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## **APPENDIX C**

# **WRITTEN COMMENTS AND CORRESPONDENCE**

October 25, 2024 – November 25, 2024

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Town of Babylon  
Babylon Town Hall  
200 Sunrise Highway  
Lindenhurst, NY 11757

October 26th, 2024  
RE: Bristol Group Suffolk Technology Park Development

Dear Members of the Babylon Town Board,

W1-1  
Section 2.19.1

I am writing on to express my enthusiastic support for the proposed Suffolk Technology Park project. This development, proposed by the Bristol Group, promises to transform 100 acres of unimproved land along Long Island Avenue in the Hamlet of Wyandanch into a state-of-the-art business park.

W1-2  
Section 2.19.1

The project, which has been thoroughly planned in collaboration with the Town of Babylon and the local community over the past three years, will feature nine single-story warehouse and office buildings. This development will create over 400 direct and indirect construction jobs during the development phase, and after completion, 1,500 to 2,500 quality jobs in the office, operations, technology, and warehouse sectors.

W1-3  
Section 2.19.1

Moreover, the project ensures a sustainable and environmentally friendly construction process, and includes traffic improvements to alleviate congested intersections to enhance the overall infrastructure of the area. With a development budget exceeding \$200 million, the Suffolk Technology Park represents a substantial investment in the future of the Town of Babylon.

I wholeheartedly support the Suffolk Technology Park. We look forward to seeing this project come to fruition and the positive impact it will have on our community.

Sincerely,



Scott Richer, W. Babylon employee



Christina LANZILLOTTO, Lindenhurst Businessowner

## Babylon Town Board Meeting Comments:

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*To submit a comment on an item on the agenda or any other matter concerning town government or town services, please fill out the below form:*

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First Thomas

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Last Crist

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Street Address 430 S. Service Rd.

---

Hamlet/Village Melville

---

Phone 631-249-5415

---

E-Mail [tcrist@yahoo.com](mailto:tcrist@yahoo.com)

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What topic would you like to submit a comment on? Suffolk Technology Park - Bristol Suffolk, LLC

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Submit Your Full Written  
Comment Here

W2-1  
Section 2.16.1

1. I would like to know what are the plans for the existing cemetery known as Lot 2, next to the planned development area.

W2-2  
Section 2.16.2

2. Since this entire area was once a cemetery, I would like to know what happens if previously unknown burials are discovered in the development area during construction.

Please let me know when future public hearings will be held on this project.  
Thank you!

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LONG ISLAND / **TOWNS**

**ONLY IN NEWSDAY**

## **Families fear development will encroach on Greenlawn Cemetery — site of historic Black, Indigenous graves**

WATCH NOW • 1:29

## 'I don't want our history to be lost'

Historians say a proposal for a new industrial site would ruin the Greenlawn Cemetery in Wyandanch. Credit: Newsday/Alejandra Villa Loarca; Linda Rosier

**By Denise M. Bonilla**

[denise.bonilla@newsday.com](mailto:denise.bonilla@newsday.com)  [denisebonilla](#)

Updated November 3, 2024 5:00 pm

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Surrounded by a chain-link fence, Greenlawn Cemetery holds the remains of more than 375 Black and Indigenous people who died in the late 19th and early 20th centuries. Running alongside a railroad track in Wyandanch, the cemetery's small opening is camouflaged by trees and overgrown shrubs. The pathways are dirt indentations through brown, knee-high grass that lead to small clearings. The only signs are warnings: "No Trespassing."

The 11-acre grounds offer little indication of a historic cemetery, aside from a few headstones visible from just beyond a fence along North 28th Street. It's 2 miles from the bright-green manicured lawns, detailed signage and intricately laid-out road network of Pinelawn Cemetery's 500-acre grounds.

Descendants of those buried at Greenlawn say the backward L-shaped property is neglected and forgotten. Heightening those concerns is a proposal for a [100-acre industrial park](#) — the largest Babylon Town development in decades — that would abut Greenlawn Cemetery.

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Joi Jackson Perle, 63, of East Hampton, who has two relatives buried in Greenlawn, said she worries about trespassers and vandals. On Thursday, fallen leaves coated the ground, covering the few grave markers. Beer bottles lay strewn outside the cemetery fence, and an "open house" sign was tossed near the graves.

## WHAT NEWSDAY FOUND

- **About 375 individuals** — mostly Black and Indigenous people — are buried at Greenlawn Cemetery in Wyandanch.
- **A San Francisco developer**, the Bristol Group, wants to build an industrial park on land leased from Pinelawn Cemetery. The 100-acre development would abut Greenlawn.
- **The 11-acre grounds offer little indication** of a historic cemetery, aside from a few headstones visible from just beyond a fence along North 28th Street.

W3-1  
Section 2.16.1

"It should not even be in the state it is in now, and further deterioration is sure to follow if this project goes forward," Jackson Perle said.

The San Francisco-based Bristol Group wants to build the industrial park on land leased from Pinelawn, which also owns Greenlawn Cemetery. A total of 40 companies would make up nine one-story buildings as part of a new Suffolk Technology Park, according to the proposal.

Tom Crist, 70, a former Suffolk County police officer, has devoted much of his retirement to helping others research loved ones' graves in remote or forgotten cemeteries. Crist said he only discovered Greenlawn in May 2023 while helping someone locate a relative who is buried there.

"Pinelawn Cemetery is probably one of the most beautiful, well-kept cemeteries in the country — except for this little section," Crist, of Melville, said of Greenlawn. "They really haven't taken care of it to the same standards as the rest of their cemetery."

## A push to preserve

According to Crist, there are at least 375 individuals — mostly Black and Indigenous people — who were reinterred on the 11-acre site from cemeteries in Roslyn and Brooklyn in 1899 and 1903, respectively.

The individuals are mostly buried in unmarked graves. The eastern section of the cemetery includes some grave markers and headstones for people who died later in the 20th century. Most of the cemetery inhabitants were originally buried in Salem A.M.E Church's Mt. Zion Cemetery in Roslyn and Bridge Street A.W.M.E Church's Union Cemetery in Brooklyn. But they were reinterred in Greenlawn after the Roslyn and Brooklyn properties were sold.

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On Pinelawn's website map, the area is marked only as Greenlawn East. There are no numbered grids to identify gravesites, a feature available for most other Pinelawn graves. When researching the names of those buried in Greenlawn, a grave locator points to Pinelawn's administration building, but not to any graves in Greenlawn.

In June, Babylon Town historian Mary Cascone wrote a letter to town officials calling for a better cemetery plan.

"I strongly recommend that detailed plans for the future maintenance of and access to Greenlawn Cemetery, and its history, be detailed by Pinelawn Memorial Park, as part of the proposed industrial park project," she wrote.

"Conveying information about and access to Greenlawn Cemetery should be part of their current and future operating plans."

Cascone wrote that she is "very concerned that this parcel of Greenlawn Cemetery is vulnerable to being 'forgotten.' "

In Bristol's draft environmental impact statement, there are no "current plans or improvements proposed" for the cemetery. The 343-page report says there will be a 12-foot-high soundwall between Greenlawn and one of the warehouses. Existing woods also will be used as a buffer to protect Greenlawn Cemetery, the report says. Bristol officials declined to comment.

Advertisement

**W3-2**  
**Section 2.16.1**

"By doing this development it seems like they're just kind of closing the door on this section being included as part of Pinelawn and brought up to the same standards as the rest of Pinelawn," Crist said.

Katherine Heaviside, a spokeswoman for Pinelawn, said the cemetery is not a part of the land where the technology park is being built.

"There will be no shared access between the two lots, and they will be separated by significant buffering, including a tall tree-line buffer of at least 100 feet, which is more than twice the standard buffer surrounding other Pinelawn properties," Heaviside said.

## **Roots in Roslyn, Brooklyn**

Carol Clarke is an archivist for the Bryant Library in Roslyn who has done extensive research on the Salem A.M.E. church and its former cemetery inhabitants who were reinterred in Greenlawn.

The church's Mt. Zion Cemetery is described in an 1899 Brooklyn Eagle newspaper article as the "burying ground of the colored people of North Hempstead."

Advertisement

According to the article, Roslyn resident "Mrs. Clarence Mackay" wanted to expand her Harbor Hills estate onto the cemetery property and struck a deal to buy and deed to the church 8 acres of Greenlawn for the reinterred remains. In addition, she paid "\$1 for the corpse and 50 cents excursion for mourners" by train to Greenlawn, according to the article.

Some of those buried there likely were enslaved to wealthy North Shore families, she said. Many of the graves represent a cross section of prominent families in the community, including some surnames that still populate Long Island today: Appleby, Hicks, Pearsall and Eato.

W3-3  
Section 2.18.1

"I understand that you really can't stop development, but I think in some way this cemetery needs to be recognized, and the public needs to know that it exists," Clarke said. It should be "protected as a sacred spot" that gives the "opportunity for people to visit," she said.

Sandi Brewster-walker, executive director of the Montaukett Nation, is writing a book that will include a chapter on the Greenlawn graves. She said some of the surnames on the graves — such as Jackson, Fowler and Mayhew — are “clearly” Indigenous.

“I consider it a sacred site for them, and we need to continue to identify their descendants,” she said.

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**'A lost piece of history'**

In 1903 after the Bridge Street A.W.M.E Church cemetery in Brooklyn closed, at least 28 people were reinterred in Greenlawn into three burial plots, said Linda Rhodes Jones, 80, of Brooklyn, who is history chair of the church's board of trustees. But she suspects there may be more. There have also been several people buried since, according to headstones at the site, including one as recently as 1998.

Four of those buried there were Civil War soldiers, Jones said. Crist worked to get plaques from the U.S. Department of Veterans Affairs to honor the soldiers, who served in the 20th and 26th regiment of the "United States Colored Troops." Through his research, Crist learned that the men — all from Brooklyn who served in the South — were farmers who survived the war.

**W3-4  
Section 2.18.1**

"Our concern is that it will be cut off and forgotten," Jones said of Greenlawn. "I just think it will be a lost piece of history unless we honor it."

Jackson Perle has two relatives who were reinterred from Brooklyn into Greenlawn. She said she fears the cemetery will "fall into a further state of despair and disrepair" if the industrial park is built.

"Everyone talks a good game when they want approval on projects like this, but who is really going to prevent Greenlawn from being completely trashed?" she said. "This is a sad way to treat one's relatives and ancestors, not just mine, but any family."

Heaviside said that in the past, Greenlawn Cemetery and the 100 acres around it had been "subject to vandalism, illegal dumping, and trespassing, including unauthorized ATV use, despite repeated attempts by Pinelawn to protect the properties." Fences were knocked down and it was "very hard to maintain a standard of care," she said.

Building the new industrial park will "allow Pinelawn to better secure both properties from these destructive activities and implement a beautification plan for the cemetery," Heaviside said.

Pinelawn plans to add flowers and ornamental trees, and install more signs and benches and a smart irrigation system to water the grounds, she said. There would also be a new entrance to Greenlawn on 28th

Street, with "curbed, paved parking spaces," Heaviside said.

Pinelawn plans to create a digital map for the property, Heaviside said.

## **Paying tribute**

Carolyn Brown, 58, of Copiague, began researching her family tree more than 20 years ago. Clarke helped Brown track down her relatives who had been moved from the Salem cemetery in Roslyn to Greenlawn.

"You would not think that what is back there is a cemetery — you would just think it's woods," Brown said. "They were segregated in life and now they are segregated in death."

Brown created a short documentary on the experience titled, "No Longer Forgotten." She aims to do more research into all of the cemetery's inhabitants and bring their stories to life through a play or documentary.

"This is for a whole community who does not have a voice for themselves anymore," Brown said. She said she prays that if the industrial park is built, the public can "respect where the people are laying."

Cascone said it's common for historic cemeteries such as Greenlawn to get swallowed up by residential and commercial developments.

"It's practically the story of Long Island," she said. Cemeteries become "just literally overshadowed" while a cemetery that becomes overgrown "almost encapsulates itself."

Crist has created a virtual cemetery on the website Find a Grave for Greenlawn that lists 375 names. He said he hopes it will help the loved ones of those buried there. But Crist said it's paramount that Pinelawn properly acknowledges and cares for Greenlawn.

"You think of a cemetery as a place of comfort where people go to remember their family members and maybe sit there and contemplate the lives they had," Crist said. "It should be something that's welcoming, that's relaxing, that's comfortable and gives you peace. And this is basically just an overgrown field."



By **Denise M. Bonilla**

[denise.bonilla@newsday.com](mailto:denise.bonilla@newsday.com) [Xdenisebonilla](#)

Denise Bonilla has worked at Newsday since 2003 and covers the Town of Babylon, including the villages of Lindenhurst and Amityville.

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## MORE ON THIS TOPIC

[Town mulling zoning change needed for new Wyandanch industrial park](#)

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**mike brusseau**

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**Subject:** FW: Resident Comment to Proposed Zoning Change in Babylon

**From:** Katina's Creative Lens <[katina.creativelens@gmail.com](mailto:katina.creativelens@gmail.com)>

**Sent:** Thursday, November 7, 2024 1:22:20 PM

**To:** Rich Schaffer <[rschaffer@townofbabylonny.gov](mailto:rschaffer@townofbabylonny.gov)>

**Subject:** Resident Comment to Proposed Zoning Change in Babylon

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Dear Mr. Schaffer and Town Board,

**W4-1  
Section  
2.18.1**

Per the meeting held on Sat, Oct 26th at the Town Hall, we strongly oppose building an Industrial Park in this community. It will have a major impact on the quality of life for the residents. There was more focus on the 1.6 million sq. ft. warehouse than on the people who live here. Still, residents have cited major objections including pollution, traffic, and quality of life. We live on North 27th Street, one block from the proposed site of this Industrial Park. Like many residents, I have been paying my taxes for decades.

An important topic that many residents addressed was the need for an upgraded sewer system in the community. On April 10, 2023, a \$10 million grant was awarded to the Village of Patchogue that would connect 100 homes to the sewer system in the village. This was funded by the County's Wastewater Infrastructure Fund. Legislator Dominick Thorne stated "This is a multi-generational issue, and we will make sure we leave behind a clean environment for the next residents of Patchogue and beyond." Here in Babylon, we would like a similar approach focused on the quality of life and future generations of residents who live in this area.

The Bristol Group project states that there will be a reduction in the electric bill for the Wyandanch school district. However, the school district of Glen Cove received an \$89,108 rebate check as part of an energy efficient partnership with PSEG Long Island. The school district made upgrades on lighting, boilers, and solar panels installed across the four schools. These solar panels generate 50% of the electricity for the school and will save approximately \$80,000 annually. We believe projects centered and focused on the school can be proposed in our community as well. We believe there is a lack of investment in environmental sustainability in the Wyandanch community.

**W4-2  
Section  
2.16.1**

We also want to cite some concerns about the historic black and indigenous graves at the Greenlawn Cemetery. A Newsday article written on Nov 3, 2024 states that the 11-acre historic cemetery is visible beyond the fence on North 28th street. North 28th street is also the place where Bristol Suffolk LLC plans to build the industrial park. We believe that the grave site should be respected and honor given to their descendants.

**W4-3  
Section  
2.11.1**

Various towns on Long Island are addressing problems for their residents and communities with solutions that do not involve an Industrial Park. This proposed Industrial Park will be the largest construction in decades, adversely affecting the quiet families and communities that have lived here for generations. Why is this being proposed in our community? Why can't we find solutions that will be beneficial to the town and school district while respecting the health and quality of the residents? Industrial parks are usually built near highways—not in residential communities. We hope that there is careful and sober consideration about this project.

Thank you for your time,

Katina Williams and Carol Williams (long-time resident)

**mike brusseau**

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**Subject:** FW: Pinelawn - Bristol Project  
**Attachments:** Bristol\_STPWD\_Questions\_11-07-24.pdf; Site Lighting - Anticipated Utility Usage.pdf; Bristol\_STPWD\_Power Calculations.pdf

**From:** Robert Lutz <[rflectric@gmail.com](mailto:rflectric@gmail.com)>  
**Sent:** Friday, November 8, 2024 12:17 PM  
**To:** Rich Schaffer <[rich.suffolk@gmail.com](mailto:rich.suffolk@gmail.com)>  
**Cc:** Richard Groh <[rgroh@townofbabylonny.gov](mailto:rgroh@townofbabylonny.gov)>  
**Subject:** Re: Pinelawn - Bristol Project

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Thank you Rick and Rich

Attached are some of my Questions and Recommendations

W5-1  
Section 2  
2.12.5

With the Site Lighting, if Occupancy Controls are Added to the Designed Fixtures. The Site Lighting can be programmed to be on for Roughly 2-hours at Sunset at 100% Illuminations, then Dropdown to about 20% Output at a Standby Mode, If any Occupancy (vehicle traffic) is on the roads, the lighting will come back-up to 100% then Time-out and Return to 20% Output  
This would be good for both the Neighbors .... Dark Sky . Astronomy . Airport Approach ... Birds and other Animals  
Plus a Return on Investment of Less Than 3-years ..  
with the possibility of over 3-million in Utility Bills over the 100-years  
Also would Improve the Solar Payback to the Community with Less Electricity used for Lighting when it is Not needed

W5-2  
Section  
2.14.2

My Rough math with Regards to Utility Requirements to Power the Industrial Park  
Where is the Utility Power coming from?  
Will a New Substation be Required?  
How much Disruption will be needed to Install the Overhead Primary Utility System  
How Long will this Take for the Utility Company to get to the Project ... it will take 3-years on another project that I am on right now. Upstate <Orange & Rockland Utility>

W5-3  
Section 2  
2.12.4

Below are my Cut Sheets mark-up based upon their Plans ... with the Occupancy Sensors added & a Color Site Lighting Plan  
Do you have an IES Illumination Plan showing the Site Lighting to ensure that No Light is Spilling over the Property ???  
It should Not Be ... based upon the lighting that I see

[Lighting Cut Sheets](#)  
[RFL\\_Lighting\\_MU\\_11-05-24\\_2024-07-03 Preferred Alternative Site Plan Set\\_Bohler-Overalls only Page 7.pdf](#)

Thank you  
Robert Lutz  
Licensed Electrical Contractor  
Concern Citizen  
122 Ridge Rd  
Wheatley Heights NY 11798  
516-473-9910  
[rfelectric@gmail.com](mailto:rfelectric@gmail.com)



Power Requirements

		Transformer	Watts per Sq Ft	Building Voltage vs Ampacity	Utility Voltage vs Ampacity		Transformer
Building	SF	2	5	480	13200		2
1	175881	87941	439703	530	33		67
2	229160	114580	572900	690	43		87
3	222360	111180	555900	670	42		84
4	222360	111180	555900	670	42		84
5A	166240	83120	415600	501	31		63
5B	166240	83120	415600	501	31		63
6	164650	82325	411625	496	31		62
7	141700	70850	354250	427	27		54
8	108330	54165	270825	326	21		41
							607
<b>Total Utility Ampacity Required</b>					<b>125% NEC</b>		<b>759</b>

		Tenants	Ave Sq Ft Tenant	Watts per Sq Ft	Tenant Voltage vs Ampacity	Utility Voltage vs Ampacity	Tenants	Total Utility Ampacity
Building	SF			5	480	13200		
1	175881	6	29314	146568	177	11	6	67
2	229160	4	57290	286450	345	22	4	87
3	222360	4	55590	277950	335	21	4	84
4	222360	6	37060	185300	223	14	6	84
5A	166240	3	55413	277067	334	21	3	63
5B	166240	3	55413	277067	334	21	3	63
6	164650	4	41163	205813	248	16	4	62
7	141700	4	35425	177125	213	13	4	54
8	108330	5	21666	108330	131	8	5	41
Assume Average Tenant Service 400-amps at 480/277 volt								
Designed at Minimum NEC Requirements								605
<b>Total Utility Ampacity Required</b>					<b>125% NEC</b>			<b>756</b>

**PSEG will need to Provide One (1) New 13,200 volt Primary Circuit from a Sub-Station for this Project**

**There is NO Primary Circuit on Little East Neck Road**

**Please Provide a PSEG Redline Drawing showing Connection to Sub-Station**

**What Work will be Required by PSEG on the Little East Neck Rd**

**This Does Not Include any Solar Connection at Each Building**

Site Lighting - Anticipate Utility Usage

Standard Dusk to Dawn Lighting Control															
Type	Qty	Qty	Wattage	Ext Wattage	KW /1000	Ext Wattage	KW /1000	Std Hours a Day	Day a Year	Total Hours a Year	Total KWH a Year	Rate			
A	96	1	150	14400	14.4	2880	2.88	10	365	3650	52560	\$13,140.00			
B	100	1	150	15000	15	3000	3	10	365	3650	54750	\$13,687.50			
C	58	1	208	12064	12.064	2412.8	2.4128	10	365	3650	44033.6	\$11,008.40			
D	25	2	208	10400	10.4	2080	2.08	10	365	3650	37960	\$9,490.00			
E-1	115	1	74	8510	8.51	1702	1.702	10	365	3650	31061.5	\$7,765.38			
E-2	115	1	70	8050	8.05	1610	1.61								
											Projected Total	\$55,091.28			

With Occupancy Control System															
100%					20%					Projected Total Cost		Net Savings a Year			
Controlled Hours	Day a Year	Total Hours a Year	Total KWH a Year	Rate	Controlled Hours	Day a Year	Total Hours a Year	Total KWH a Year	Rate						
2	365	730	10512	\$2,628.00	8	365	2920	8410	\$2,102.40						
2	365	730	10950	\$2,737.50	8	365	2920	8760	\$2,190.00						
2	365	730	8806.72	\$2,201.68	8	365	2920	7045	\$1,761.34						
2	365	730	7592	\$1,898.00	8	365	2920	6074	\$1,518.40						
2	365	730	6212.3	\$1,553.08	8	365	2920	4970	\$1,242.46						
Projected Total				\$11,018.26	Projected Total				\$8,814.60	\$19,832.86			(\$35,258.42)		

Project Net Savings										
Total Fixtures	Net Cost for Project	ROI					Net Savings over 25 Years	Net Savings over 50 Years	Net Savings over 75 Years	Net Savings over 100 Years
394	\$ 89,550.00	-2.54					(\$881,460.40)	(\$1,762,920.80)	(\$2,644,381.20)	(\$3,525,841.60)

Sensor Cost			Ext	Sensor	Ext
Type	Qty	Qty	Type		
A	96	1	96	1	\$ 19,200.00
B	100	1	100	1	\$ 20,000.00
C	58	1	58	1	\$ 11,600.00
D	25	2	50	1	\$ 10,000.00
E-1	115	1	115	2	\$ 28,750.00
E-2	115	1	115	2	\$ 28,750.00
					\$ 89,550.00

1	\$ 200.00	Assumed Cost per Sensor
2	\$ 250.00	Assumed Cost per Sensor

**To:** mike brusseau  
**Subject:** FW: Online Form Submittal: Town Board Meeting Comments

Town Board Meeting Comments

## Babylon Town Board Meeting Comments:

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*To submit a comment on an item on the agenda or any other matter concerning town government or town services, please fill out the below form:*

---

First	Linda M
Last	Jones
Street Address	1369 Union Street
Hamlet/Village	Brooklyn, NY 11213
Phone	6466200624
E-Mail	<a href="mailto:lmrhojo@optimum.net">lmrhojo@optimum.net</a>

---

What topic would you like to submit a comment on?	Construction of Industrial Park abutting Greenlawn Cemetery
---	---

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Submit Your Full Written Comment Here	I am a Trustee of the Bridge Street African Wesleyan Methodist Episcopal (AWME) Church. We have 28 burials from 1903 in the Greenlawn Cemetery ( part of Pinelawn Cemetery) which abuts the proposed construction of the 110 acre Industrial Park.
---------------------------------------	--

<b>W6-1</b> <b>Section 2.16.1</b>
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Our concern that the 11 acre cemetery not be forgotten. Among the graves are four United States Colored Troop veterans from the Civil War. We have recently installed memorial plaques to honor their memory. We would like to go on record that we wish that the cemetery be secured, identified with proper signage, upgraded and maintained with access to the graves as plans go forth for the

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construction of the Industrial Park. The cemetery should not be lost to history.

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## **MEETING AGENDAS:**

*Resolution Agendas will be posted the [Agenda Center](#) on the day of a Town Board Meeting prior to the meeting start time.*

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## **WATCH MEETING:**

*Board meetings are broadcasted live on the [Town of Babylon YouTube channel](#) for those who wish to watch but not participate. Recordings of each meeting can be accessed on the channel anytime after the meeting has ended.*

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**Justin Ames**

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**From:** Deborah Brengard <dbrengard@townofbabylonny.gov>  
**Sent:** Tuesday, November 12, 2024 4:36 AM  
**To:** Richard Groh  
**Subject:** FW: Objection to the re-zoning proposal to ruin Wheatley Heights and surrounding areas

---

**From:** r shek <ruthiehama@yahoo.com>  
**Sent:** Sunday, November 10, 2024 5:19 PM  
**To:** TOB DEC <dec@townofbabylonny.gov>  
**Subject:** Objection to the re-zoning proposal to ruin Wheatley Heights and surrounding areas

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To the Town Council:

**W7-1**  
**Section 2.11.1**

I was dismayed to recently learn about the plans for land in a residential area to become a blight on the neighborhood, clogging up already-clogged roads, ruining air quality, adding sound and light pollution, threatening the safety of our water supply, threatening to displace wildlife that will become pests on our roads and in our neighborhoods, and turning a peaceful residential neighborhood into an unlivable environment.

I have to hope that you, Supervisor Rich Schaffer and our Town Council, do not despise your town residents in Wheatley Heights and Wyandanch so much that you would approve such a regrettable project.

**W7-2**  
**Section 2.1.5**  
**Section 2.11.1**

I wonder why unused business-zoned space in nearby Melville is not considered for this purpose? Instead of destroying the quality of life in diverse neighborhoods? However needed the space for trucks and warehouses may be, or the short-term industrial construction jobs, none of it belongs a few hundred feet from my bed.

Please, please, please do not allow this to happen. Please do not approve the re-zoning. Please do not poison my air or my water, and please do not destroy our peace, our night skies, or our delicate natural balance.

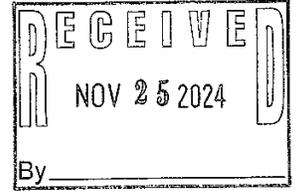
**W7-3**  
**Section 2.3.1**

Please also note that the address provided during the Oct 26 hearing was incorrect as my previous email to that address bounced back. As such I strongly urge the Town Council to inform all Babylon residents of the correct contact information as well as a reasonable extension on accepting comments. Please provide clarity to all Babylon town residents on what is being proposed, as I myself did not learn about the scope of the proposal until the one and only town hearing on October 26.

Awaiting action,  
Ruthie Shek  
Circle Drive resident of 4 decades

November 21, 2024

Department of Environmental Conservation  
625 Broadway  
Albany, NY 12233-0001



To Whom It May Concern:

Re: Bristol application for zoning change.

**W8-1**  
**Section 2.17.1**

I am writing this letter to prevent rezoning for the Bristol Project in Wheatley Heights until an environmental study is conducted. This property is home to endangered species, namely the red headed woodpecker, and is also a migration path for certain birds, including the robin.

**W8-2**  
**Section 2.9.1**

We need to preserve this refuge for all the animals that call it home. This property should not be rezoned or developed in any way.

**W8-3**  
**Section 2.11.1**

This project could be relocated to Long Island Avenue and Route 110. This area is much more conducive to a business development. Wheatley Heights is a residential neighbourhood and should stay that way.

**W8-4**  
**Section 2.15.3**

This project would also lead to much more congestion and traffic in an area already suffering from this issue.

**W8-5**  
**Section 2.9.1**

I urge everyone involved to do everything possible to halt this development until a true and complete study is made of the impact this project would have on the endangered species who make this area their home.

Yours in preservation,

Robert Eatz  
82 Colonial Springs Road  
Wheatley Heights, NY 11798

cc: Suffolk County Dept. Of  
Environmental Quality  
Andrew Garbarino  
✓ Ed Romaine  
Richard Schaffer  
NYS Dept of Env Conservation  
Lee Zeldin  
News 12  
President elect D. J. Trump  
Republican Party Headquarters



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Rendering of a building at the planned Suffolk Technology Park. / Courtesy of Bristol Group Inc.

# West Coast developer advances \$250M industrial project on Long Island

David Winzelberg (https://libn.com/author/davidwinzelberg/) West Coast developer advances

// March 8, 2024 // 3 Minute Read  
F2024%2F03%2F08%2Fwest-coast-developer-iles/2024/03/Suffolk-Technology-Park-industrial%20project%20on%20Long%20Island )

\$250M industrial project on Long Island &body=A San Francisco-based development firm is advancing a plan to build a new industrial complex on 100 acres in Wheatley Heights. Bristol Suffolk LLC, an affiliate of Bristol Group Inc.,... You can read the content in details following link https%3A%2F%2Flibn.com%2F2024%2F03%2F08%2Fwest-coast-developer-advances-250m-industrial-project-on-long-island%2F)

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Editor's Picks (https://libn.com/category/picks/)

A San Francisco-based development firm is advancing a plan to build a new industrial complex on 100 acres in Wheatley Heights.

Bristol Suffolk LLC, an affiliate of Bristol Group Inc., has applied to the Town of Babylon for a zoning change and subdivision approval to develop nine industrial buildings totaling more than 1.6 million square feet on vacant land that would be leased from Pinelawn Cemetery.

First pitched in 2022, the \$250 million project, dubbed Suffolk Technology Park, would bring nine buildings ranging in size from 141,700 square feet to 247,360 square feet to the site located on Long Island Avenue between Little East Neck Road and North 28th Street. Each of the buildings, which would have 36-foot clear ceilings, several drive-in bays and loading docks and some office space, will be designed to house three to six small and mid-sized businesses, according to the concept design plan submitted to the town.



*Aerial view of Wheatley Heights development site. / Courtesy of Bristol Group Inc.*



### In The Lead: Family Owned Bu

In following up to our previous In the Lead episode on women-owned businesses, we'd like [...]

(<https://libn.com/2024/11/22/family-owned-business/>)

### Real Estate

(<https://libn.com/category/real-estate/>)



### Bohemia industrial development site trades for \$3.5M

The 3.5-acre property was formerly used as

(<https://libn.com/2024/11/25/bohemia-industrial-development-site-trades>)

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“Suffolk Technology Park provides an exceptional opportunity to build a world-class business park designed to attract small and medium-sized businesses that are seeking state-of-the-art facilities in close proximity to western Suffolk County’s attractive labor force,” said Jeff Kott, managing partner of Bristol Group, Inc. “The master-planned business park will be one of the most significant new developments in the Town of Babylon in terms of diverse job creation and its long-term economic impact to the surrounding area, particularly the Wyandanch School District and community.”

The project is planned to be constructed in three phases, with each phase taking from 12 to 18 months to complete. The first phase is projected to start in July 2025, the second phase beginning in Q4 2027, and the third phase planned to start in Q4 2029, according to the developer’s application to the town.



Rendering of a building at the proposed Suffolk Technology Park. / Courtesy of Bristol Group Inc.

The development is expected to create more than 400 construction jobs and more than 2,000 permanent full-time equivalent jobs once fully complete, according to an economic impact study from Melville-based Nelson, Pope & Voorhis.

“The economic impact that this project will provide all the communities surrounding the project is very impactful and exciting,” said David Williams, managing director of Development for Bristol Group. “It’s estimated that when fully constructed and leased, the Suffolk Technology Park will begin paying more than \$5.2 million in annual property taxes that will regularly escalate over the following years, of which \$3.8 million is projected to go directly to fund the Wyandanch School District, fire department, ambulance and library.”

The developer has proposed a new zoning district called Planned Industrial Park II to accommodate a modern business park. According to attorney Bram Weber, of Melville-based **Weber Law Group** (</profile/weber-law-group>), who represents the project, there are several next steps in the development’s approval process. The project will undergo an extensive environmental and planning review, and the developer will be preparing an environmental impact statement, which will be reviewed pursuant to SEQR. Then the town will hold public hearings on the project before voting on its approval, which is expected to happen by the end of this year or early next year.

“There is no development existing on Long Island today like this one,” Weber told LIBN. “Long Island has a history of very successful industrial parks. This park builds on that history and introduces a product into the marketplace so that Long Island companies can grow and start here.”

The Suffolk Technology Park is designed by the Ware Malcomb architecture firm and engineering is being provided by Melville-based Bohler Engineering. Phil Heilpern, Martin Lomazow and Matt Manoogian of CBRE brokered the ground lease agreement, representing Pinelawn Cemetery.

## Weekly Edition (<https://libn.com/category/weekly-edition/>)



Murray: The future of offshore wind power under Trump  
21/11/2024

(<https://libn.com/2024/11/21/murray-the-future-of-offshore-wind-power-under-trump/>)



Kremer: Congestion pricing, a bureaucratic nightmare for all  
21/11/2024

(<https://libn.com/2024/11/21/kremer-congestion-pricing-a-bureaucratic-nightmare-for-all/>)



On Our Island 11/22/2024  
21/11/2024

(<https://libn.com/2024/11/21/on-our-island-11-22-2024/>)



Will LI businesses feel the impacts of potential 2025 tax policy changes?  
21/11/2024

(<https://libn.com/2024/11/21/will-li-businesses-feel-the-impacts-of-potential-2025-tax-policy-changes/>)



Inked: Recent LI real estate deals  
14/11/2024

(<https://libn.com/2024/11/14/inked-recent-li-real-estate-deals-304/>)

Founded in 1980, Bristol Group Inc. is a real estate investment and development firm that has acquired, developed or redeveloped over \$3 billion of real estate, which includes over 24 million square feet of commercial properties. Last year, the company completed its first Long Island project, a 178,134-square-foot industrial building on 10.75 acres at 49 Mall Drive in Commack called the Bristol Logistics Center.

---

**From:** Richard Groh <rgroh@townofbabylonny.gov>  
**Sent:** Monday, November 25, 2024 12:14 PM  
**To:** Carrie O'Farrell; mike brusseau; Ashley Marciszyn  
**Cc:** Denise Graziano; Matthew Esposito; Bram Weber; Mark Cuthbertson  
**Subject:** Fwd: Strenuous objection to re-zoning Wheatley Heights/Wyandanch

More comments to be addressed.

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**From:** Deborah Brengard <dbrengard@townofbabylonny.gov>  
**Sent:** Monday, November 25, 2024 10:49:38 AM  
**To:** Richard Groh <rgroh@townofbabylonny.gov>  
**Subject:** FW: Strenuous objection to re-zoning Wheatley Heights/Wyandanch

---

**From:** ruhamah s <ruhamah@gmail.com>  
**Sent:** Monday, November 25, 2024 10:36 AM  
**To:** TOB DEC <dec@townofbabylonny.gov>; TOB DEC <dec@townofbabylonny.gov>  
**Subject:** Strenuous objection to re-zoning Wheatley Heights/Wyandanch

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To the Babylon Town Council:

W10-1  
Section  
2.18.1

I am a longtime resident of Circle Drive writing to beg you not to re-zone the large natural area north of Long Island Avenue and east of Little East Neck Road. The proposal by the Bristol company from San Francisco seeking to put hundreds of truck bays and warehouses in my backyard frightens and confounds me. If the proposal were to be approved, it would be a signal to me that the Town of Babylon does not want me, my family, or my neighbors as residents - an extremely hurtful repudiation, considering the four decades I have spent in the neighborhood.

W10-2  
Section  
2.11.1

Beyond the extreme disruption to, and downgrading of, my life specifically, the proposed truck bays and "industrial park" would bring a massive change to a peaceful residential area and upend the delicate natural balance where many trees give home to wildlife that will be displaced into streets and residential yards and homes.

W10-3  
Section  
2.9.2

W10-4  
Section 2.6.2  
Section 2.8.1  
Section 2.12.4

The industrial activity threatens to poison our environment - the air we breathe, the water we drink - and assault our senses with noise and light pollution, as well as with poor air quality from traffic and industrial emissions. I'm not looking forward to sand and dirt blowing onto my face during years of construction. Without question, the industrial traffic would clog our roads, even if our single-lane roads were to be "improved" according to the proposal presented at the Town hearing on October 26 (road improvements that, generally speaking, are necessary simply to alleviate **existing** traffic!).

W10-5  
Section  
2.15.3

*Disruption to Wheatley Heights*

From my home on Circle Drive, I frequently hear birds, tree leaves swaying in the wind, and sounds of happy children playing in the Kevin Ver Pault Memorial Park. Our air is clean, although it has gotten dusty from past construction related to nearby sand pits (an unpleasant period for me as a resident). When the Long Island Railroad passes by next to Long Island Avenue, I hear the train horns blare and the train cars roll past. The forested area right next to the park helps to absorb other street noises as it converts carbon dioxide into oxygen, regulates air temperature, and provides a habitat for what I assume are many (many) more birds, squirrels, chipmunks, and other animals than I often see in my own backyard.

W10-6  
Section 2.9.2

Cutting down the vast majority of 100+ acres of forest, which I can see from my backyard, will have immense environmental impact. Even fallen trees from natural disasters like Superstorm Sandy and Hurricane Irene displaced pests who found their way to neighborhood yards and homes; and the scale of loss of natural habitat paled in comparison to the man-made disaster that is proposed by Bristol. This is to say nothing of other environmental impacts from the loss of air-cleaning, climate-controlling trees and plants.

*Environmental danger*

W10-7  
Section 2.6.2  
Section 2.8.1

There are many facets of environmental disaster I fear from an industrial project in my backyard. This certainly includes the air pollution from the construction, from the trucks, and the potential emissions from the warehouses and other business park activities to come. It includes the possibility that my water will be poisoned. It includes the fact that cutting down trees and other plants and foliage in the current natural area will

W10-8  
Section 2.9.2

cause many degrees higher of an animal habitat destruction than storms of the past, including Superstorm Sandy and Hurricane Irene, both of which knocked down trees and drove a spike in rodents in neighborhood yards and worse.

Who will compensate neighborhood residents if rodents chew our electric wires or rot our walls? (No one.) Who will compensate us if animals make new homes in our car engines and cause a "total loss" for vehicles we depend on for daily life in our suburb? (No one.) Already, pests eat the fruits and vegetables we plant in our yards. If 100+ acres of natural habitat are lost, we whose homes are within hundreds of feet of the lost habitat will feel it in ways that we can expect Bristol and the Town of Babylon will not acknowledge. Certainly, no mention of this threat has been acknowledged by the Bristol Group or its partners, to my knowledge, including at the Town Hall hearings on October 26 or November 14.

W10-9  
Section 2.9.2

*The single-lane roads surrounding the proposed site are already too clogged*

Driving on Little East Neck Road, Colonial Springs Road, and Long Island Avenue can get unpleasantly busy, especially but not limited to peak hours. Even apart from rush hour or school traffic, Little East Neck Road traffic will back up due to Long Island Railroad crossings - which happen 24/7 and of course happen more frequently during morning and evening rush hours, when cars from other towns join our residents in passing through. (If only the train crossing didn't happen at street level!)

W10-10  
Section 2.15.3  
Section 2.15.8

These roads *cannot* sustain traffic added by the trucks and other non-residential traffic that would come with Bristol's plans for truck bays and warehouses. The turning lane road improvements suggested would help alleviate **existing** traffic - by no means would they make it possible to add "industrial park" traffic for a site spanning more than 100 acres.

Trucks coming from Southern State or Sunrise Highway would further clog Little East Neck and other roads to the south. Trucks coming from Exit 49S on the LIE would further clog Pinelawn Road and other roads to the west. Trucks coming from Exit 50 on the LIE - if they are allowed - would further clog Bagatelle Road and Conklin Road and disrupt our neighbors in Dix Hills. Trucks coming from Exit 51 on the LIE would further clog





W10-10  
Section 2.15.3  
Section 2.15.8

Deer Park Ave, Main Ave, and nearby residential roads (which surely should not allow for truck traffic!). The added traffic would inspire more cars to cut through residential neighborhoods in Wheatley Heights and Wyandanch.

W10-11  
Section 2.15.9

Please also note that the state of our roads suggest no confidence that they could stand up to truck traffic. Residents and neighbors who bicycle down these roads would face exponentially more danger during their rides. Our roads would need much more frequent re-paving, and cause more issues for cars and tires driving over large potholes. Costs of car maintenance will go up for everyone. These impacts add up to quite a public drawback!

Colonial Springs Road is always bustling, and it gets busier when children come for camps and area activities in attractions such as Usdan and the Adventure Park. Long-time commuters on our roads will remember that, prior to COVID pandemic lockdowns, cars trying to pass the traffic light at the intersection with Little East Neck Road during peak hours were guaranteed to sit in an extremely lengthy jam (in the current state, the road is busy and clogged, but not quite to the degree it used to be). As businesses return to enforcing in-office mandates, those levels of bumper-to-bumper traffic waiting for several green lights to come and go are returning and will get worse.

W10-12  
Section 2.1.3  
Section 2.8.1  
Section 2.9.2  
Section 2.15.10

Add any level of "business park" traffic to and from Little East Neck Road north of the LIRR tracks, and the traffic jam to the west promises to extend to 110 - the traffic of nightmares. If trucks are an increasing part of that traffic jam, not only will cars idle for hours every week, the air for commuters and residents will be extremely toxic. Trees and other plants are a great resource to clean the air, but we'll lose a hundred acres worth of trees from our backyards. The environmental and health disasters simply from the added road traffic from this project promises to bring will be wide-ranging and disastrous for generations of Babylon town residents, and many others seeking to live peacefully on Long Island.

*Disrespect to minority communities*

The residents of Wheatley Heights and Wyandanch are very diverse. My neighborhood in Wheatley Heights is peaceful, with many residents who take great care of their homes and have pride in well-kept lawns and gardens as well as homes. Our sign proclaims that "Wheatley Heights" is "a lovely place to live". Outside parties agree, and have ranked us as one of the top neighborhoods in Long Island.

Anyone suggesting this is a "blighted area," as a non-resident very regrettably did at the town hall hearing on October 26, clearly knows nothing about us and I fear may be making assumptions about town residents rooted in prejudice and "identity politics". I hope the Babylon Town Council knows better than to buy into such smears, and to treat Wheatley Heights residents with such unjustified disdain and disregard for our lives.

*Bristol*

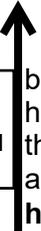
While the Bristol Group may be a savvy, well-intentioned group that works well with business partners, and knows how to provide kickbacks that make their proposals seem more enticing to decisionmakers in the communities they wish to enter, they are clearly outsiders who do not fully understand the peaceful neighborhoods they plan to disrupt. The site they seek to use should not be re-zoned, for the sake of neighborhood residents including myself, for the sake of Long Islanders who depend on the already-busy single-lane Little East Neck Road to reach points south, for the sake of children who live in the neighborhood and children who flock to the area for summer activities, and for the sake of the ancestors buried in the area.

W10-13  
Section 2.11.3

W10-14  
Section 2.1.5  
Section 2.11.1

At the town hearing on October 26, someone noted that current warehouses don't have the features Bristol seeks to build. I would suggest that it makes far more sense to upgrade existing spaces than to attempt to





W10-14  
Section 2.1.5  
Section 2.11.1

build hundreds of truck bays directly adjacent to two densely-populated residential neighborhoods, where we have little consumer-facing business and infrastructure cannot support much larger industrial operations that threaten residents' health as well as peace and way of life. It could also make sense to build such "state of the art" facilities elsewhere, given the appropriate infrastructure **and a much greater distance from residential homes.**

*Lack of benefit to residents*

W10-15  
Section 2.1.4  
Section 2.16.1

While I am very sympathetic to the lure of jobs, I cannot help but think that the short-term construction jobs would better serve the community to work on areas properly zoned for hundreds truck bays and able to support the traffic with bigger roads - this is not Wheatley Heights and it is not Wyandanch. The trucker jobs would not benefit our community any more than trucker jobs anywhere else in Long Island would benefit us. The warehouse jobs would not benefit our community any more than warehouse jobs in the Grumman site, as an example. There is no public benefit to losing forest for a concrete jungle. The "energy credits" proposed are laughable against the damage to our daily lives, to our long-term health, to our long-term cost of living, and to our property values. For residents, there is only loss.

W10-16  
Section 2.1.5  
Section 2.16.1

I respectfully suggest that the good-faith effort to create jobs seek to develop other areas that have the roads and other infrastructure prepared to accept the trucks and other business traffic. Melville, Bethpage, and Woodbury are nearby areas I can think of with more appropriate space and stronger road infrastructure for offices, warehouses, and trucks than Wheatley Heights or Wyandanch.

*I ask Bristol to consider other options and not ruin our lives or disrespect the people buried on the site they wish to develop*

Business areas are not too far from their proposed site - for example the office park areas in Melville and Woodbury. A large former industrial site abandoned by Grumman would make far more sense to rehabilitate into business space than a forest and historical grave site for hundreds of Black and Indigenous ancestors - people who served in the Civil War, escaped enslavement, were part of American history.

*The space could enhance the natural beauty of the Town of Babylon*

If the Town Council has interest in what I as a resident would like to see done with the space Briston would like to raze - I'd be thrilled to have hiking/walking paths that respect the historical graves in the area as well as the natural beauty of Long Island. I've driven to areas such as the West Hills Park in Huntington and parks in Oyster Bay and beyond for walking trails that I wish I had in my own backyard - something that could happen with gentle development of an area that bustles with natural beauty and wildlife!

W10-17  
Section 2.18.1

Forgive me if this is wishful thinking; but I see it as a much more reasonable proposal - a beneficial proposal to the neighborhood and the Town of Babylon - than the nightmarish idea of an air-polluting, water-polluting, noise-polluting, light-polluting, traffic-inducing blight on a neighborhood that is prized for its peace and high degree of livability. Please do not turn our oasis into a pit of hell.

Thank you for considering my statement, and I hope you will not dismiss these real-life considerations in favor of limited benefits that will help "the few", most of whom are not your constituents.

Sincerely,  
Ruhamah Shek  
Circle Drive, Wheatley Heights

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**From:** Love Foy <[lovekfoy@gmail.com](mailto:lovekfoy@gmail.com)>  
**Sent:** Saturday, November 23, 2024 2:37:06 PM  
**To:** Richard Groh <[rgroh@townofbabylonny.gov](mailto:rgroh@townofbabylonny.gov)>  
**Cc:** Rich Schaffer <[rschaffer@townofbabylonny.gov](mailto:rschaffer@townofbabylonny.gov)>  
**Subject:** Re: Bristol Group Industrial Park Proposal. Concerns

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Thank you for the prompt response. My mailing address is:

44 Foxwood Drive  
Wheatley Heights, NY 11798

Best,

Love K. Foy  
646.262.0052

On Sat, Nov 23, 2024 at 2:34 PM Richard Groh <[rgroh@townofbabylonny.gov](mailto:rgroh@townofbabylonny.gov)> wrote:

Rich entered into record. Ms. Foy, can you please provide your mailing address.

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**From:** Rich Schaffer <[rschaffer@townofbabylonny.gov](mailto:rschaffer@townofbabylonny.gov)>  
**Sent:** Saturday, November 23, 2024 1:59:12 PM  
**To:** Love Foy <[lovekfoy@gmail.com](mailto:lovekfoy@gmail.com)>; Rich Schaffer <[rich.suffolk@gmail.com](mailto:rich.suffolk@gmail.com)>; Richard Groh <[rgroh@townofbabylonny.gov](mailto:rgroh@townofbabylonny.gov)>; Jennifer Taus <[jtaus@townofbabylonny.gov](mailto:jtaus@townofbabylonny.gov)>; Geraldine Compitello <[gcompitello@townofbabylonny.gov](mailto:gcompitello@townofbabylonny.gov)>; Joseph Wilson <[jwilson@townofbabylonny.gov](mailto:jwilson@townofbabylonny.gov)>; Antonio Martinez <[amartinez@townofbabylonny.gov](mailto:amartinez@townofbabylonny.gov)>; Anthony Manetta <[amanetta@townofbabylonny.gov](mailto:amanetta@townofbabylonny.gov)>; [tmcsweeny@townofbabylon.com](mailto:tmcsweeny@townofbabylon.com) <[tmcsweeny@townofbabylon.com](mailto:tmcsweeny@townofbabylon.com)>; DuWayne Gregory <[dgregory@townofbabylonny.gov](mailto:dgregory@townofbabylonny.gov)>  
**Subject:** Re: Bristol Group Industrial Park Proposal Concerns

For public record

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**From:** Love Foy <[lovekfoy@gmail.com](mailto:lovekfoy@gmail.com)>  
**Sent:** Saturday, November 23, 2024 1:15:35 PM  
**To:** Rich Schaffer <[rschaffer@townofbabylonny.gov](mailto:rschaffer@townofbabylonny.gov)>; Rich Schaffer <[rich.suffolk@gmail.com](mailto:rich.suffolk@gmail.com)>  
**Subject:** Bristol Group Industrial Park Proposal Concerns

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Dear Supervisor Schaffer,

W11-1  
Section 2.10.3

A March 8, 2024 article in [Long Island Business](#) (linked and attached) reports that the Town of Babylon began the process of approving an Industrial Park located in Wheatley Heights. There is some debate as to whether the location is actually Wheatley Heights or Wyandanch. The Town of Babylon's website says that [hamlets have no official boundaries](#), and since the project adjoins the Wheatley Heights community via Little East Neck Road, I am going with the article's premise that the location is Wheatley Heights.

W11-2  
Section 2.3.1

Unfortunately, most Wheatley Heights residents are only just learning about this project and so we have limited time to voice our concerns. The article states the project is set to break ground in spring of 2025 and that Pinelawn Cemetery, who owns the property, would be putting in a rezoning request so that the area can be rezoned from residential to industrial.

I went to the Town of Babylon website to view the public notices about this project. Here is what I was able to find (and not find):

**I was not able to find:**

W11-3  
Section 2.3.1

-A public hearing notice that includes the request of an environmental impact report. I know the report was completed, because I attended the [October 26th Special Town Board Meeting](#) in which it was discussed. However, there is no record posted on the Town of Babylon's website indicating when the report was requested, nor is there a notice of any initial proposal for the project itself, even though the article states it was first discussed in 2022. I reviewed the 2022 and 2023 Planning Board agendas, the 2022 and 2023 Town Board agendas, and the 2022 and 2023 Zoning Board of Appeals agendas and there is absolutely no mention of this project anywhere on any of these agendas.

**I was able to find:**

W11-4  
Section 2.3.1

-Notice on [July 24, 2024](#) from the NYS Department of Environmental Conservation that the Town of Babylon made the "Final Scope for the proposed Bristol Suffolk, LLC" application available at their office and online [HERE](#). However, when one clicks the provided website there is no direct link to locate the environmental impact report.

-A [public relations document](#) buried deep in the recesses of the Town of Babylon website states that the Town accepted the draft of the environmental impact report, which was submitted on August 28th 2024. The [report](#) indicates areas of concern as traffic, noise, and groundwater resources. The Town [accepted the report on October 9th](#) and set a public hearing not only on the submitted environmental report but also on the **request to change the zoning of the area from residential to industrial**. The document also states that the public comment period will end on November 6th. Considering that this project has been public since 2022, I find it completely unacceptable as a resident of Wheatley Heights that the timeline for public commentary is so incredibly truncated, even with the extension that was recently granted.

W11-5  
Section 2.6.2

I am also greatly concerned with the environmental impact of placing an industrial behemoth in a small residential community. There are so many problems with this proposal. First is the impact on residents' health. Wheatley Heights has some of the "best water on Long Island" according to the Suffolk County Water Authority. Is the Town completely oblivious to this? It seems as if the Town is deliberately trying to sabotage our children's health by placing this ridiculous monstrosity at our doorstep.

W11-6  
Section 2.7.3

The report clearly states the following:

- The proposed action will generate a new demand for water (118,000 gallons a day),
- The proposed action will use an existing public water supply – (the same that we use in Wheatley Heights),
- Water line extensions will be necessary to supply the project (that means digging and disrupting our own water lines),
- The proposed action will generate **67,159 gallons a day of liquid waste**, and
- The proposed action will disturb more than one acre and will create stormwater runoff during construction **and post-construction**. The runoff will then be directed to a management facility **onsite**. The report states that the stormwater will not runoff to adjacent properties, but **how will they ensure this and how will they keep any mitigative practices in place should a new company take over the facility?** There is clearly the possibility of cross-contamination and long-term degradation of our water supply. With the increase of flooding and superstorms related to climate change, it is absurd and completely disingenuous for the Town to promise that the surrounding areas will not be corrupted by toxic runoff from this industrial site.

Let's look at air quality:

W11-7  
Section 2.8.1

- There will be on-site sources of air emissions, including (but obviously not limited to) fuel combustion and waste incineration,
- The questions in the report about more detailed emissions, e.g., carbon dioxide (CO2), nitrous oxide (N2O), perfluorocarbons (PFCs), sulfur hexafluoride (SF), hydrofluorocarbons (HFCs), and hazardous air pollutants (HAPs) **are left unanswered**.
- Trucks will be driving on streets that surround our neighborhood in order to get to and from the site, increasing air pollution and compromising residents' health, especially the health of young children who are still in their developmental stages. These children live in Wheatley Heights and Wyandanch, yet the Town has offered no public communication or requested input from the Half Hollow Hills Central School District – the home district for all of Wheatley Heights' children. Monetary promises were made to Wyandanch; why not Half Hollow Hills? If the Town is going to compromise the health of our children, at least offer financial remedy to help pay for long-term health care costs such as treatment for asthma and allergies that often arise when living close to an industrial site.

Traffic is also an issue:

W11-8  
Section 2.9.2  
Section 2.11.1  
Section 2.15.11

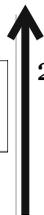
- There will be a substantial increase in traffic (in a quiet, residential neighborhood), and due to the listed hours of operation, will compromise school bus routes in the mornings and in the afternoons, and
- The natural habitat of the site will be destroyed not only for the industrial park but also for a massive parking lot with 1,880 parking spaces.

W11-9  
Section 2.12.3  
Section 2.12.4

Noise is an issue:

- During construction there will be noise from 8:00 AM to 7:00 PM, and
- After construction there will be permanent business, commercial, and industrial noise from 8:00 AM to 6:00 PM – again **in a quiet, residential neighborhood**.





W11-9  
Section 2.12.3  
Section 2.12.4

24 hour lighting is an issue:

- 30 ft area lights will be placed all around the property, disturbing the night sky of our residential neighborhood, and
- Trees will get cut down that could help limit light exposure.

W11-10  
Section 2.14.1

Among other problems, the report leaves out the fact that the site will be **next to the Kevin Ver Pault Memorial Park in Wheatley Heights** that houses a children’s playground, basketball court, baseball court, and a walking/jogging area for residents. The report only cites Wyandanch children's spaces as affected and completely ignores Wheatley Heights even though the structure will be built in Wheatley Heights.

W11-11  
Section 2.6.1

The project site also adjoins a New York State Critical Environmental Area – Wheatley Heights Special Groundwater Protection Area. It will be virtually impossible for this industrial structure to not cause detriment. It will have a negative impact on this NYS-protected area.

W11-12  
Section 2.18.1

In summary, this project is **unwanted in Wheatley Heights**. Some explanation as to the limited public notices is also necessary as we were not informed until “the midnight hour” of these major changes and challenges coming to our beautiful residential community. It is unconscionable that Town of Babylon leadership has chosen to operate in this way. This project should be built in one of the Town’s already designated industrial zones. There are spaces on Pinelawn Avenue near the Southern State Parkway and also in Lindenhurst that would be better suited for this project. I recognize that there are financial incentives for this project – these incentives do not have to be compromised by moving the industrial park to a more appropriate location.

W11-13  
Section 2.3.1

W11-14  
Section 2.10.4

Sincerely,

Love K. Foy  
Resident

CC: Denise Graziano, Commissioner of Planning and Development, Town of Babylon  
Sean Mahar, Interim Commissioner, NYS Department of Environmental Conservation  
Saba Mchunguzi, President, NAACP Central Long Island Branch  
Meryl Porter, President, The Mothers Club of Wheatley Heights  
Francesca Speciale, District Clerk, Half Hollow Hills Central School District

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W9  
No Comments

Home(/) > Latest Headlines(https://Libn.Com/Category/Latest-Headlines/) > West Coast developer advances \$250M industrial project on Long Island



Rendering of a building at the planned Suffolk Technology Park. / Courtesy of Bristol Group Inc.

## West Coast developer advances \$250M industrial project on Long Island

David Winzelberg (https://libn.com/author/davidwinzelberg/) West Coast developer advances

// March 8, 2024 // **3 Minute Read**  
F2024%2F03%2F08%2Fwest-coast-developer-iles/2024/03/Suffolk-Technology-Park-industrial%20project%20on%20Long%20Island )

\$250M industrial project on Long Island &body=A San Francisco-based development firm is advancing a plan to build a new industrial complex on 100 acres in Wheatley Heights. Bristol Suffolk LLC, an affiliate of Bristol Group Inc.,... You can read the content in details following link https%3A%2F%2Flibn.com%2F2024%2F03%2F08%2Fwest-coast-developer-advances-250m-industrial-project-on-long-island%2F)

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**Editor's Picks**  
(https://libn.com/category/picks/)

A San Francisco-based development firm is advancing a plan to build a new industrial complex on 100 acres in Wheatley Heights.

Bristol Suffolk LLC, an affiliate of Bristol Group Inc., has applied to the Town of Babylon for a zoning change and subdivision approval to develop nine industrial buildings totaling more than 1.6 million square feet on vacant land that would be leased from Pinelawn Cemetery.

First pitched in 2022, the \$250 million project, dubbed Suffolk Technology Park, would bring nine buildings ranging in size from 141,700 square feet to 247,360 square feet to the site located on Long Island Avenue between Little East Neck Road and North 28th Street. Each of the buildings, which would have 36-foot clear ceilings, several drive-in bays and loading docks and some office space, will be designed to house three to six small and mid-sized businesses, according to the concept design plan submitted to the town.



*Aerial view of Wheatley Heights development site. / Courtesy of Bristol Group Inc.*



### In The Lead: Family Owned Bu

In following up to our previous In the Lead episode on women-owned businesses, we'd like [...]

(<https://libn.com/2024/11/22/family-owned-business/>)

### Real Estate

(<https://libn.com/category/real-estate/>)



### Bohemia industrial development site trades for \$3.5M

The 3.5-acre property was formerly used as

(<https://libn.com/2024/11/25/bohemia-industrial-development-site-trades/>)

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“Suffolk Technology Park provides an exceptional opportunity to build a world-class business park designed to attract small and medium-sized businesses that are seeking state-of-the-art facilities in close proximity to western Suffolk County’s attractive labor force,” said Jeff Kott, managing partner of Bristol Group, Inc. “The master-planned business park will be one of the most significant new developments in the Town of Babylon in terms of diverse job creation and its long-term economic impact to the surrounding area, particularly the Wyandanch School District and community.”

The project is planned to be constructed in three phases, with each phase taking from 12 to 18 months to complete. The first phase is projected to start in July 2025, the second phase beginning in Q4 2027, and the third phase planned to start in Q4 2029, according to the developer’s application to the town.



Rendering of a building at the proposed Suffolk Technology Park. / Courtesy of Bristol Group Inc.

The development is expected to create more than 400 construction jobs and more than 2,000 permanent full-time equivalent jobs once fully complete, according to an economic impact study from Melville-based Nelson, Pope & Voorhis.

“The economic impact that this project will provide all the communities surrounding the project is very impactful and exciting,” said David Williams, managing director of Development for Bristol Group. “It’s estimated that when fully constructed and leased, the Suffolk Technology Park will begin paying more than \$5.2 million in annual property taxes that will regularly escalate over the following years, of which \$3.8 million is projected to go directly to fund the Wyandanch School District, fire department, ambulance and library.”

The developer has proposed a new zoning district called Planned Industrial Park II to accommodate a modern business park. According to attorney Bram Weber, of Melville-based **Weber Law Group** (</profile/weber-law-group>), who represents the project, there are several next steps in the development’s approval process. The project will undergo an extensive environmental and planning review, and the developer will be preparing an environmental impact statement, which will be reviewed pursuant to SEQR. Then the town will hold public hearings on the project before voting on its approval, which is expected to happen by the end of this year or early next year.

“There is no development existing on Long Island today like this one,” Weber told LIBN. “Long Island has a history of very successful industrial parks. This park builds on that history and introduces a product into the marketplace so that Long Island companies can grow and start here.”

The Suffolk Technology Park is designed by the Ware Malcomb architecture firm and engineering is being provided by Melville-based Bohler Engineering. Phil Heilpern, Martin Lomazow and Matt Manoogian of CBRE brokered the ground lease agreement, representing Pinelawn Cemetery.

## Weekly Edition (<https://libn.com/category/weekly-edition/>)



Murray: The future of offshore wind power under Trump  
21/11/2024

(<https://libn.com/2024/11/21/murray-the-future-of-offshore-wind-power-under-trump/>)



Kremer: Congestion pricing, a bureaucratic nightmare for all  
21/11/2024

(<https://libn.com/2024/11/21/kremer-congestion-pricing-a-bureaucratic-nightmare-for-all/>)



On Our Island 11/22/2024  
21/11/2024

(<https://libn.com/2024/11/21/on-our-island-11-22-2024/>)



Will LI businesses feel the impacts of potential 2025 tax policy changes?  
21/11/2024

(<https://libn.com/2024/11/21/will-li-businesses-feel-the-impacts-of-potential-2025-tax-policy-changes/>)



Inked: Recent LI real estate deals  
14/11/2024

(<https://libn.com/2024/11/14/inked-recent-li-real-estate-deals-304/>)

Founded in 1980, Bristol Group Inc. is a real estate investment and development firm that has acquired, developed or redeveloped over \$3 billion of real estate, which includes over 24 million square feet of commercial properties. Last year, the company completed its first Long Island project, a 178,134-square-foot industrial building on 10.75 acres at 49 Mall Drive in Commack called the Bristol Logistics Center.

92

Double Check  
this for response

**Richard Groh**

**From:** Richard Groh  
**Sent:** Friday, November 29, 2024 11:41 AM  
**To:** Dianne Lloyd; Rich Schaffer  
**Cc:** T Edwards; Anthony Manetta; Antonio Martinez; Denise Graziano; DuWayne Gregory; Matthew Esposito; Terence McSweeney  
**Subject:** Re: Neighbors at N 28th Street

Thank you Ms. Lloyd. We will add to the record.

Get [Outlook for iOS](#)

**From:** Dianne Lloyd <ladedi106@gmail.com>  
**Sent:** Friday, November 29, 2024 11:37:35 AM  
**To:** Rich Schaffer <rich.suffolk@gmail.com>  
**Cc:** T Edwards <edwards762@msn.com>; Anthony Manetta <amanetta@townofbabylonny.gov>; Antonio Martinez <amartinez@townofbabylonny.gov>; Denise Graziano <dgraziano@townofbabylonny.gov>; DuWayne Gregory <dgregory@townofbabylonny.gov>; Matthew Esposito <mesposito@townofbabylonny.gov>; Richard Groh <rgroh@townofbabylonny.gov>; Terence McSweeney <tmcweeney@townofbabylonny.gov>  
**Subject:** Re: Neighbors at N 28th Street

))) This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email. (((

Hello All,  
Attached please find some concerns that need to be noted and /or clarification and consideration.  
Have an awesome Thanksgiving with your friends and family.

Blessings...Lady Di  
Dianne Lloyd  
187 N. 28th Street  
Wheatley Heights, NY 11798  
631-965-8890

CONCERNED NEIGHBORS OF 28<sup>TH</sup> STREET & WASHINGTON ST

11/21/24 6:30 PM

IN ATTENDENCE:

MAYRA & DWAYNE RIVERA – 131 WASHINGTON ST

DAMION FEARRON – 185 N 28<sup>TH</sup> ST

DIANNE LLOYD = 187 N 28<sup>TH</sup> ST

RICHARD NAZARIO – 177 N 28<sup>TH</sup> ST

ALBIN BONILLA – 181 N 28<sup>TH</sup> ST

MR RODRIGUEX – N 28<sup>TH</sup> UP THE HILL

TRACY EDWARD, ,COMMUNITY LIAISON

ALL NEIGHBORS IN ATTENDENC ARE NOT NECESSARILY OPPOSED, HOWEVER, WE STILL HAVE SOME CONCERNS.

- WE ARE GRATEFUL FOR THE MANY BENEFITS TO THE COMMUNITY THIS MAY HAVE FOR THE FUTURE AND ALL YOU HAVE DONE TO PROTECT THE IMMEDIATE NEIGHBORS AND COVERED MOST OF OUR CONCERNS. WE ALSO RECOGNIZE YOUR COMMITMENT TO WYANDANCH RISING, HOWEVER, WE HAD SOME OTHER CONCERNS NOT COVERED OR NEED MORE CLARIFICATION

W12-1  
Section 2.12.8

**384 LOADING BERTHS?** – LOADING AND UNLOADING LIMITATIONS AT NIGHT?  
TIME FRAMES FOR LOADING AND UNLOADING

W12-2  
Section 2.12.8

- **1,940 PARKING SPACES SHIFT TIMES** – ALTERNATE SHIFTS FOR ARRIVAL AND DEPARTURE AS THEY DO IN MANHATTAN AND OTHER COMGESTED AREAS

W12-3  
Section 2.4.4

- **ESCAVATING & CONSTRUCTION 4-5 YEARS**
  - CONSISTANT CLEANUP ON N 28<sup>TH</sup> STREET, WASHINGTON AND ALL HOMES IMPACTED PROVIDE -POWER WASHING, STREET CLEANING, CAR WASHING ETC UNTIL COMPLETION OF PROJECT

W12-4  
Section 2.2.3

- **CURBS ON BOTH SIDES OF S28<sup>TH</sup> STREET**
  - THE RENDERING OF THE EDGE OF THE WEST SIDE OF 28<sup>TH</sup> STREET WAS SO WONDERFUL TO SEE



W12-4  
Section 2.2.3

- FYI ON EAST SIDE OF N 28<sup>TH</sup> FROM NICCOLS TO MERRIT ST ONLY 2 HOMES DO NOT HAVE CURBS, 181 & 185
- ON EAST SIDE OF N 28<sup>TH</sup> STREET FOM NICCOLS TO 171 THERE IS NO CURB
- SO CONNECTING THESE CURBS AND MAKING THEM CONTINUOUS WOULD CERTAINLY PRESENT A FINISHED LOOK ON THE STREET, AND PREVENT DUMPING OF DEBRIS AND STOLEN CARS AND LOITERING.

W12-5  
Section 2.12.3

- **LIGHTING AND NOISE AT NIGHT?** GARBAGE COLLECTING, DELIVERIES ETC.

W12-6  
Section 2.1.3

- **PROPERTY TAX CREDIT FOR NEIGHBORS?**

W12-7  
Section  
2.15.12

- **STOP LIGHT/ ALL WAY STOP SIGNS** ON COLONIAL SPRINGS AND N.27TH ST

W12-8  
Section 2.8.2

- **QUALITY OF AIR** LOSING MOST THE NATURAL FOLIAGE WILL IMPACT QUALITY OF AIR TO SURROUNDING AREA – INTERIOR AIR PURIFIERS PROVIDED?

W12-9  
Section 2.1.3

- **SEWERS & GAS** FOR WYANDANCH AND WHEATLEY HEIGHTS -TBD

- THESE CONCERNS AND ANY OTHERS WOULD BE OPENED ENDED UNTIL 1 YEAR AFTER COMPLETION

Town of Babylon  
Babylon Town Hall  
200 Sunrise Highway  
Lindenhurst, NY 11757

October 26th, 2024  
RE: Bristol Group Suffolk Technology Park Development

Dear Members of the Babylon Town Board,

I am writing on to express my enthusiastic support for the proposed Suffolk Technology Park project. This development, proposed by the Bristol Group, promises to transform 100 acres of unimproved land along Long Island Avenue in the Hamlet of Wyandanch into a state-of-the-art business park.

W13-1  
Section 2.19.1

The project, which has been thoroughly planned in collaboration with the Town of Babylon and the local community over the past three years, will feature nine single-story warehouse and office buildings. This development will create over 400 direct and indirect construction jobs during the development phase, and after completion, 1,500 to 2,500 quality jobs in the office, operations, technology, and warehouse sectors.

W13-2  
Section 2.19.1

Moreover, the project ensures a sustainable and environmentally friendly construction process, and includes traffic improvements to alleviate congested intersections to enhance the overall infrastructure of the area. With a development budget exceeding \$200 million, the Suffolk Technology Park represents a substantial investment in the future of the Town of Babylon.

W13-3  
Section 2.19.1

I wholeheartedly support the Suffolk Technology Park. We look forward to seeing this project come to fruition and the positive impact it will have on our community.

Sincerely,

 Amity V. V. V.

Town of Babylon  
Babylon Town Hall  
200 Sunrise Highway  
Lindenhurst, NY 11757

October 26th, 2024  
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W14-1  
Section 2.19.1

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W14-2  
Section 2.19.1

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W14-3  
Section 2.19.1

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Sincerely,

Anthony M. M.

Town of Babylon  
Babylon Town Hall  
200 Sunrise Highway  
Lindenhurst, NY 11757

October 26th, 2024  
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W15-1  
Section 2.19.1

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W15-2  
Section 2.19.1

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W15-3  
Section 2.19.1

I wholeheartedly support the Suffolk Technology Park. We look forward to seeing this project come to fruition and the positive impact it will have on our community.

Sincerely,



AMITYVILLE

Town of Babylon  
Babylon Town Hall  
200 Sunrise Highway  
Lindenhurst, NY 11757

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W16-1  
Section 2.19.1

The project, which has been thoroughly planned in collaboration with the Town of Babylon and the local community over the past three years, will feature nine single-story warehouse and office buildings. This development will create over 400 direct and indirect construction jobs during the development phase, and after completion, 1,500 to 2,500 quality jobs in the office, operations, technology, and warehouse sectors.

W16-2  
Section 2.19.1

Moreover, the project ensures a sustainable and environmentally friendly construction process, and includes traffic improvements to alleviate congested intersections to enhance the overall infrastructure of the area. With a development budget exceeding \$200 million, the Suffolk Technology Park represents a substantial investment in the future of the Town of Babylon.

W16-3  
Section 2.19.1

I wholeheartedly support the Suffolk Technology Park. We look forward to seeing this project come to fruition and the positive impact it will have on our community.

Sincerely,

*Jacqueline Policore*  
*Amityville, NY*

Town of Babylon  
Babylon Town Hall  
200 Sunrise Highway  
Lindenhurst, NY 11757

October 26th, 2024  
RE: Bristol Group Suffolk Technology Park Development

Dear Members of the Babylon Town Board,

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W17-1  
Section 2.19.1

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W17-2  
Section 2.19.1

Moreover, the project ensures a sustainable and environmentally friendly construction process, and includes traffic improvements to alleviate congested intersections to enhance the overall infrastructure of the area. With a development budget exceeding \$200 million, the Suffolk Technology Park represents a substantial investment in the future of the Town of Babylon.

W17-3  
Section 2.19.1

I wholeheartedly support the Suffolk Technology Park. We look forward to seeing this project come to fruition and the positive impact it will have on our community.

Sincerely,

*Gary D. Quicks*  
*Helen Fouakee*

Town of Babylon  
Babylon Town Hall  
200 Sunrise Highway  
Lindenhurst, NY 11757

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W18-1  
Section 2.19.1

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W18-2  
Section 2.19.1

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W18-3  
Section 2.19.1

I wholeheartedly support the Suffolk Technology Park. We look forward to seeing this project come to fruition and the positive impact it will have on our community.

Sincerely,





Town of Babylon  
Babylon Town Hall  
200 Sunrise Highway  
Lindenhurst, NY 11757

October 26th, 2024  
RE: Bristol Group Suffolk Technology Park Development

Dear Members of the Babylon Town Board,

On behalf of the Long Island Builders Institute, the largest home building and remodeling advocacy organization in New York State, I am writing to express our enthusiastic support for the proposed Suffolk Technology Park project. This development, proposed by the Bristol Group, promises to transform 100 acres of unimproved land along Long Island Avenue in the Hamlet of Wyandanch into a state-of-the-art business park.

W19-1  
Section 2.19.1

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W19-2  
Section 2.19.1

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W19-3  
Section 2.19.1

Our organization fully supports the Bristol Group's Suffolk Technology Park development. We look forward to seeing this project come to fruition and the positive impact it will have on our community.

Sincerely,

Michael Florio  
CEO, Long Island Builders Institute

Town of Babylon  
Babylon Town Hall  
200 Sunrise Highway  
Lindenhurst, NY 11757

October 26th, 2024

RE: Bristol Group Suffolk Technology Park Development

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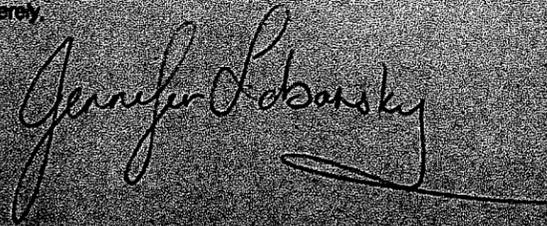
The project, which has been thoroughly planned in collaboration with the Town of Babylon and the local community over the past three years, will feature nine single-story warehouse and office buildings. These buildings will provide a modern, high-image business environment with natural amenities, catering to a diverse range of small-to-medium sized local, regional, and national service-type tenants.

Furthermore, this development will create over 400 direct and indirect construction jobs during the development phase, and after completion, 1,500 to 2,500 quality jobs in the office, operations, technology, and warehouse sectors.

Moreover, the project ensures a sustainable and environmentally friendly construction process, and includes traffic improvements to alleviate congested intersections to enhance the overall infrastructure of the area. With a development budget exceeding \$200 million, the Suffolk Technology Park represents a substantial investment in the future of the Town of Babylon.

I wholeheartedly support the Suffolk Technology Park. I commend the Bristol Group for their dedication to sustainable development and their commitment to creating a modern business hub. We look forward to seeing the project come to fruition and the positive impact it will have on our community.

Sincerely,



W20-1  
Section 2.19.1

W20-2  
Section 2.19.1

W20-3  
Section 2.19.1

Town of Babylon  
Babylon Town Hall  
200 Sunrise Highway  
Lindenhurst, NY 11757

October 26th, 2024

RE: Bristol Group Suffolk Technology Park Development

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Sincerely,



W21-1  
Section 2.19.1

W21-2  
Section 2.19.1

W21-3  
Section 2.19.1

Town of Babylon  
Babylon Town Hall  
200 Sunrise Highway  
Lloyd Neck, NY 11757

October 30th, 2024

Re: Bristol Group Suffolk Technology Park Development

Dear Members of the Babylon Town Board:

I am writing to express my enthusiastic support for the proposed Suffolk Technology Park project. This development, proposed by the Bristol Group, promises to transform 100 acres of unimproved land along Long Island Avenue in the Hamlet of Wyandanch into a state-of-the-art business park.

The project, which has been thoroughly planned in collaboration with the Town of Babylon and the local community over the past three years, will feature nine single-story warehouse and office buildings. These buildings will provide a modern, high-image business environment with natural amenities, catering to a diverse range of small-to-medium sized local, regional, and national service-type tenants.

Furthermore, this development will create over 400 direct and indirect construction jobs during the development phase, and after completion, 1,500 to 2,500 quality jobs in the office, operations, technology, and warehouse sectors.

Moreover, the project ensures a sustainable and environmentally friendly construction process, and includes traffic improvements to alleviate congested intersections to enhance the overall infrastructure of the area. With a development budget exceeding \$200 million, the Suffolk Technology Park represents a substantial investment in the future of the Town of Babylon.

I wholeheartedly support the Suffolk Technology Park. I commend the Bristol Group for their dedication to sustainable development and their commitment to creating a modern business hub. We look forward to seeing this project come to fruition and the positive impact it will have on our community.

Sincerely,



W22-1  
Section 2.19.1

W22-2  
Section 2.19.1

W22-3  
Section 2.19.1

Town of Babylon  
Babylon Town Hall  
200 Service Highway  
Lindenhurst, NY 11757

October 26th, 2024

RE: Bristol Group Suffolk Technology Park Development

Dear Members of the Babylon Town Board,

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Sincerely,



W23-1  
Section 2.19.1

W23-2  
Section 2.19.1

W23-3  
Section 2.19.1

Town of Babylon  
Babylon Town Hall  
200 Sunrise Highway  
Lindenhurst, NY 11757

October 26th, 2024

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Sincerely,

*James Falloriso*

W24-1  
Section 2.19.1

W24-2  
Section 2.19.1

W24-3  
Section 2.19.1

Town of Babylon  
Babylon Town Hall  
200 Sunrise Highway  
Lindenhurst, NY 11757

October 26th, 2024

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Sincerely,



W25-1  
Section 2.19.1

W25-2  
Section 2.19.1

W25-3  
Section 2.19.1

Town of Babylon  
Babylon Town Hall  
200 Sunrise Highway  
Lindenhurst, NY 11757

October 29th, 2024

RE: Bristol Group Suffolk Technology Park Development

Dear Members of the Babylon Town Board,

I am writing on to express my enthusiastic support for the proposed Suffolk Technology Park project. This development, proposed by the Bristol Group, promises to transform 100 acres of unimproved land along Long Island Avenue in the Hamlet of Wyandanch into a state-of-the-art business park.

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Sincerely,



W26-1  
Section 2.19.1

W26-2  
Section 2.19.1

W26-3  
Section 2.19.1

**Jennifer Taus**

---

**From:** Rich Schaffer  
**Sent:** Saturday, October 26, 2024 10:16 AM  
**To:** Geraldine Compitello; Antonio Martinez; Anthony Manetta; Jennifer Taus; tmcweeny@townofbabylon.com; DuWayne Gregory  
**Subject:** Fw: Bristol Group - Malcolm Butters

[Get Outlook for iOS](#)

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**From:** Bill Ganz <bganz@deerfield-beach.com>  
**Sent:** Friday, October 25, 2024 11:17:36 AM  
**To:** Rich Schaffer <rschaffer@townofbabylonny.gov>  
**Subject:** Bristol Group - Malcolm Butters

»»

This message has originated from an External Source. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

««

Supervisor Schaffer,

It is my understanding that you are considering working with the Bristol Group on a project.

**W27-1**  
**Section 2.19.1**

As the Mayor of Deerfield Beach, I want to share with you the positive experience we had with the Bristol Group and Malcolm Butters.

They worked on the Hillsborough Technology Park in our city and it has been a wonderful asset to the city of Deerfield Beach. From start to finish, everything from construction to the interaction with the neighboring residential community, went extremely smoothly. They truly are wonderful partners.

Please feel free to reach out to me if you have any questions.

Bill Ganz  
Mayor of Deerfield Beach

Sent from my iPhone



Rich Schaffer <rich.suffolk@gmail.com>

**Fw: Town of Babylon Government: Statement of Support**

Rich Schaffer <rschaffer@townofbabylonny.gov>  
To: Rich Schaffer - contact <rich.suffolk@gmail.com>

Sat, Oct 26, 2024 at 8:44 AM

Get Outlook for iOS

**From:** Bram Weber <bweber@weberlawgroup.com>  
**Sent:** Saturday, October 26, 2024 8:43:29 AM  
**To:** Rich Schaffer <rschaffer@townofbabylonny.gov>; Antonio Martinez <amartinez@townofbabylon.com>; Anthony Manetta <amanetta@townofbabylonny.gov>; Terence McSweeney <tmcsweeney@townofbabylonny.gov>; DuWayne Gregory <dgregory@townofbabylonny.gov>  
**Cc:** Tracey Edwards <TEdwards762@outlook.com>; Dave Williams <DWilliams@bristolgroupinc.com>  
**Subject:** FW: Town of Babylon Government: Statement of Support

))) This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email. (((

Dear Supervisor Schaffer and Members of the Town Board, If you did not receive it directly, please see the email below from the Concerned Citizens of Wyandanch Civic Association. Thank you, Respectfully, Bram

**Bram D. Weber**



LI: 290 Broadhollow Road, Suite 200E

Melville, New York 11747

P: 631-549-2000

M: 516-449-5609

F: 631-549-2015

NYC: 212-888-0090

bweber@weberlawgroup.com

[www.weberlawgroup.com](http://www.weberlawgroup.com)

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**From:** Tracey Edwards <TEdwards762@outlook.com>  
**Sent:** Saturday, October 26, 2024 6:47 AM  
**To:** Bram Weber <bweber@weberlawgroup.com>  
**Subject:** Fwd: Town of Babylon Government: Statement of Support

Sent from my iPhone

Begin forwarded message:

10/26/24, 8:46 AM

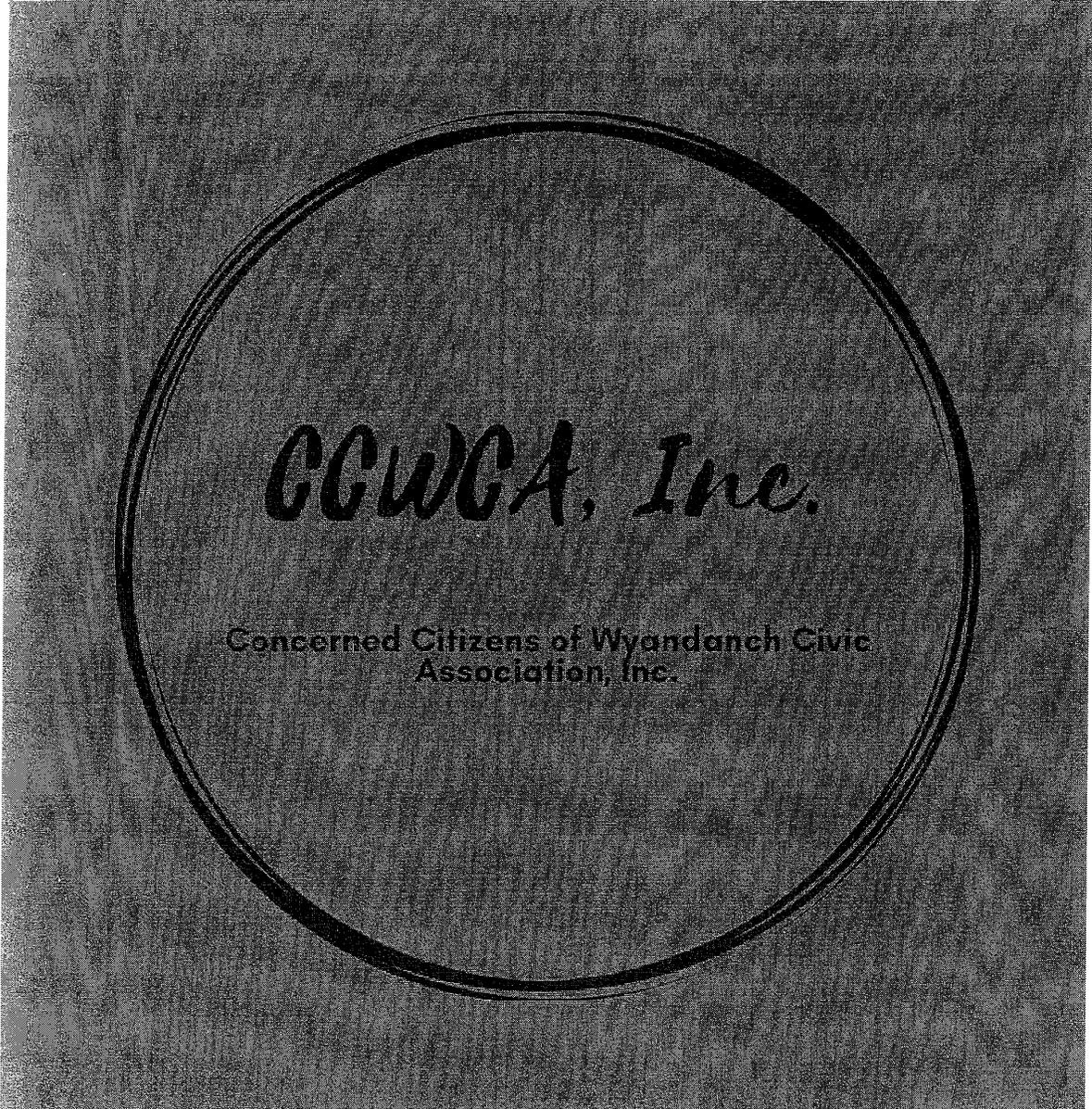
Gmail - Fw: Town of Babylon Government: Statement of Support

From: Latesha Walker <lateshaw96@gmail.com>

Date: October 26, 2024 at 12:16:46 AM EDT

To: Tracey Edwards <TEdwards762@outlook.com>, Dave Williams <DWilliams@bristolgroupinc.com>

Subject: Town of Babylon Government: Statement of Support



Town of Babylon Government  
 Supervisor Richard Schaffer  
 and Hearing Board  
 200 East Sunrise Highway  
 Lindenhurst, NY 11757

October 25, 2024

Dear Chairman and Hearing Board,

My name is Latesha Walker and I am a civic and school leader in the Babylon township writing on behalf of Concerned Citizens of Wyandanch Civic Association. For the past two or so years, we have been supporters of the proposed Bristol Business Park, which is slated to be developed in the Wyandanch jurisdiction, and will positively impact our entire community system; which includes our library, fire district, and schools, by offering new ways to support our economic and workforce growth. Led by the Bristol Group and Tracey Edwards, their outreach efforts have been consistent and equitable to include all Wyandanch stakeholders. In fact, they were the featured guests at the Inaugural Reception for the Committee for Intergovernmental and Community Relations, where they gave a project overview, features, benefits and cost savings to the Wyandanch community on October 21, 2024. From the onset, it was our understanding that our community would gain access to tax revenue and infrastructure benefits that we desperately need. The Bristol Group has not only met with us on multiple occasions, but they have provided data, analysis, feedback and plans to address the environmental changes that will occur within our communities. As stated in

**W28-1**  
**Section 2.19.1**

10/26/24 8:46 AM

Gmail - Fw: Town of Babylon Government: Statement of Support

**W28-1**  
**Section 2.19.1**

May 2022, we believe the Bristol project can bring diverse industries to our town, and propel mentorship, which supports Wyandanch children and families. Above all else, we want Wyandanch youth and their family units to thrive. We believe that Tracey Edwards and the Bristol Group have been transparent and honest about their construction plans and we still stand in support of their effort. Concerned Citizens of Wyandanch Civic Association is dedicated to promoting a cleaner, healthier community, and to achieve that, we need to advocate for smart building initiatives that drive longterm improvement. We believe the Bristol project will help build our community into a stronger center for living.

We are aware a public hearing has been scheduled for October 26, 2024. Due to our consistent grassroots community presence, we have previously committed ourselves to the Wyandanch Fall Festival on the same date and time. Please excuse our absence and enter our entire statement of support into the meeting record.

Respectfully written,  
Latesha S. Walker, President  
C: (631) 991-0832  
E: lateshaw96@gmail.com  
W: concernedcitizensofwyandanch.org

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NEED to address

## Babylon Town Board Meeting Comments:

*To submit a comment on an item on the agenda or any other matter concerning town government or town services, please fill out the below form:*

First	Yvonne
Last	Varas
Street Address	100 Columbus Ave
Hamlet/Village	West Babylon
Phone	6316690726
E-Mail	<a href="mailto:ypharmacy@hotmail.com">ypharmacy@hotmail.com</a>
What topic would you like to submit a comment on?	Wyandanch/Wheatley Hts Proposal for Industrial park

Submit Your Full Written Comment Here

W29-1  
Section 2.18.1

I am against the Bristol group Suffolk Industrial Park. Western Suffolk has become even more crowded after the pandemic. We already have Melville area industrial park on Pinelawn which is very close to where they want to build this new one. The traffic on Colonial Springs Rd and little east neck is horrible already. This is a bad idea as the risks outweigh the benefits.

---

**From:** Richard Groh <rgroh@townofbabylonny.gov>  
**Sent:** Monday, December 30, 2024 9:07 AM  
**To:** Rich Schaffer; Carrie OFarrell; mike brusseau; Denise Graziano; Greg Gaxiola; Bram Weber; Mark Cuthbertson; Dave Williams; Justin Ames; Joseph Welling; Osman Barrie; Hitesh Mahay; Matthew Esposito; Russell Scott; Vincent Tamburino; rebecca.E.Goldberg@imegcorp.com; Dale Koch; Mike Biancaniello; Ashley Marciszyn; Anthony Valentino; Joseph Russo  
**Subject:** RE: Suffolk Technology Park FEIS I

My fault, these came in during the comment period and I missed:

Dear Supervisor Schaffer,

**W30-1**  
**Section 2.18.1**

I am sending this email to voice my strong disapproval to the building project that is being proposed on Little East Neck Rd in Wheatley Heights.

I'm a home owner at 54 Circle Dr, Wheatley Heights, NY 11798.  
The opening of this site would immediately & alter the quality of life at my residence.

**W30-2**  
**Section 2.15.3**  
**Section 2.12.3**

I sat in on the town meeting in October & listened to some proposed remedies to relieve created issues. I believe these "fixes" will fall horribly short of sufficiently mitigating two major problems. I am convinced this project, at this location, can only exacerbate the already known problems of traffic congestion & noise.

**W30-3**  
**Section 2.1.5**

This is a residential area, consisting of predominantly single family homes. My preference & belief, after speaking with 6 separate households on my block, is that this industrial park is not wanted by the residents as a whole. I have yet to hear of a local homeowner who is in support of it.  
This is simply the wrong project for this location.

Not that this is your purview or mine, but one possible alternate location, that is uniquely suited for this type & size build, would be property in the area of Pilgrim Psychiatric Center.  
It has a massive amount of cleared land that has remained underutilized for decades.

Thank you for your time.

Sincerely,  
Charles Barrett  
(646)413-9539

**Best Regards,**  
**Richard Groh**  
**Chief Environmental Analyst**  
**Town of Babylon**  
**Department of Coastal and Environmental Management**  
**Room 406**  
**281 Phelps Lane**  
**North Babylon, NY 11703-4045**

Phone (631) 422-7640  
Fax (631) 422-7686

Certified Floodplain Manager  
Town of Babylon Stormwater Management Program Coordinator

