proposed development is estimated to generate approximately 547 to 684 permanent jobs.

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): Vacant; Municipal (Correctional Facility); Recreational; Institutional

ii. If mix of uses, generally describe:

Surrounding land uses include industrial, agricultural, utilities, vacant, municipal, recreational, institutional and a transportation corridors (Express Drive South and I-495)

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±	59.87±	+59.87±
• Forested	6.60±	6.60±	0±
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	-	-	-
• Agricultural (includes active orchards, field, greenhouse etc.)	-	-	-
• Surface water features (lakes, ponds, streams, rivers, etc.)	-	-	-
• Wetlands (freshwater or tidal)	-	-	-
• Non-vegetated (bare rock, earth or fill)	86.36±	0±	-86.36±
• Other Describe: <u>Landscaping and recharge areas</u>	0±	26.49±	+26.49±

c. Is the project site presently used by members of the community for public recreation? <i>i. If Yes: explain:</i> _____	☐ Yes ☒ No
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? If Yes, <i>i. Identify Facilities:</i> _____ _____	☐ Yes ☒ No
e. Does the project site contain an existing dam? If Yes: <i>i. Dimensions of the dam and impoundment:</i> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <i>ii. Dam's existing hazard classification:</i> _____ <i>iii. Provide date and summarize results of last inspection:</i> _____ _____	☐ Yes ☒ No
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? If Yes: <i>i. Has the facility been formally closed?</i> • If yes, cite sources/documentation: _____ <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i> _____ _____ <i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____ _____	☐ Yes ☒ No ☐ Yes ☐ No
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? If Yes: <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i> _____ _____	☐ Yes ☒ No
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? If Yes: <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i> ☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ <i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____ _____ _____ <i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> If yes, provide DEC ID number(s): _____ <i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i> _____ _____	☐ Yes ☒ No ☐ Yes ☒ No

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? _____ 1,400± feet below grade surface (bgs)													
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: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Riverhead sandy loam 0-3% slopes (RdA)</td> <td style="width: 40%; text-align: right;">13.3± %</td> </tr> <tr> <td>Carver and Plymouth sands 15-35% slopes (CpE) 12.2±%</td> <td style="text-align: right;">Haven loam 0-2% slopes (HaA) 21.8± %</td> </tr> <tr> <td>Riverhead sandy loam 3-8% slopes (RdB) 12.8±%</td> <td style="text-align: right;">Plymouth loamy coarse sand 0-3% slopes (PIA) 39.9± %</td> </tr> </table>		Riverhead sandy loam 0-3% slopes (RdA)	13.3± %	Carver and Plymouth sands 15-35% slopes (CpE) 12.2±%	Haven loam 0-2% slopes (HaA) 21.8± %	Riverhead sandy loam 3-8% slopes (RdB) 12.8±%	Plymouth loamy coarse sand 0-3% slopes (PIA) 39.9± %						
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d. What is the average depth to the water table on the project site? Average: _____ 32± 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: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">☒ 0-10%:</td> <td style="width: 40%; text-align: right;">87.4± % of site</td> </tr> <tr> <td>☒ 10-15%:</td> <td style="text-align: right;">2.2± % of site</td> </tr> <tr> <td>☒ 15% or greater:</td> <td style="text-align: right;">10.4± % of site</td> </tr> </table>		☒ 0-10%:	87.4± % of site	☒ 10-15%:	2.2± % of site	☒ 15% or greater:	10.4± % of site						
☒ 0-10%:	87.4± % of site												
☒ 10-15%:	2.2± % of site												
☒ 15% or greater:	10.4± % 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>i</i> or <i>ii</i> , 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: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 50%;">Name _____</td> <td style="width: 40%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name _____	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____	
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• 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: _____ <u>Species in suburban landscapes prefer open, early successional habitats and are tolerant of human activity expected. An ecological study was conducted as part of the August 2017 VDEIS that identified species present at the subject property. Wildlife on site included but were not limited to common birds, mammals and herpetofauna observed during the July 2016 survey and/or expected to be present on the site.</u>	
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): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
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): _____ Northern Long-eared Bat and Eastern Box Turtle. No Northern Long-eared bats were observed. Two Eastern Box Turtles were observed during surveying and were relocated to the 62-acre Conservation Easement.	
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: _____	
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: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

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?	☐ Yes ☒ No
If Yes:	
i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District	
ii. Name: _____	
iii. 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?	
☐ Yes ☒ No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
☐ Yes ☒ No	
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	
☒ Yes ☐ No	
If Yes:	
i. Identify resource: <i>*See below</i>	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <i>*See below</i>	
iii. Distance between project and resource: _____ <i>*See below</i> miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	
☐ Yes ☒ No	
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
☐ Yes ☐ 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 Brookhaven Logistics Center, LLC

Date November 18, 2022, Revised December 13, 2022

Revised February 1, 2023

Signature Rebecca R. Morrow

Title Senior Environmental Planner, Project Manager

Rebecca R. Morrow, CFM
P.W.Grosser Consulting, Inc. as environmental consultant
to the Applicant

*Scenic resources within 5 miles of the subject property include but are not limited to: Montauk Highway State Parkway Suffolk County, NY 1.74± miles; Carmans River State Scenic River Brookhaven, NY 2.48± miles; Wertheim National Wildlife Refuge National Wildlife Refuge 340 Smith Rd, Shirley, NY 2.81± miles; Longwood Pine Barrens State Forest State Forest Reserve Brookhaven, NY 4.37± miles.

B. Government Approvals – List of Involved Agencies with Contact Names and Addresses (As Available)

Town of Brookhaven Town Board

Supervisor Edward P. Romaine
Town Hall
1 Independence Hill
Farmingville, NY 11738

Town of Brookhaven Division of Planning, Environmental Protection and Engineering

James M. Tullo
Commissioner of Planning
Town of Brookhaven Division of Planning, Environmental Protection and Engineering
1 Independence Hill
Farmingville, NY 11738

Town of Brookhaven Division of Stormwater

Veronica King
1 Independence Hill
Farmingville, NY 11738

Town of Brookhaven Building Department

Greg Brown
Building Permits Coordinator
Town Hall
1 Independence Hill
Farmingville, NY 11738

Suffolk County Water Authority

Attn: Lisa Cetta
New Construction
4060 Sunrise Highway, PO Box 38
Oakdale, NY 11769

Suffolk County Department of Health Services

Adrian Casillias
Division of Environmental Quality - Office of Wastewater Management
360 Yaphank Avenue, Suite 2C
Yaphank, NY 11908

Suffolk County Department of Public Works

John Berchtold
335 Yaphank Avenue
Yaphank, NY 11980

Long Island Power Authority

boardoftrustees@lipower.org

National Grid

Rudy Wynter

President – New York
175 East Old Country Road
Hicksville, NY 11801

PSEG – Long Island

PSEG Long Island Building and Renovation Services
BRSLI@pseg.com

New York State Department of Transportation

Olumuyiwa Fajolu
New York State Department of Transportation, Region 10
Traffic & Safety
250 Veterans Memorial Highway, Room 6A-7
Hauppauge, NY 11788

Surface Transportation Board

Martin Oberman
Chairman
395 E Street SW
Washington D.C 20424

BROOKHAVEN LOGISTICS CENTER, LLC.

YAPHANK, TOWN OF BROOKHAVEN

SUFFOLK COUNTY, NEW YORK

SITE PLANS

FOR TOWN OF BROOKHAVEN REVIEW

NOT FOR CONSTRUCTION

PLANS

ISSUED FOR: TOWN OF BROOKHAVEN REVIEW

ISSUE DATE: JANUARY 14, 2022

LAST REVISED: MAY 13, 2022

LAST REVISED: AUGUST 23, 2022

BID SET LAST REVISED: SEPTEMBER 30, 2022

BID SET LAST REVISED: NOVEMBER 11, 2022

LAST REVISED: NOVEMBER 23, 2022

LAST REVISED: FEBRUARY 01, 2023

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PROJECT CONTACTS

ENGINEER:

P.W. GROSSER CONSULTING

ENGINEER & HYDROGEOLOGIST, P.C.

630 JOHNSON AVENUE, SUITE 7, BOHEMIA, NY 11716

TEL (631) 589-6353 FAX (631) 589-8705

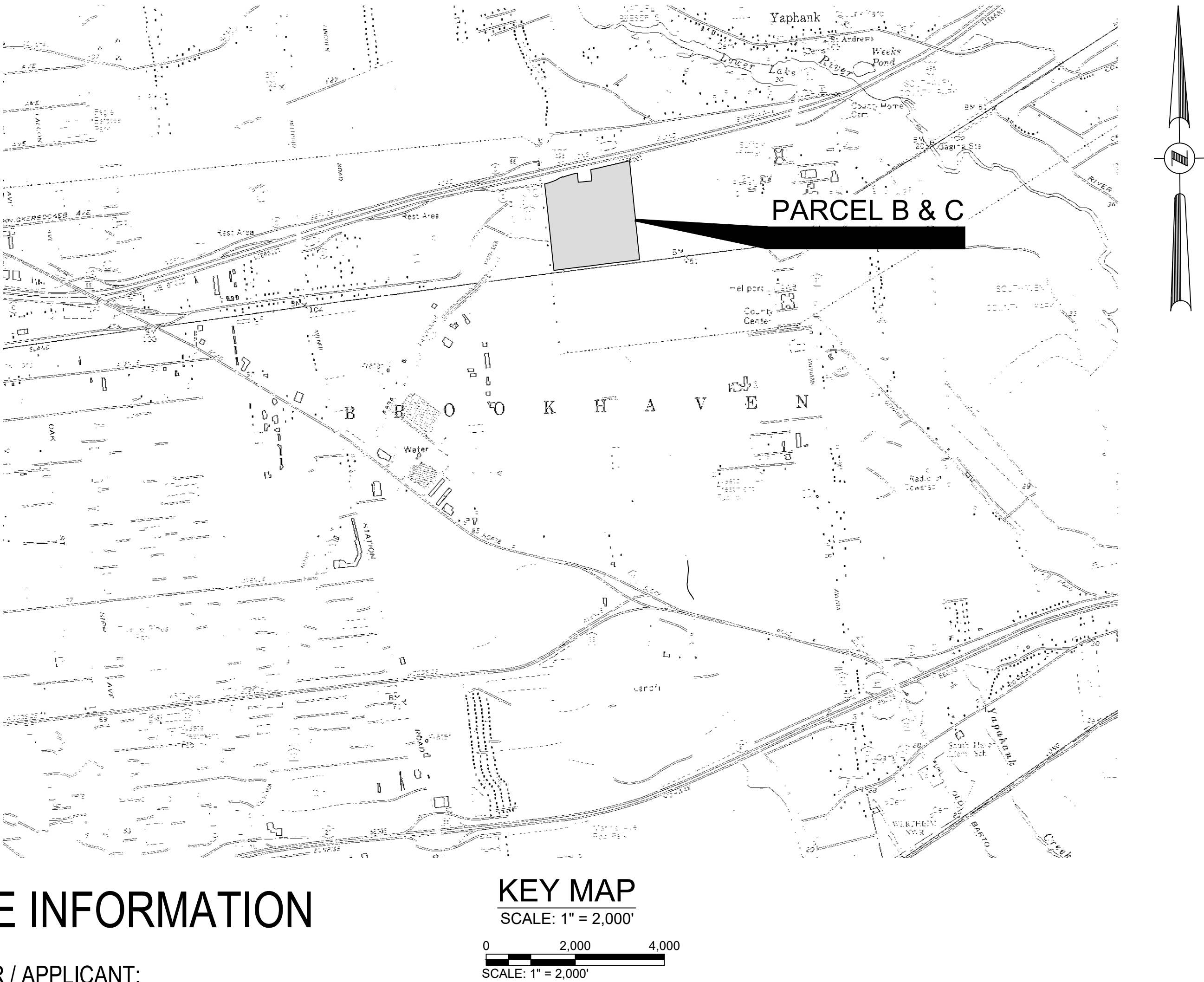
SITE INFORMATION

OWNER / APPLICANT:

NORTHPOINT DEVELOPMENT

4825 NW 41ST STREET, SUITE 500

RIVERSIDE, MO 64150



Property Tax Map List	
By Parcel	
B 200-663.00-03.00-029.001	C 200-704.00-03.00-006.001
C 200-663.00-03.00-003.000	C 200-704.00-03.00-009.001
C 200-663.00-03.00-010.001	C 200-704.00-03.00-010.000
C 200-663.00-03.00-007.001	C 200-704.00-03.00-022.001
C 200-663.00-03.00-012.007	C 200-704.00-03.00-032.001
C 200-663.00-03.00-018.001	C 200-704.00-02.00-029.001
C 200-663.00-03.00-025.003	C 200-704.00-02.00-023.001
C 200-663.00-03.00-026.000	C 200-705.00-01.00-017.001
C 200-664.00-02.00-023.001	C 200-705.00-01.00-009.001
C 200-664.00-02.00-017.001	C 200-705.00-01.00-021.001
C 200-664.00-02.00-029.001	C 200-705.00-01.00-032.001
C 200-664.00-02.00-008.001	C 200-705.00-01.00-040.001
C 200-664.00-02.00-002.000	C 200-705.00-01.00-077.001
C 200-664.00-02.00-033.001	C 200-705.00-01.00-073.001
C 200-664.00-02.00-053.001	C 200-705.00-01.00-054.001
C 200-664.00-02.00-044.001	C 200-705.00-01.00-079.000
C 200-664.00-02.00-035.001	C 200-705.00-01.00-085.001
C 200-664.00-02.00-036.000	C 200-705.00-01.00-089.001
C 200-664.00-02.00-037.000	C 200-705.00-01.00-092.001
C 200-664.00-02.00-040.001	C 200-705.00-01.00-019.000
C 200-664.00-02.00-042.001	C 200-705.00-01.00-037.000
C 200-664.00-02.00-059.000	C 200-705.00-01.00-110.001
C 200-664.00-02.00-057.000	



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E-mail: INFO@PWGROSSER.COM

Layout and Materials Legend

Existing	Proposed	Notes
Political and Property Boundaries		
		PROPERTY LINE, RIGHT-OF-WAY LINE
		INTERIOR PROPERTY LINE
		BUILDING SETBACK LINE
		EASEMENT
		WETLAND FLAGGING
		LIMITS OF CONSTRUCTION/DISTURBANCE MATCHLINE

Curb and Pavement

		CONCRETE CURB TO BE REMOVED
		CONCRETE CURB
		PAVEMENT TO BE REMOVED
		EDGE OF PAVEMENT
		SAWCUT LINE
		NEW PAVEMENT
		HEAVY DUTY PAVEMENT

Building and Elements

		BUILDING TO BE REMOVED
		BUILDING
		CONCRETE TO BE REMOVED
		CONCRETE and CONCRETE WALK
		BUILDING ENTRANCE
		BOLLARD PROTECTION

Fence and Property Features

		CHAIN LINK FENCE
		STOCKADE FENCE
		FENCE (OTHER)
		RETAINING WALL
		TREE LINE
		EDGE of WATER LINE / HIGH WATER

Parking Features

		PARKING COUNT
		LANDBANKED PARKING COUNT
		CUMULATIVE PARKING COUNT
		HANDICAPPED ACCESSIBLE PARKING
		STANDARD PARKING SPACES

Sanitary Sewer Facilities

		SANITARY SEWER STRUCTURE LABEL
		CLEAN OUT
		SANITARY SEWER MANHOLE
		LEACHING POOL w COVER TO GRADE
		SEPTIC TANK with COVERS TO GRADE
		GREASE TRAP with COVERS TO GRADE
		LEACHING POOL with BURIED CONC. COVER
		SEPTIC TANK with BURIED CONC. COVER

Grading and Drainage Legend

Existing	Proposed	Notes
Topographic Features		
		MINOR CONTOURS
		MAJOR CONTOURS
		RISELINE
		TOP OF SLOPE
		BOTTOM OF SLOPE
		SPOT ELEVATION
		TOP and BOTTOM of CURB ELEVATION
		TOP and BOTTOM of WALL ELEVATION

Drainage Elements

		DRAINAGE STRUCTURE LABEL
		TRENCH DRAIN
		DRAINAGE MANHOLE with GRATE INLET
		DRAINAGE MANHOLE with SOLID COVER
		CATCH BASIN with CURB INLET
		DRYWELL with GRATE INLET
		DRYWELL with SOLID COVER
		DRYWELL with BURIED CONCRETE COVER
		DRYWELL with CURB INLET

Utilities Legend

Existing	Proposed	Notes
Utility Features		
		6" RD
		15" D
		UD
		FD
		6" S
		FM
		W
		2" DW
		6" FP
		G
		OHV
		E
		T
		FOC
		CATV
		FA
		TRF
		HYD
		WV
		GV
		EMH
		LP
		ORD
		P
		IPF
		MON
		CIRF
		IRF
		CIRS
		B-20
		TMH
		TP
		TRANS
		TSP
		TSB
		EBX

Abbreviations

Existing	Proposed	Notes
BC	BC	BOTTOM OF CURB
BW	BW	BOTTOM OF WALL
CATV	CATV	CABLE TELEVISION
CB	CB	CATCH BASIN
CO	CO	CLEANOUT
D	D	DRAINAGE
DMH	DMH	DRAINAGE MANHOLE
DW	DW	DRYWELL
EBX	EBX	ELECTRIC BOX
EMH	EMH	ELECTRIC MANHOLE
EX	EX	EXISTING
FA	FA	FIRE ALARM
FD	FD	FRENCH DRAIN
FM	FM	FORCE MAIN
FOC	FOC	FIBER OPTIC CABLE
FP	FP	FIRE PROTECTION SERVICE
G	G	GAS
GV	GV	GAS VALVE
HYD	HYD	HYDRANT
ICV	ICV	IRRIGATION CONTROL VALVE
INV	INV	INVERT
LA	LA	LANDSCAPE
LP	LP	LIGHT POLE
MON	MON	MONUMENT
OHV	OHV	OVERHEAD WIRE
RD	RD	ROAD
RIM	RIM	RIM ELEVATION
S	S	SANITARY / SEWER
SMH	SMH	SANITARY / SEWER MANHOLE
SPK	SPK	SPRINKLER HEAD
T	T	TELEPHONE
TC	TC	TOP OF CURB
TMH	TMH	TELEPHONE MANHOLE
TRANS	TRANS	TRANSFORMER
TSB	TSB	TRAFFIC SIGNAL BOX
TSP	TSP	TRAFFIC SIGNAL POLE
TW	TW	TOP OF WALL
UD	UD	UNDER DRAINAGE
W	W	WATER
WV	WV	WATER VALVE
VIF	VIF	VERIFY IN FIELD

Survey Information

Surveyor

SURVEY INFORMATION BY:
RLT ENGINEERING, GEOLOGY, AND LAND SURVEYING, PC
A LIRO GROUP COMMUNITY
235 EAST JERICO TURNPIKE
MINNEOLA, NY 11901
SURVEY DATED: AUGUST 31, 2021

Site Notes

Site Notes

THE TWO PROPOSED RESERVE AREAS AT PARCELS B AND C (AND THE TWO RECHARGE BASINS) WOULD BE PLANTED WITH AND/OR BE COLONIZED BY HERACEOUS PLANTS AND SHRUBS REPRESENTATIVE OF THE ECOS SUCCESSIONAL OLD FIELD COMMUNITY.

THE FOLLOWING MITIGATION MEASURES WERE EMPLOYED PRIOR TO CLEARING, EXCAVATION, AND DEVELOPMENT ACTIVITIES ON THE SUBJECT PROPERTY:

A WILDLIFE SURVEY WAS CONDUCTED BY LAND USE ECOLOGICAL SERVICES, INC. BETWEEN SEPTEMBER 30, 2021 AND OCTOBER 13, 2021 IN ADVANCE OF TREE CLEARING ACTIVITIES. DURING THE SURVEY PERIOD, FIVE TURTLES WERE OBSERVED. THESE TURTLES WERE RELOCATED TO THE 62+ ACRE CONSERVATION EASEMENTS ON PARCEL D.

NON-MESH SILT FENCING WAS USED TO MINIMIZE THE POTENTIAL FOR TURTLE MORTALITY.

REMOVING EROSION CONTROL BARRIERS AS SOON AS WORK IS COMPLETE OR ONCE STABILIZATION HAS OCCURRED ON THE SUBJECT PROPERTY, SO AS NOT TO IMPEDE TURTLE MOVEMENT.

IF ANY FUTURE USES ON THE SITE WILL HAVE CAUSE TO STORE OR HANDLE HAZARDOUS MATERIALS:

- NPD WOULD COMPLY WITH APPLICABLE REGULATIONS SUCH AS ARTICLES 7 AND 12 OF THE SUFFOLK COUNTY SANITARY CODE, CHEMICAL AND/OR PETROLEUM BULK STORAGE REGULATIONS OF THE NYSDC, AND ANY OTHER STATE OR FEDERAL REQUIREMENTS WITH RESPECT TO PASSENGER AND FREIGHT OPERATIONS. THE FOLLOWING MEASURES WOULD BE EMPLOYED AS PART OF THE PROPOSED ACTION TO MINIMIZE AND/OR AVOID POTENTIAL IMPACTS:
- NY AND RPT WOULD WORK CLOSELY WITH LIRR AND MAINTAIN CONSISTENT LINES OF COMMUNICATION TO MINIMIZE POTENTIAL IMPACTS.

AIR QUALITY NOTES:

TO ENSURE NO SIGNIFICANT ADVERSE LOCALIZED AIR QUALITY IMPACTS RESULT FROM IMPLEMENTATION OF THE PROPOSED ACTION, THE FOLLOWING MITIGATION MEASURES WILL BE EMPLOYED:

- MAINTAIN USE OF ANTI-FREEZE IN LOCOMOTIVES TO REDUCE IDLING ON COLD DAYS
- CONTINUE USE OF AN ENVIRONMENTALLY FRIENDLY SWITCHING LOCOMOTIVE TO MOVE CARS EFFICIENTLY.
- ENSURE PROPOSED EMISSION CONTROLS FOR CONSTRUCTION VEHICLES, INCLUDING, AS APPROPRIATE, PROPER MAINTENANCE OF ALL MOTOR VEHICLES, MACHINERY, AND EQUIPMENT ASSOCIATED WITH CONSTRUCTION ACTIVITIES. MAINTENANCE OF MANUFACTURER'S MUFFLER EQUIPMENT OR OTHER REGULATORY REQUIRED EMISSIONS CONTROL DEVICES
- LIMIT IDLING OF CONSTRUCTION VEHICLES AND EQUIPMENT ON SITE
- EMPLOY APPROPRIATE METHODS OF DUST CONTROL, INCLUDING, AS NECESSARY: THE APPLICATION OF WATER, THE USE OF STONE IN CONSTRUCTION ENTRANCES AND ROAD, AND REGULAR SWEEPING OF THE PAVEMENT AND ADJACENT ROADWAY SURFACES DURING CONSTRUCTION.

SECURITY NOTES:

ON-SITE SECURITY WOULD BE PROVIDED DURING AND AFTER CONSTRUCTION, TO INCLUDE ONE OR MORE OF THE FOLLOWING:

- CCTV CAMERAS
- SECURITY OFFICES CONSTRUCTED AT ALL ACCESS POINTS TO THE SUBJECT PROPERTY
- A SECURITY GUARD WOULD BE STATIONED AT EACH SECURITY OFFICE 24 HOURS A DAY, 7 DAYS A WEEK
- STARTING AT 6:00PM AT LEAST ONE ADDITIONAL SECURITY GUARD WOULD PATROL THE SUBJECT PROPERTY UNTIL 6:00AM OR
- SECURITY ROVERS TO PATROL THE SUBJECT PROPERTY DURING THE EVENINGS AND OVERNIGHT HOURS

NOTE:

CONSTRUCTION FENCING TO BE INSTALLED ALONG THE LIMITS OF CLEARING AND GRADING.

Civil Site Notes

Utilities

- THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES. NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
- SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
- RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
 - PAVEMENT AND CONCRETE SURFACES: FLUSH
 - ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
 - LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO RIM ELEVATION.
- THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH THE OWNER AND ARCHITECT.
- CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
- UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
 - WATER PIPES SHALL BE CEMENT LINE DUCTILE IRON PIPE (CLD)
 - SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC)
 - STORM DRAINAGE PIPES SHALL BE AS SPECIFIED IN PLANS
- CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED STEWWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASUREMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
- CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
- ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Utility Information

SERVICE	OPERATING AUTHORITY
ELECTRIC	PSE & G
WATER	SUFFOLK COUNTY WATER AUTHORITY
TELEPHONE	VERIZON
SANITARY	SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
GAS	NATIONAL GRID

Civil Site Notes

General

- CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7833) AT LEAST 72 HOURS BEFORE EXCAVATING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS, AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICH ARE MOST STRINGENT).
- AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
- WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN THE COUNTY RIGHTS-OF-WAY SHALL CONFORM TO COUNTY STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
- TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- IN THE EVENT THAT THE SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS, AND CORRECTIVE ACTION IF SUCH OCCURS.
- DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF-SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.

Site Notes

Site Notes

- TOWN OF BROOKHAVEN ENGINEERING INSPECTOR IN THE DEPARTMENT OF PLANNING, ENVIRONMENT AND LAND MANAGEMENT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ALL CONSTRUCTION AT 631-451-5400 BETWEEN THE HOURS OF 9:00AM - 4:00PM MONDAY THROUGH FRIDAY.
- PLEASE CONTACT THE DIVISION OF ENGINEERING AT 631-451-5400 TO SCHEDULE A PRE-CONSTRUCTION MEETING 48 HRS PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION ACTIVITIES.
- LOCATION AND GRADES FOR CURBS AND WALKS TO BE VERIFIED WITH THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT, SCDPW OR NYSDOT PRIOR TO CONSTRUCTION.
- ALL TRAFFIC CONTROL DEVICES, I.E. SIGNALS, SIGNS, AND PAVEMENT MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH THE GUIDELINES OF THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND AS DIRECTED BY THE TOWN OF BROOKHAVEN, DIVISION OF TRAFFIC SAFETY.
- THE CONTRACTORS PERFORMING ANY AND ALL TRAFFIC CONTROL DEVICES LAYOUT AND INSTALLATION WORK SHALL NOTIFY THE TOWN OF BROOKHAVEN DIVISION OF TRAFFIC SAFETY 48 HOURS IN ADVANCE OF BEGINNING SUCH WORK ALONG A TOWN ROAD.
- ALL PAVEMENT MARKINGS REQUIRED SHALL BE TEMPORARY (SUFFOLK COUNTY SPECIFICATIONS) UNLESS OTHERWISE NOTED ON PLAN.
- STOP LINE SIGHT DISTANCE SHALL BE MAINTAINED AT ALL INTERSECTIONS IN ACCORDANCE WITH ASHTO REQUIREMENTS.

Property Information - Zoning

SITE:	PARCEL "B & C" SILLS ROAD SILLS ROAD, YAPHANK, NY 11980 TOWN OF BROOKHAVEN
SCIM #:	200-664-2-53.1, 44.1, 42.1, 40.1, 37, 35.1, 33.1, 29.1, 23.1, 17.1, 8.1, & 2 200-663-3-29.1, 26, 25.3, 18.1, 12.7, 10.1, 8.7, 1, & 3 200-705-1-10.1, 92.1, 90, 89.1, 85.1, 79, 77.1, 73.1, 54.1, 40.1, 32.1, 21.1, 19, 18, 17.1, & 9.1 200-704-3-32.1, 22.1, 13, 12, 11, 10, 9.1, & 6.1 200-704-2-29.1, 23.1, 17 & 16
PROJECT LOT AREA:	93 ACRES

ZONING DATA TABLE : L INDUSTRIAL 1 (LIGHT INDUSTRY)

	REQUIRED	HSZ REQUIRED	PROPOSED
MIN. LOT SIZE	40,000 SQ. FT.	120,000 SQ. FT.	4,051,096 SQ. FT.
MIN. ROAD FRONTAGE	100'	200'	1,630.56'
MIN. FRONT YARD	100'	--	269.0' (188.0' required)
MIN. SIDE YARD	50'	--	295.3'
MIN. REAR YARD	50'	--	215.5'
MAX. FAR	35%	30%	30.5%
MAXIMUM HEIGHT	50'	--	50'
MAX NUMBER OF STORIES	3 STORIES	--	1 STORY
BUFFER AREA (SR. 495)	100'	--	100'
MIN. NATURAL LANDSCAPE AREA	20%	--	33.79%
GREEN SPACE	19.39 ACRES	--	31.42 ACRES
UNDISTURBED AREA	6.6 ACRES	--	6.6 ACRES

Parking Totals

	PROVIDED	REQUIRED
TRANS-LOAD BUILDING 1 AUTOMOBILE TRUCKLOADING	384 (8 ADA / VAN ACCESSIBLE) 138	3,078 35.1% RELIEF OF 64.9%
TRANS-LOAD BUILDING 2 AUTOMOBILE TRUCKLOADING LANDBANKED	467 (9 ADA / VAN ACCESSIBLE) 94	
TOTAL PARKING ON SITE	1,083	

Civil Site Notes

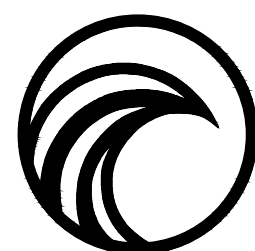
Erosion Control

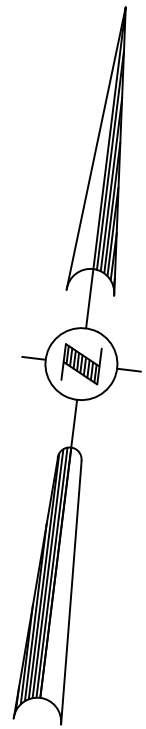
- PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES, AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND WITHIN TWELVE HOURS AFTER EACH STORM EVENT AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Civil Site Notes

Grading and Drainage Notes

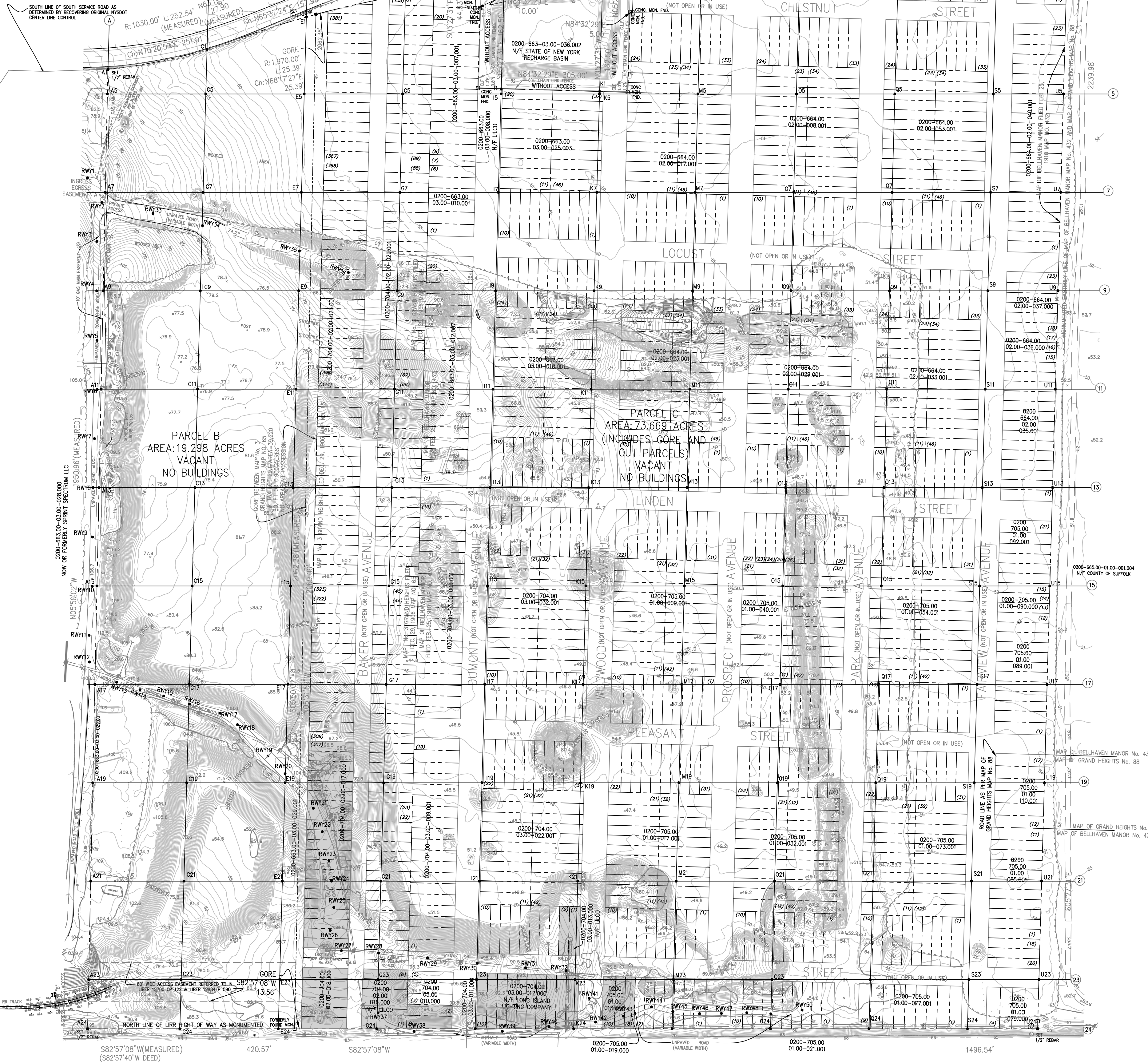
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF BROOKHAVEN, SUFFOLK COUNTY HEALTH DEPARTMENT, SUFFOLK COUNTY DEPARTMENT OF PUBLIC WORKS AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION, AS APPLICABLE.
- UTILITY INFORMATION SHOWN ON THIS PLAN IS BASED ON VISIBLE FIELD EVIDENCE AND AVAILABLE RECORDS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCING WORK. CARE SHOULD BE TAKEN NOT TO DISTURB EXISTING UTILITIES AND SERVICE CONNECTIONS (OR PORTIONS THEREOF) TO REMAIN. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ABANDONED UTILITY SERVICE CONNECTIONS AND INSTALLATION OF NEW SERVICE CONNECTIONS AND SHALL COORDINATE WORK WITH THE APPROPRIATE UTILITY COMPANY.
- REMOVAL OF EXISTING STRUCTURES, INCLUDING BUILDINGS, DRAINAGE SYSTEMS AND OTHER STRUCTURES TO BE DONE IN CONFORMANCE WITH THE REGULATIONS OF THE TOWN OF BROOKHAVEN AND APPLICABLE COUNTY, STATE AND FEDERAL AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS FOR DEMOLITION AND DISPOSAL OF EXISTING STRUCTURES AND MATERIALS.
- ALL STRUCTURES TO BE REMOVED FOUNDATIONS, CONCRETE SLABS, DRAINAGE STRUCTURES, ETC.) SHALL BE REPLACED WITH CLEAN, GRANULAR MATERIAL, COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL PAVEMENT TO BE REMOVED OR REPLACED SHALL BE SAWCUT.
- THE CONTRACTOR SHALL EMPLOY APPROPRIATE MAINTENANCE AND PROTECTION OF TRAFFIC MEASURES DURING CONSTRUCTION AS APPLICABLE. MEASURES UTILIZED DURING WORK SHALL BE IN ACCORDANCE WITH THE N.Y.S. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- EXCEPT WHERE OTHERWISE NOTED, WHERE NEW CONCRETE CURBING AND CURED ISLANDS ARE PROPOSED, THE BOTTOM OF CURB ELEVATION SHALL BE CALCULATED USING THE EXISTING PAVEMENT ELEVATION. THE TOP OF CURB SHALL BE CALCULATED 6" ABOVE THE EXISTING PAVEMENT ELEVATION. PAVEMENT AROUND THE PERIMETER OF EACH ISLAND SHALL BE GRADED SO THAT WATER IS NOT TRAPPED AGAINST OR NEAR THE CURB, AND WILL FLOW FREELY TOWARDS THE NEAREST EXISTING OR PROPOSED DOWNSTREAM INLET. EXISTING PAVEMENT SHALL BE SAWCUT AT THE LOCATION OF THE PROPOSED CURB BACKFILL AROUND THE COMPLETED ISLAND SHALL BE CLEAN, GRANULAR FILL COMPACTED TO 95% STANDARD PROCTOR DENSITY. NEW ASPHALT SHALL PROVIDE A SMOOTH TRANSITION TO EXISTING PAVEMENT TO REMAIN. ALL SAWCUT LINES SHALL BE SEALED WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT TO REMAIN.
- ALL EXISTING CATCH BASINS AND DRYWELLS SHALL BE CLEANED OF SILT AND DEBRIS AT THE COMPLETION OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITIES 48 HOURS BEFORE EXCAVATION, CUTTING, REMOVING, OR TAPPING INTO ANY EXISTING UTILITY SERVICE. THE TOWN OF BROOKHAVEN SHALL BE NOTIFIED 48 HOURS BEFORE ANY SITE WORK IS BEGUN.
- PRIVATE UTILITY POLES TO BE RELOCATED SHALL BE DONE WITH COORDINATION WITH THE APPROPRIATE ELECTRIC AND TELECOMMUNICATION COMPANIES. GAS AND ELECTRIC SERVICE CONNECTIONS AND/OR SERVICE ABANDONMENTS SHALL BE COORDINATED WITH PSEG / NATIONAL GRID, WHERE FEASIBLE, PROPOSED ELECTRICAL WIRING SHALL BE UNDERGROUND.
- ALL CONNECTING DRAINAGE PIPING SHALL BE SPECIFIED AS SHOWN ON THE PLAN.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.
- ALL SANITARY SEWER PIPING SHALL BE DR-18 PVC OR EQUAL, UNLESS OTHERWISE NOTED ON THE PLAN, WHERE SEWER PIPE COVER IS LESS THAN 4'-0", DUCTILE IRON PIPE IS REQUIRED.
- REFER TO PSEG STANDARD SHEETS FOR PROTECTIVE BOLLARD SIZES, REQUIRED SETBACKS AND OTHER DIMENSIONS AT TRANSFORMER AND GENERATOR PADS.
- WATER MAIN TAPS, INCLUDING TAPPING PERMITS AND FEES, METER REQUIREMENTS, ETC., SHALL BE COORDINATED WITH THE SUFFOLK COUNTY WATER AUTHORITY.
- EXISTING WATER, SEWER AND OTHER CASTINGS DISTURBED DURING WORK SHALL BE ADJUSTED TO GRADE AS REQUIRED.
- ALL PROPOSED DRYWELLS SHALL BE PRECAST, WITH PRECAST OPENINGS FOR DRAINAGE PIPE AND SHALL CONFORM TO SUFFOLK COUNTY STANDARDS.





(PATCHOGUE - YAPHANK ROAD)
(COUNTY ROAD 101)
(SILLS PATH)

SOUTH LINE OF SOUTH SERVICE ROAD AS
DETERMINED BY RECOVERING ORIGINAL WYDOT
CENTER LINE CONTROL



LEGEND

- WOOD UTILITY POLE
- STEEL UTILITY POLE
- GUY POLE
- 4"x4" CONCRETE MONUMENT
- CHAIN LINK FENCE
- OVERHEAD WIRES
- GAS MAIN
- EDGE OF WOODED AREA
- BRUSH/WOOD LINE
- FILE MAP BLOCK NUMBER
- FILE MAP LOT NUMBER GRAND HEIGHTS No. 65
- SECTION & BLOCK AS SHOWN ON TAX MAP
- GRID LINE NUMBER/LETTER FOR ELEVATION COMPARISON
- GRID LINE INTERSECTION POINT
- PARCEL C: DENOTES PROPERTIES OTHER THAN NORTHPOINT ASSOCIATES, LLC

REFERENCES

Map of ALTA/NSPS Land Title Survey Parcels B & C
by RLT Engineering, Geology & Land Surveying, P.C. dated
August 4, 2020

Elevations and Contours by GeoMaps International
August 2021 and April 2014

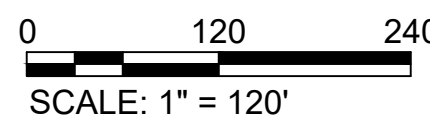
Adjoining Owners as shown on Suffolk County Real
Property Tax Service

GENERAL NOTES;

- Area:
Parcel B: 19.298 Acres
Parcel C: 73.669 Acres
Area of Parcel C includes Gore and Out Parcels
- Horizontal datum for this survey is NAD 83 Long Island Zone. Bearings and distances are not shown in NAD83 on this survey, rather are shown as per Map of ALTA/NSPS Land Title Survey by RLT Engineering, Geology & Land Surveying P.C. dated August 4, 2020.
- Elevations and contours shown on this map refer to North American Datum of 1988 (NAD1988). Elevations and contours generated by GeoMaps International August 2021. Elevation comparison was generated using information from maps by GeoMaps International dated August 2021 and April 2014 and are accurate to 0.2' both horizontally and vertically.
- No certification is made regarding the existence of any physical improvements or possession other than what is shown on this map of survey.
- Offsets or dimensions shown hereon from improvements to the property lines are for a specific purpose and use, and therefore are not intended to guide the erection of fences, retaining walls, pools, patios, planting areas, building additions or any other construction.
- Locations of underground utilities shown on this survey are approximate. RLT Engineering, Geology, and Land Surveying, P.C., cannot guarantee the location of underground utilities and structures. The standard of care used by RLT Engineering, Geology, and Land Surveying, P.C. to locate the utilities is reasonable and consistent with the local standard of care used to locate the underground utilities. Locations and sizes are based on utility mark-outs, as-built maps and other visible surface evidence observed in the course of this survey. Prior to excavation or construction the location, size and type of all underground utility locations must be verified by the respective utility company.

EXISTING CONDITIONS PLAN

SCALE: 1" = 120'

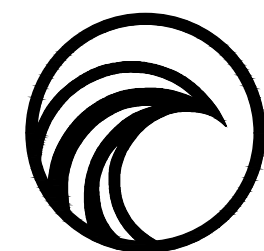


SCALE: 1" = 120'

Survey Information

Surveyor

SURVEY INFORMATION BY:
RLT ENGINEERING, GEOLOGY, AND LAND SURVEYING, PC
A LRO GROUP COMMUNITY
235 EAST JERICO TURNPIKE
MINEROLA, NY 11091
SURVEY DATED: AUGUST 31, 2021



PWGC
CLIENT DRIVEN SOLUTIONS

P.W. GROSSER CONSULTING ENGINEER
AND HYDROGEOLOGIST, P.C.

630 Johnson Avenue, Suite 7
Bohemia, NY 11716-2618
Phone: (631) 589-6353 • Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

CONSULTANTS

FOR
TOWN OF
BROOKHAVEN
REVIEW
NOT FOR
CONSTRUCTION

Number	Description	Revision Date
7	UPDATE AS PER TOWN COMMENTS 12/9/2022	02/01/2023
6	UPDATE AS PER BIDDING 12/12/2022	12/12/2022
5	UPDATE AS PER TOWN COMMENTS 10/17/2022	11/23/2022
4	UPDATE AS PER TOWN COMMENTS 10/17/2022	11/11/2022
3	UPDATE AS PER CONTRACTOR RFI	08/30/2022
2	UPDATE AS PER CONTRACTOR RFI	08/30/2022
1	UPDATE AS PER CONTRACTOR RFI	08/30/2022

Designed By	TC/JJA	Date Submitted	12/12/2022
Drawn By	TC	Date Created	01/10/2022
Approved By	CB	Scale	AS NOTED

Client:
NORTHPOINT DEVELOPMENT
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116

Project:
**BROOKHAVEN
LOGISTICS
CENTER, LLC**

Project Address:
**PARCELS B & C, SR 495
YAPHANK, TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK**

County Tax Map Number: Contract Number:
Regulatory Reference Number:
Title of Drawing:

EXISTING
CONDITIONS PLAN



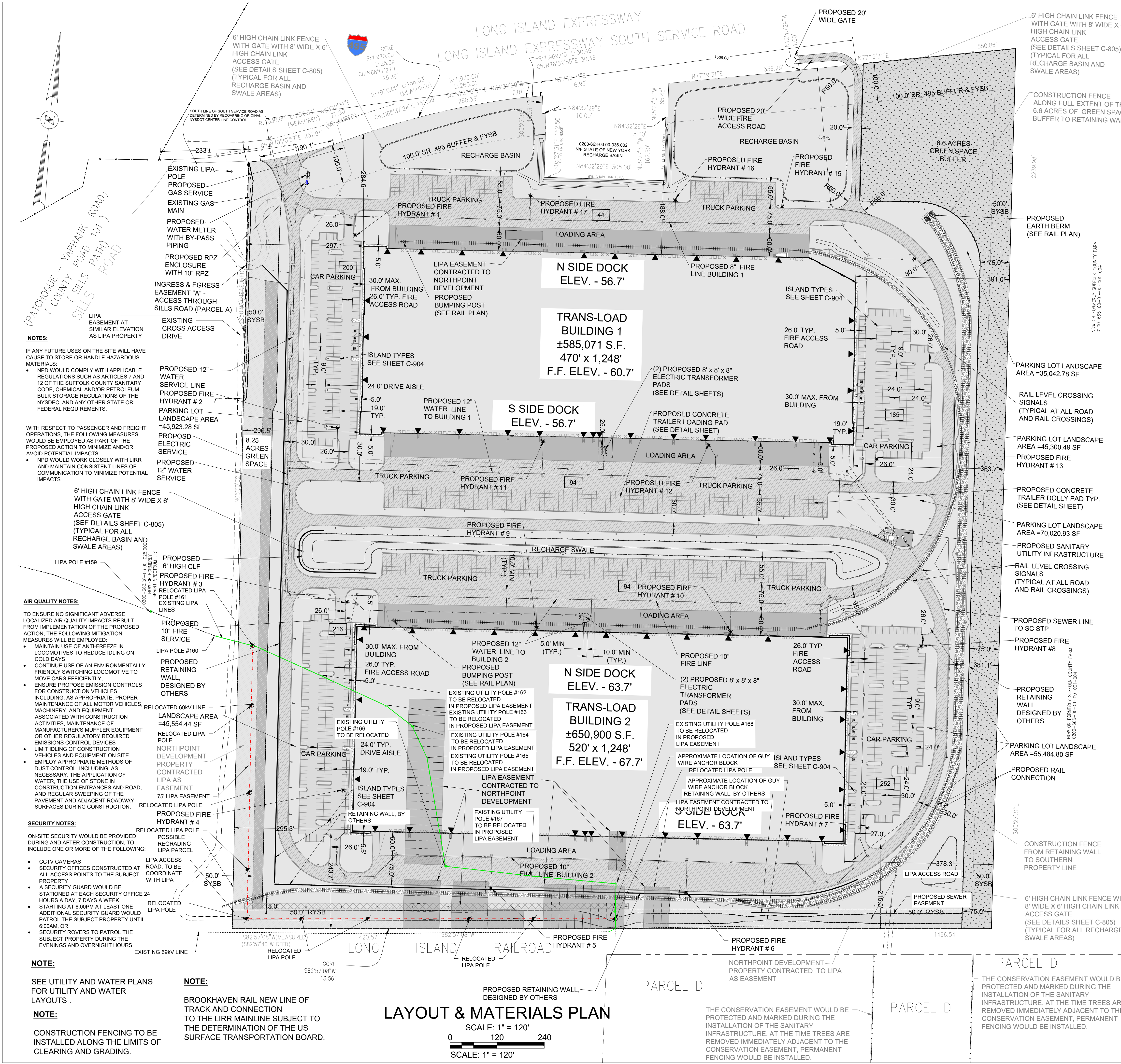
Drawing Number:

C-003

Sheet 3 of 71

PWGC Project Number:

NPD2001



Property Information - Zoning

SITE:	PARCEL "B" & "C" SILLS ROAD SILLS ROAD, YAPHANK, NY 11980 TOWN OF BROOKHAVEN
SCIM #:	200-664-253.1, 44.1, 42.1, 40.1, 37.35, 33.1, 29.1, 23.1, 17.1, 8.1, & 2 200-663-329.1, 26.25, 18.1, 12.1, 10.1, 8.1, 7.1, & 3 200-705-110.1, 92.1, 90.89, 85.1, 79.77, 73.154, 40.1, 32.1, 21.1, 19.18, 17.1, & 9.1 200-704-32.1, 22.1, 13.12, 11.10, 9.1, & 6.1 200-704-22.1, 23.1, 17.1 & 16
PROJECT LOT AREA:	92.967 ACRES PARCEL "B" - 19.289 ACRES PARCEL "C" - 73.669 ACRES

ZONING DATA TABLE : L INDUSTRIAL 1 (LIGHT INDUSTRY)			
	REQUIRED	HSZ REQUIRED	PROPOSED
MIN. LOT SIZE	40,000 SQ. FT.	120,000 SQ. FT.	4,051,086 SQ. FT.
MIN. ROAD FRONTAGE	100'	200'	1,630.56'
MIN. FRONT YARD	100'	-	284.6', 188.0' (various)
MIN. SIDE YARD	50'	-	295.3'
MIN. REAR YARD	50'	-	215.5'
MAX. FAR	35%	30%	30.5%
MAXIMUM HEIGHT	50'	-	50'
MAX. NUMBER OF STORIES	3 STORIES	-	1 STORY
BUFFER AREA (SR. 465)	100'	-	100'
MIN. NATURAL/LANDSCAPE AREA	20%	-	35.6%
GREEN SPACE	19.39 ACRES	-	20.0 ACRES *
UNDISTURBED AREA	6.6 ACRES	-	6.6 ACRES

* NOT INCLUDING RECHARGE AREAS

Parking Totals

	PROVIDED	REQUIRED 3,078 35.1% RELIEF OF 64.9 %
TRANS-LOAD BUILDING 1 AUTOMOBILE TRUCK/LOADING	385 (8 ADA / VAN ACCESSIBLE) 138	
TRANS-LOAD BUILDING 2 AUTOMOBILE TRUCK/LOADING LANDBANKED	467 (8 ADA / VAN ACCESSIBLE) 94	
TOTAL PARKING ON SITE	1,083	

ADA Parking Totals

TOTAL NUMBER OF PARKING SPACES IN PARKING FACILITY	
MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED	
1 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8 (BUILDING 1)
401 - 500	9 (BUILDING 2)
501 - 1000	2% OF TOTAL
1001 AND OVER	20, PLUS 1 FOR EACH 100, OR FRACTION THEREOF, OVER 1000

Pavement Legend

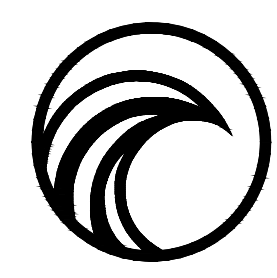
	CONCRETE PAVEMENT (BUILDING SIDEWALK & ADA ACCESS RAMPS)
	CONCRETE (TRUCK LOADING AREA & TRUCK DOLLY PADS)
	TYPICAL ASPHALT (CAR PARKING AREAS)
	HEAVY DUTY ASPHALT (MAIN ROAD & TRUCK ACCESS AREAS)
	VEGETATED & PERVIOUS AREAS
	GRAVEL TRACK BASE

NOTES:

BASED ON THE REVIEW OF THE PHASE II ESA REPORT, PREPARED BY PWGC, DATED SEPTEMBER 2021, THERE IS NO INDICATION OF POTENTIAL VOLATILE ORGANIC SOIL VAPOR CONCERNS AT THIS PROJECT SITE. THEREFORE, ANY REGULATORY REQUIREMENTS TO INCLUDE ENGINEERING CONTROLS FOR THE PROPOSED DEVELOPMENT ARE UNNECESSARY AT THIS TIME. IN ADDITION, ALTHOUGH VOLATILE ORGANIC SOIL VAPOR CONCERNS ARE NOT OF CONCERN AT THIS TIME, THAT DOES NOT INDICATE THAT FUTURE VAPOR INTRUSION ISSUES COULD EVOLVE. A COPY OF THE PHASE II ESA REPORT WAS PART OF THE SITE PLAN APPLICATION TO THE TOWN OF BROOKHAVEN.

PERVIOUS PAVEMENT(S) IS NOT PRACTICABLE FOR USE IN THE PARKING AREAS AND ROADWAYS DUE TO TRUCK TRAFFIC AND WEAR.

PROPOSED SITE HAS TWO TRANS-LOAD, RAIL SERVED, BUILDINGS.
SUPPORT STRUCTURES ARE NOT PROPOSED.



PWGC

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CONSULTANTS

FOR
TOWN OF
BROOKHAVEN
REVIEW
NOT FOR
CONSTRUCTION

ADA Parking Totals

TOTAL NUMBER OF PARKING SPACES IN PARKING FACILITY	
MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED	
1 - 25	1
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76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8 (BUILDING 1)
401 - 500	9 (BUILDING 2)
501 - 1000	2% OF TOTAL
1001 AND OVER	20, PLUS 1 FOR EACH 100, OR FRACTION THEREOF, OVER 1000

Update	Update as per Town Comments	Revision
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BROOKHAVEN LOGISTICS CENTER, LLC

Project Address:
PARCELS B & C, SR 495
YAPHANK, TOWN OF BROOKHAVEN
SUFFOLK COUNTY, NEW YORK

County Tax Map Number:	Contract Number:
Regulatory Reference Number:	

Title of Drawing:

LAYOUT & MATERIALS PLAN



Drawing Number:

C-100

Sheet 8 of 71

PWGC Project Number:

NPD2001



Town of Brookhaven Long Island

Edward P. Romaine, Supervisor

TO: Sheref Fathi, P.E., Regional Environmental Manager, New York State Department of Transportation
Mark Carrara, Deputy Permit Administrator, New York State Department of Environmental Conservation
DJ Evans, Director, New York State Department of Environmental Conservation, New York Natural Heritage Program
Michelle Gibbons, Regional Wildlife Manager, New York State Department of Environmental Conservation
Ruth L. Pierpont, Director, New York State Office of Parks, Recreation, and Historical Preservation
Andrew P. Freleng, Chief Planner, Suffolk County Department of Planning
Gilbert Anderson, P.E., Commissioner, Suffolk County Department of Public Works
James L. Tomarken, MD, Commissioner, Suffolk County Department of Health Services
Sarah Lansdale, Director, Suffolk County Farmland Committee
Veronica King, Stormwater Manager, Town of Brookhaven Highway Department
John Lessler, Town of Brookhaven, Division of Land Management/Open Space and Farmland Acquisition Advisory Committee
Keith Williams, Fire Marshal, Town of Brookhaven Division of Fire Prevention
Germaine Ortiz, Assistant Town Engineer, Town of Brookhaven Division of Engineering
Vincent E. Pascale, Chairperson, Town of Brookhaven Planning Board
Allen Logalbo, Deputy Director of Acquisition and Leasing, MTA, Long Island Railroad
Ralph V. Suozzi, Chairman, Long Island Power Authority Board of Trustees
David M. Daly, President and COO, PSEG Long Island
Judith Enck, Regional Administrator, U.S. Environmental Protection Agency, Region 2 Office

FROM: Peter E. Fountaine, Pr. Environmental Analyst, Division of Environmental Protection, PELM

PEF

DATE: September 28, 2017

RE: SEQRA Type I Negative Declaration in relation to the March 17, 2016 Stipulation of Settlement
Brookhaven Rail Terminal (BRT) Group
205 Sills Road, Yaphank
S/E/c of the Long Island Expressway and Sills Road (CR 101), N/o Horseblock Road (CR 16)
SCTM #: 0200 66300 0300 001000 and various (approx. 350 acres, total)

Please find attached hereto the State Environmental Quality Review Act (SEQRA) Negative Declaration for the above-mentioned Type I action adopted by the Town Board of the Town of Brookhaven, as the Lead Agency, on September 14, 2017 and prepared in accordance with the State Environmental Quality Review Act (SEQRA) and its implementing regulations at 6 New York Codes, Rules and Regulations (NYCRR) Part 617. The SEQRA compliance for the proposed action has been conducted as an Administrative SEQRA/Plan Review in accordance with the March 17, 2016, United States District Court Eastern District of New York, Case Number 2:14-cv-02286, Stipulation of Settlement with the Town of Brookhaven.

Please feel free to contact the Town of Brookhaven Department of Planning, Environment, and Land Management if you have any questions or immediate concerns. Thank you.

PEF

Enc: Town of Brookhaven Resolution No. 2017-0709

Cc: Donna Lent, Town Clerk and Registrar, Town of Brookhaven

Department of Planning, Environment and Land Management
One Independence Hill • Farmingville • NY 11738 • Phone (631) 451-6400 • Fax (631) 451-6459
www.brookhaven.org

Annette Eaderesto, Esq., Town Attorney, Town of Brookhaven Law Department
Tullio Bertoli, Commissioner, PELM
Anthony Graves, Chief Environmental Analyst, Division of Environmental Protection, PELM
Chip F. Wiebelt, Senior Site Plan Reviewer, Planning Division, PELM

Resolution Submission Form

MEETING OF: SEPTEMBER 14, 2017

RESOLUTION NO. 2017-0709

MOVED BY COUNCILMEMBER: MICHAEL LOGUERCIO JR.

REVISION SEPTEMBER 12, 2017 4:37 PM

SHORT TITLE: ADOPTION OF THE SEQRA NEGATIVE DECLARATION IN
CONNECTION WITH THE PROPOSED BROOKHAVEN RAIL
TERMINAL (BRT) EXPANSION

DEPARTMENT: PLANNING

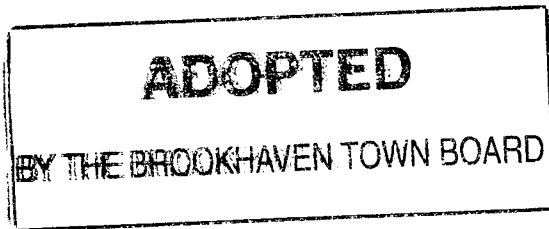
REASON: Resolution of adoption of the SEQRA Negative Declaration for the Proposed
Brookhaven Rail Terminal Expansion at Yaphank pursuant to the March 2016 So-Ordered Stipulation of Settlement

Financial Impact:
No Fiscal Impact to the Town

SEQRA REQUIRED: YES

PERMISSIVE REFERENDUM: NO

Present	Absent		Motion	Aye	No	Abstain	Not Voting
		Councilmember Cartright					
		Councilmember Bonner					
		Councilmember LaValle					
		Councilmember Loguercio	1				
		Councilmember Foley	2				
	✓	Councilmember Panico					
		Supervisor Romaine					



RESOLUTION NO. 2017-0709
MEETING: SEPTEMBER 14, 2017

ADOPTION OF THE SEQRA NEGATIVE
DECLARATION IN CONNECTION
WITH THE PROPOSED BROOKHAVEN
RAIL TERMINAL (BRT) EXPANSION

WHEREAS, the Town of Brookhaven, pursuant to the State Environmental Quality Review Act (SEQRA) is the Lead Agency for the proposed Action; and

WHEREAS, pursuant to a So-Ordered Stipulation of Settlement dated March 17, 2016, between the Town of Brookhaven and Sills Road Realty, LLC., et al., a Voluntary Draft Environmental Impact Statement (VDEIS) has been prepared and submitted in connection with the proposed Brookhaven Rail Terminal (BRT) Expansion; and

WHEREAS, pursuant to 6 NYCRR §617.6(a)(4), the Lead Agency may waive the requirement for an Environmental Assessment Form (EAF) if a draft EIS is prepared. The draft EIS may be treated as an EAF for the purpose of determining significance; and

WHEREAS, the Division of Environmental Protection has reviewed the VDEIS and has submitted recommendations to the Town Board for its consideration and review;

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Brookhaven that based upon the Town Board's examination of the Voluntary Draft Environmental Impact Statement (VDEIS) and recommendations, and the appropriate criteria for determination of significance, the proposed action is a Type I which will not have a "significant impact" on the environment; and be it further

RESOLVED that this resolution constitutes a "negative declaration" pursuant to SEQRA and that this Board's Findings and Notice of this determination (as set forth in the notice of determination attached hereto) shall be filed to the extent required by the State Environmental Quality Review Act or as deemed necessary by this Town Board.

**SEQR
NEGATIVE DECLARATION
NOTICE OF DETERMINATION OF SIGNIFICANCE**

Lead Agency: The Town Board of the Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Title of Action: Proposed Brookhaven Rail Terminal (BRT) Expansion

Applicant: Brookhaven Rail LLC f/k/a U.S. Rail New York LLC
Brookhaven Terminal Operations
205 Sills Road
Yaphank, New York 11980

SEQRA Status: Type I

Project: Administrative SEQRA/Plan Review
in accordance with the March 17,
2016 Stipulation of Settlement

Location: 350± acres situated at 205 Sills Road, on the east side of Sills Road and south side of the Long Island Expressway South Service Road, Yaphank, Town of Brookhaven, Suffolk County, New York

SCTM #: Numerous tax parcels on the Suffolk County Tax Map Section 663, 664, 704, 705, 741, 778, 815, and 845, and is bounded on the north by the LIE South Service Road and on the south by Horseblock Road

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

The Lead Agency has determined that the proposed action described above will not have a significant effect on the environment.

This determination has been made in consideration of the criteria for determining environmental significance outlined in SEQR Part 617.7 using the information available and comparing it with thresholds set forth in section 617.4 and 617.5.

Description of Action:

The overall subject property is approximately 350 acres, of which, approximately 29 acres, identified as Parcel A, are currently developed and utilized. The proposed action involves the expansion of the existing Brookhaven Rail Terminal (BRT) facility onto approximately 321 acres of currently undeveloped property immediately east and southeast of the existing operations, known as Parcels B, C, and D.

Within the approximate 240-acre potential development area, BRT is proposing to extend the existing spur track system from Parcel A with approximately 25,000 additional track feet, generally parallel to the LIRR tracks, across the southern portion of Parcels B and C, and then creating a generally circular track in a counterclockwise direction. To accomplish this counterclockwise track configuration, BRT would have to acquire approximately 2.39 acres in the southern portion of Parcel C currently owned by LIPA. If for some reason, BRT and LIPA

cannot come to an agreement on the sale of the LIPA parcels to BRT, BRT will implement an alternative track layout in a clockwise configuration.

The Proposed Action consists of:

- Establishing an Undisturbed/Conservation Easement consisting of two (2) parcels, known as Parcel A, consisting of approximately 47.55 acres and Parcel B, consisting of 14.45 acres to be bisected by the proposed railway;
- Preparing Parcels B and C for development;
- Constructing buildings and other infrastructure to support the rail terminal operations on Parcels B and C;
- Clearing and grading of Parcel D;
- Constructing an underpass beneath the LIRR tracks between Parcels C and D;
- Extending the track onto Parcel D;
- Constructing new access ways and on-site roads;
- Pursuant to the 2016 Stipulation of Settlement, right-of-way fencing would be installed around portions of the 62 acre Undisturbed/Conservation Easement on Parcel D that would be established at the onset of the Phase 1; and
- Constructing buildings and other infrastructure to support the rail terminal operations on Parcel D.
- The existing facility on Parcel A would not be altered as part of the Proposed Action.

Pursuant to the 2016 Stipulation of Settlement,

“The [SEQRA] review and approval process for the Railway Expansion shall proceed before the Town Board on an expedited basis under an established and agreed upon process and procedure complying with the Administrative SEQRA/Plan Review process and Applicable Town Code Provision application to resolution of litigated environmental matters, and without public hearings.”

The existing operation is currently subject to a Stipulation of Settlement with the New York State Department of Environmental Conservation (NYSDEC), dated June 26, 2013. The SEQRA compliance for the proposed action has been conducted as an Administrative SEQRA/Plan Review in accordance with the March 17, 2016 Stipulation of Settlement with the Town of Brookhaven.

Reasons Supporting Determination:

Pursuant to a March 17, 2016 Stipulation of Settlement with the Town of Brookhaven, a Voluntary Draft Environmental Impact Statement (VDEIS) has been prepared for the above-mentioned action and submitted to the Town for review on December 19, 2016. In accordance with the with the State Environmental Quality Review Act (SEQRA) and its implementing regulations at 6 New York Codes, Rules and Regulations (NYCRR) Part 617, the VDEIS was prepared in accordance with 6 NYCRR §617.6(a)(4), which states, “[a]n agency may waive the requirement for an EAF [Environmental Assessment Form] if a draft EIS is prepared or submitted. The draft EIS may be treated as an EAF for the purpose of determining significance.”

The action was considered a Type I action and coordinated to interested and involved agencies on January 9, 2017 to satisfy the SEQRA requirements for the establishment of Lead Agency.

Comments were received from the NYSDEC, Suffolk County Department of Public Works, PSEG Long Island, and the Town and a meeting was held at the NYSDEC on June 19, 2017 that resulted in additional mitigation measures and subsequent changes to the plan and therefore the VDEIS/EAF. The revised VDEIS/EAF was resubmitted on August 31, 2017.

Potential significant adverse impacts associated with implementation of the proposed action have been evaluated and mitigation measures have been provided for impacts identified as significant and adverse and alternatives to the proposed action have been evaluated. Two alternatives to the Proposed Action were examined, as follows:

- SEQRA-Mandated No-Action Alternative (the Subject Property would remain as it currently exists)
- Alternative Track and Site Design

Since variations between the Proposed Action and the Alternative Track and Site Design would be minimal, many of the associated impacts would be similar, as all other aspects of this alternative would be the same as those associated with implementation of the proposed action (i.e., ecological resources; water resources; land use and zoning; transportation; socioeconomics; noise and vibration; air quality; and aesthetics, community character, and cultural resources).

To minimize potential adverse impacts to land use and zoning, any non-rail support structures/uses would be required to comply with Town land use and zoning regulations.

The following ecological resource mitigation measures are proposed as part of the proposed action and would support minimization and/or avoidance of adverse impacts to ensure the proposed action would not have a significant adverse impact on ecological resources:

- 62 acres of the facility expansion area would be established as an Undisturbed/Conservation Easement on Parcel D and would remain permanently undeveloped as open space/green space in perpetuity. The Undisturbed/Conservation Easement will consist of two parcels, identified as Conservation Parcel A (43.9 acres) and Conversation Parcel B (18.1 acres) to be bisected by the proposed railway, resulting in a non-contiguous conservation easement. The conservation easement comprises two Pitch Pine-Oak Forest habitat blocks, separated by the proposed Parcel D spur track, that would be contiguous with adjoining Pitch Pine Oak Forest communities to the east and west of Parcel D. The 62 acres of coniferous and mixed-deciduous forest to be preserved represent habitat for the existing wildlife fauna that currently occurs within these on-site communities.
- Preservation of Pitch Pine Oak Forest would occur as part of the establishment of 19.39± acres of green areas at portions of Parcels B and C, including preservation of existing forest along the eastern portion of Parcel C. The green areas would occur primarily in areas adjacent to the spur track extension, along the eastern boundary of Parcel C, and along the southern boundary of Parcels B and C.
- The two proposed drainage reserve areas at Parcels B and C and the two recharge basins proposed for Parcel D would be planted with and/or be colonized by herbaceous plants and shrubs representative of the ECNYS Successional Old Field community, providing additional vegetated habitat at the Subject Property.

- To avoid or minimize potential impacts to the eastern box turtle, the following mitigation measures would be employed prior to clearing, excavation, and development activities on the Subject Property:
 - Conducting wildlife sweeps by trained personnel prior to clearing activities, to identify the most likely habitat areas. If any observed eastern box turtles are found within the targeted areas would be relocated to safe areas.
 - Erosion control barriers containing plastic or wire mesh have been documented as ensnaring turtles and other reptiles. Thus, non-mesh silt fencing would be used to minimize the potential for turtle mortality.
 - Removing of erosion control barriers as soon as work is complete or once stabilization has occurred on the Subject Property, so as not to impede turtle movement.
- To avoid potential adverse impacts to northern-long eared bat, no clearing or excavation activities would be conducted on Parcel D during the summer roosting period. Clearing and/or excavation on Parcel D would take place between November 1 and March 31.
- The periodic maintenance of wild indigo along LIPA property, assets and easements will likely be beneficial to the success of wild indigo and the Persius duskywings' necessary habitat type. Moreover, as the north-south LIPA property located between Conservation Parcels A and B would not be relocated, and the LIPA corridors on Parcel D would not be disturbed, no impacts to the multiple occurrences of wild indigo observed within the LIPA property, assets, or easements would occur because of the proposed action.

The analysis of water resources focused on groundwater, water supply, sewage generation, stormwater management, and wetlands and waterbodies. The following mitigation measures will be employed to ensure that potential impacts to water resources would be avoided and/or minimized.

- Pursuant to the 2016 Stipulation of Settlement, drainage plans have been prepared by BRT to manage stormwater on the subject property. The proposed stormwater management plans prepared by BRT include the construction of multiple drainage reserve areas and recharge basins, which would necessitate the removal of material. As users are identified for the subject property, specific site drainage will be designed for those uses.
- BRT had previously received a Storm Water Pollution Prevention Plan (SWPPP) waiver from the Town for the development of Parcel A. BRT has indicated that it would seek similar relief for Parcels B, C and D to that granted for Parcel A. Notwithstanding this, the 2016 Stipulation of Settlement requires that a preliminary SWPPP be prepared for Parcels B, C and D. Drainage and erosion and sedimentation control plans have been prepared to address this requirement; BRT will implement these protective stormwater management measures to protect groundwater resources and facilitate stormwater recharge.
- As feasible given ultimate end users on the site, BRT will install permeable pavement and maintain permeable surfaces to facilitate infiltration of runoff.
- To ensure the protection of groundwater associated with the installation and operation of on-site sanitary systems, BRT will comply with the applicable requirements of Article 6 of the Suffolk County Sanitary Code.

- To further protect groundwater impacts associated with sanitary discharge, Parcel D will connect to the Suffolk County Yaphank County Center Sewage Treatment Plant (Yaphank Sewage Treatment Plant). As feasible, given available capacity, the uses developed on Parcels B and C may ultimately be connected to the municipal treatment system.
- As end users have not yet been determined, it is not possible to calculate precise future water use. As users are identified, BRT will consult with the Suffolk County Water Authority (SCWA) to ensure water availability.
- If any future uses on the site will have cause to store or handle hazardous materials, BRT would comply with applicable regulations, such as Articles 7 and 12 of the Suffolk County Sanitary Code, Chemical and/or Petroleum Bulk Storage regulations of the NYSDEC, and any other state or federal requirements.
- Given documented groundwater contamination with VOCs from an off-site source, soil vapor testing should be conducted on Parcel D to ensure that there are no health and safety concerns for workers or ultimate site occupants. If soil vapors are detected, then proper measures should be developed and employed to protect health and safety.

Overall, implementation of the Proposed Action is not expected to result in significant adverse impacts on the traffic flow or operations on the surrounding roadway network. Although, at the time that Parcel D is developed and operational, the intersection of CR 21 and Glover Drive will be evaluated to determine the need for a traffic signal, based on actual operations at Parcel D and the other facilities that use Glover Drive at CR 21. According to NYSDEC guidelines, there would be no significant noise impact at residences on Yaphank Road and no need for mitigation due to potential increases in traffic noise.

With respect to passenger and freight operations, the following measures would be employed as part of the Proposed Action to minimize and/or avoid potential impacts:

- NYA and BRT would work closely with LIRR and maintain consistent lines of communication to minimize any potential impacts.
- Construction of the underpass to connect Parcels C and D would take place in off-peak passenger operation hours, minimizing or potentially eliminating any disruption to service on the LIRR system.

It is anticipated that the proposed action would have no significant adverse impacts on community services and facilities. In total, upon implementation of the Proposed Action, BRT would generate approximately \$5,912,030 in annual property taxes (approximately \$5,084,611 more than under current conditions) to all the taxing jurisdictions, which would benefit those jurisdictions and likely assist in off-setting the cost associated with any potential increased need for services from the various providers. In addition, the following measures would further reduce potential for adverse impacts to community services:

- On-site security would be provided during and after construction, to include one or more of the following.
 - CCTV cameras
 - Security offices constructed at all access points to the Subject Property.

- A security guard would be stationed at each security office 24 hours a day, 7 days a week. Starting at 6:00 p.m. at least one additional security guard would patrol the subject property until 6:00 a.m.
- Security rovers to patrol the subject property during the evenings and overnight hours.
- Exterior lighting would be provided throughout the subject property to allow adequate visibility and increase security on the subject property.
- Future buildings would be constructed to the latest National Fire Protection Association Codes and Standards.
- BRT would consult with the Yaphank Fire Department prior to additional construction as part of the Proposed Action to ensure that suitable fire hydrants are installed to protect the subject property in the event of a fire.
- With respect to access to the subject property, the proposed action includes three additional access points/driveways: one along LIE South Service Road (for Parcels B and C), one along Horseblock Road (for Parcel D), and one from Glover Road (for Parcel D). An easement along the northern portion of the LIPA property (east of Parcel A) would be established to allow circulation among Parcels A, B, and C. This would provide multiple access options in the case of a situation where emergency vehicles would need to enter the site.
- As potential development projects (e.g., the current proposals for relocation/expansion of the rebar transloading and preparation facility, and a fuel cell project) are confirmed and finalized, BRT will contact the SCWA to confirm water availability for each new development on the subject property.
- Parcel D would be connected to Suffolk County's Yaphank Sewage Treatment Plant, pursuant to the 2012 Agreement of Sale for Parcel D. If capacity is available, Parcels B and C could be connected to the municipal system in the future.
- On-site sanitary systems would be installed in accordance with Article 6 of the Suffolk County Sanitary Code.

From a regional perspective, it is anticipated that the proposed action may benefit regional air quality as it has the potential to replace less efficient truck deliveries with rail transportation. To ensure that no significant adverse localized air quality impacts result from implementation of the proposed action, the following mitigation measures will be employed:

- Maintain use of anti-freeze in locomotives to reduce idling on cold days
- Continue use of an environmentally friendly switching locomotive to move cars efficiently
- Ensure proper emission controls for construction vehicles, including, as appropriate, proper maintenance of all motor vehicles, machinery, and equipment associated with construction activities, maintenance of manufacturer's muffler equipment or other regulatory required emissions control devices
- Limit idling of construction vehicles and equipment on site

- Employ appropriate methods of dust control, including, as necessary, the application of water, the use of stone in construction entrances and roads, and regular sweeping of the pavement and adjacent roadway surfaces during construction.
- Based on the noise and vibration impact assessment, there would be no significant adverse noise impact, and no mitigation measures are required to reduce noise or vibration.

While the Proposed Action is not expected to result in significant adverse impacts on visual resources or cultural resources, the eastern boundary of Parcel C will contain a 75-foot wide vegetated buffer between the construction and the western boundary of the Suffolk County farm fields, creating a physical and visual buffer between the farm and proposed construction and allowing for the continuation of the tree lines that currently mark the fields' outer boundaries.

Implementation of the proposed action will require cut and fill of existing soils, thus altering topography at the subject property. However, with implementation of the following measures potential impacts will be minimized.

- Clearing, excavation and grading of the subject property would occur in phases to reduce the level and intensity of impacts as compared to grading the entire subject property all at once.
- Native soils excavated from the Subject Property would be reused on-site to the maximum extent practicable. This will be achieved by using excavated soils as on site fill material, both for initial grading purposes in Phase 1 (Parcels B and C) and Phase 2 (Parcel D) and for additional grading in Phase 2 associated with the development of buildings, roads, etc. on the subject property.
- Exported soils will be removed from the subject property using a combination of rail and truck transport to reduce potential traffic impacts associated with removal of soils only by trucks.
- The grading concept proposed by BRT, which would require removal of over 3.9 million CY of material, will be redesigned in accordance with the grading concepts presented in the VDEIS and documented in the VHB memorandum, Brookhaven Rail Terminal Expansion Grading Analysis, August 2, 2017, and contained as Appendix X of the VDEIS. This will result in a significant reduction in the amount of material removal from the subject property, such that approximately 960,000 to 1,150,000 CY of material would be removed, thereby reducing the quantity of net export by approximately 2.7 to 2.9 million CY.
- To the extent practicable, pervious materials shall be installed to facilitate stormwater recharge.
- Pursuant to the 2016 Stipulation of Settlement, when excavation and grading activities are conducted in the area where Superstorm Sandy-damaged cars were stored, this area shall be monitored by VHB. If visual or olfactory evidence of contamination is noted, soil sampling must be performed in accordance with applicable requirements.
- The Undisturbed/Conservation Easement on Parcel D will preserve soils and topography in this area, ensuring soils in this area remain undisturbed and stabilized.

- In total, 19.39± acres of green space would be provided on Parcels B and C, including 6.6 acres of currently vegetated land along the eastern border of Parcel C, which would be undisturbed. This will maintain existing topography along the eastern border of Parcel C and help stabilize soils on Parcels B and C.
- Construction activities will adhere to the erosion control plan established for the Proposed Action, including,
 - Limits of clearing and grading will be established and construction fencing will be installed along the limits. Existing vegetation to remain will be protected and remain undisturbed during construction. The limits of the 62- acre Undisturbed/Conservation easement will be fenced pursuant to the 2016 Stipulation of Settlement as part of Phase 2 of development. Fencing types and locations are depicted on the erosion control plan.
 - Sediment barriers (silt fences and stockpiles) will be installed in critical areas for erosion control purposes.
 - In addition to the erosion control measures listed above, Best Management Practices would be implemented to further reduce the potential for erosion and sedimentation due to construction activity, including:
 - A stabilized construction entrance will be maintained to prevent soil and loose debris from being tracked onto adjacent roadways. The construction entrance will be maintained until the subject property is permanently stabilized.
 - Clearing and grading will be scheduled to minimize the size of exposed areas and the length of time areas are exposed. Cleared areas and stockpiles will be kept stabilized.
 - Dust control will be instituted to prevent surface and air movement of dust from disturbed soil surfaces.
 - Drainage inlets will be protected using sediment barriers and traps as required.
 - Sediment barriers and other erosion control measures will remain in place until disturbed areas are permanently stabilized.
- Documented groundwater plumes exist that are contaminated with VOCs in the area of Parcel D, and soil vapor associated with this contamination is a concern for the onsite workers, both during site redevelopment excavation activities and post development within enclosed structures. Accordingly, soil vapor sampling should be conducted after the clearing of Parcel D, but prior to excavation activities. If soil vapor impacts are detected, appropriate health and safety precautions for on-site construction workers should be developed and implemented. Further, appropriate building designs (e.g., soil vapor barriers, sub-slab depressurization systems, etc.) should be provided to mitigate VOC concerns within occupied structures, if necessary.
- Although no significant on-site soil concerns were identified during the review of the prior environmental assessments, scattered non-hazardous debris typical of illegal dumping at undeveloped parcels and illegal trespassing and discharges of shotguns were reported. The reported non-hazardous debris should be segregated from cleared trees, brush and soils, and disposed separately.

The Proposed Action would result in a net positive impact for the numerous taxing districts, including Suffolk County, the Town of Brookhaven, Longwood Central School District, and South Country Central School District. The proposed action is anticipated to generate a combined total of \$5,912,030 in annual property taxes, which is more than \$5 million greater than

the current taxes generated by development of the proposed action. The proposed action is expected to create approximately 650 new permanent jobs, as well as 579 short-term jobs per year during construction. Furthermore, the proposed action is anticipated to result in indirect economic growth to the surrounding area.

The industrial-nature of the proposed action will be consistent with various other development near the subject property, as well as the zoning for the majority of the subject property. The proposed action will also be consistent with various Comprehensive Plans and other planning documents, and in many cases, will help to achieve planning goals such as, the increased use of freight rail, reduction of traffic and emissions from 40,000 trucks annually, industrial development along the LIE, economic growth, and sustainable transportation. The proposed action is not expected to have a significant adverse impact on socioeconomics or significant cumulative impacts from the BRT expansion and other pending projects in the immediate area.

While environmental impacts will occur as a result of the proposed activity, no significant impact is expected to occur to: air, land, aesthetics, ground water, surface water, wetlands, cultural, open space, recreational, transportation or energy resources.

The Town Board of the Town of Brookhaven, as Lead Agency for the action contemplated herein, and after due deliberation, review and analysis of the so-ordered stipulation of settlement, the VDEIS/EAF, supporting information, recommendations and conclusions of Comprehensive Plans and other planning documents, and the criteria set forth in 6 NYCRR § 617.7 determines that the proposed action will not result in significant impacts to the environment.

Review Agency: The Town Board of the Town of Brookhaven
Contact Person: Peter E. Fountaine, Division of Environmental Protection
Address: One Independence Hill, Farmingville, NY 11738
Phone: (631) 451-6455

Copies of this notice sent to:

ENB

Sheref Fathi, P.E., Regional Environmental Manager, New York State Department of Transportation

Mark Carrara, Deputy Permit Administrator, New York State Department of Environmental Conservation

DJ Evans, Director, New York State Department of Environmental Conservation, New York Natural Heritage Program

Michelle Gibbons, Regional Wildlife Manager, New York State Department of Environmental Conservation

Ruth L. Pierpont, Director, New York State Office of Parks, Recreation, and Historical Preservation

Andrew P. Freleng, Chief Planner, Suffolk County Department of Planning

Gilbert Anderson, P.E., Commissioner, Suffolk County Department of Public Works

James L. Tomarken, MD, Commissioner, Suffolk County Department of Health Services

Sarah Lansdale, Director, Suffolk County Farmland Committee

Veronica King, Stormwater Manager, Town of Brookhaven Highway Department

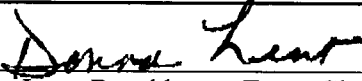
John Lessler, Town of Brookhaven, Division of Land Management/Open Space and Farmland Acquisition Advisory Committee

Keith Williams, Fire Marshal, Town of Brookhaven Division of Fire Prevention

Germaine Ortiz, Assistant Town Engineer, Town of Brookhaven Division of Engineering

Vincent E. Pascale, Chairperson, Town of Brookhaven Planning Board
Allen Logalbo, Deputy Director of Acquisition and Leasing, MTA, Long Island Railroad
Ralph V. Suozzi, Chairman, Long Island Power Authority Board of Trustees
David M. Daly, President and COO, PSEG Long Island
Judith Enck, Regional Administrator, U.S. Environmental Protection Agency, Region 2 Office
Applicant: Brookhaven Rail LLC f/k/a U.S. Rail New York LLC
Brookhaven Terminal Operations
205 Sills Road
Yaphank, New York 11980

This determination is not authorized and complete until signed and dated as follows:



Donna Lent, Brookhaven Town Clerk

Date Resolution Adopted: 9-14-17



ENB - Region 1 Notices 9/27/2017

Negative Declaration

Suffolk County - The Town of Brookhaven Town Board, as lead agency, has determined that the proposed Brookhaven Rail Terminal (BRT) Expansion will not have a significant adverse environmental impact. The action involves an overall property of approximately 350 acres, of which, approximately 29 acres, identified as Parcel A, are currently developed and utilized. The proposed action involves the expansion of the existing Brookhaven Rail Terminal (BRT) facility onto approximately 321 acres of currently undeveloped property immediately east and southeast of the existing operations, known as Parcels B, C, and D.

The Proposed Action consists of establishing an Undisturbed/Conservation Easement consisting of two (2) parcels, known as Parcel A, consisting of approximately 47.55 acres and Parcel B, consisting of 14.45 acres to be bisected by the proposed railway, preparing Parcels B and C for development, constructing buildings and other infrastructure to support the rail terminal operations on Parcels B and C, clearing and grading of Parcel D, constructing an underpass beneath the LIRR tracks between Parcels C and D, extending the track onto Parcel D, constructing new access ways and on-site roads, and constructing buildings and other infrastructure to support the rail terminal operations on Parcel D. The existing facility on Parcel A would not be altered as part of the Proposed Action.

The existing operation is currently subject to a Stipulation of Settlement with the New York State Department of Environmental Conservation (NYS DEC), dated June 26, 2013. The SEQRA compliance for the proposed action has been conducted as an Administrative SEQRA/Plan Review in accordance with the March 17, 2016, United States District Court Eastern District of New York, Case Number 2:14-cv-02286, Stipulation of Settlement with the Town of Brookhaven.

The project is located at 205 Sills Road, on the east side of Sills Road and south side of the Long Island Expressway South Service Road, Yaphank, Town of Brookhaven, New York.

Contact: Peter E. Fountaine, Town of Brookhaven, One Independence Hill, Farmingville, NY 11738, Phone: (631) 451-6455, E-mail: pfountaine@brookhavenny.gov.

Notice of Acceptance of Final EIS

Suffolk County - The Town of Southampton Town Board, as lead agency, has accepted a Final Environmental Impact Statement on the proposed Hills at Southampton Mixed Use Planned Development District (MUPDD). The Final EIS is available from the Town of Southampton Town Clerk's office, 116 Hampton Road Southampton; the Westhampton Public Library; the Quogue Public Library and on line at: <http://www.southamptontownny.gov> (under zoning changes) and <http://ny-southampton.civicplus.com/987/The-Hills-at-Southampton-MUPDD>.

The action involves a zoning map amendment of four separate land holdings totaling 591 acres located in the Hamlet of East Quogue, from Country Residential 200 (CR200) to Mixed-Use Planned Development District (MUPDD). The largest owned land component, known as the Hills Property, consists of 340.91 acres south of Sunrise Highway and 86.92 acres north of Sunrise Highway, for a total of 427.83 acres; with contiguous property to the west known as the Kracke property which consists of 61.26 acres, and noncontiguous property to the east known as the Parlato property which consists of 101.91, for a total of 591 acres.

The subject Zoning Amendment will facilitate the development of 165.53 acre property with 118 residential units, an 18 hole golf course and associated club house, a pond/pond house, and maintenance area, all to be accessed by new roads and driveways, and to leave 424.4 acres undisturbed/protected.

The project is located in the Hamlet of East Quogue in the Town of Southampton, New York.

Contact: Kyle P. Collins, Town of Southampton, 116 Hampton Road, Southampton, NY 11968, Phone: (631) 702-1801,
E-mail: kcollins@southamptontownny.gov.
