
APPENDIX I-4
NYSDEC ARTICLE 11 APPLICATION & LETTER OF
NO JURISDICTION ENDANGERED SPECIES ACT
March 14, 2025; August 11, 2025



LETTER OF NO JURISDICTION
ENDANGERED SPECIES ACT

August 11, 2025

Bristol Suffolk, LLC
350 Sansome St, Suite 900
San Francisco, CA 94101

Re: Application # 1-4720-00671/00003
Facility: NE Corner Little East Neck Rd and
Long Island Ave, Wyandanch
SCTM# 100-38-1-1

Dear Applicant,

Based on the information you have submitted, the Department of Environmental Conservation has determined that the proposed activity is not subject to regulation under NYS Endangered Species Regulations. This determination is valid for one year from the date of issuance of this letter (**August 11, 2026**), as long as there are no changes to the activities or locations proposed in the jurisdictional request, and no federally listed species are confirmed within the project footprint prior to the expiration of one year.

Be advised that any changes in location of modifications of the scope of work not identified in the submission referenced above may trigger DEC authorization. Please contact this office if such activities are contemplated.

Please note that this letter does not relieve you of the responsibility of obtaining any necessary permits or approvals from other agencies or local municipalities.

Sincerely,

Mary MacKinnon
Permit Administrator

CC: Nelson, Pope, Voorhis, Wildlife, File



March 14, 2025

Sherri Aicher, Regional Permit Administrator
Division of Environmental Permits
New York State Department of Environmental Conservation
Region 1, Building 40
50 Circle Road
Stony Brook, NY 11790-2356

**Re: NYSDEC Article 11 No Take Determination
Suffolk Technology
SCTM# 0100-038.00-01.00-001.000, 0100-010.00-04.00-044.00, 0100-010.00-04.00-043.000
and 0100-011.00-01.00-011.000
NP&V #21022**

Dear Ms. Aicher,

Nelson Pope & Voorhis, LLC (NPV) has been retained by Bristol Suffolk, LLC to assist with the preparation of an application for an Article 11 Determination of No-Take under the New York State Environmental Conservation Law (NYSECL) and 6 NYCRR Part 182 for the proposed development located on the northeast corner of Little East Neck Road and Long Island Avenue, immediately north of the Long Island Railroad (LIRR), south of Circle Drive, and west of North 28th Street in the Hamlet of Wyandanch, Town of Babylon, Suffolk County, New York (SCTM No. 0100-038.00-01.00-001.000, 0100-010.00-04.00-044.00, 0100-010.00-04.00-043.000 and 0100-011.00-01.00-011.000).

The “Proposed Action” involves the adoption of a proposed Local Law to create a new Town of Babylon (Town) zoning district known as the Planned Industrial Park - 2 (PIP-2) Zoning District, the adoption of a Zoning Map Amendment to the Town of Babylon Official Zoning Map, a two-lot subdivision of the 111.39± acre properties more specifically identified as SCTM Lot # 0100-38-1-1, 0100-10-4-43, 0100-10-4-44, and 0100-11-1-1, the change of zone of a created 100.11± acre from the current A-Residence zoning district to the new PIP-2 zoning district, and a site plan application for the proposed development of the proposed modern light industrial research and technology park hereafter known as “Suffolk Technology Park”.

“Suffolk Technology Park”, consists of single-story warehouse buildings including warehouse and associated office space that will serve a diverse pool of tenants for a wide variety of uses. Such uses may include but are not limited to warehousing, distribution, materials storage and support for local tradespeople, assembly, wholesale storage and packaging, offices, craft and artisan production, cemetery uses, food and drink preparation, and other similar land uses which will serve the community, provide local investment, create numerous and diverse construction and operational jobs, and bolster the local economy.

The subject parcel was field inspected, and its natural habitats and flora and fauna inventoried by Nelson, Pope, and Voorhis (NPV) during seven site visits. A second environmental consulting firm, B.

Laing Associates, accompanied NPV on four of the site visits and provided additional specialized ecological expertise. The seven site inspections occurred over the course of three years on July 6, 2021, August 25, 2021, October 13, 2021, July 2, 2022, July 7, 2022, July 27, 2023, and May 17, 2024.

Based on the field inspections, the Subject Property is vacant and consists mostly of successional old field, mixed forest habitats, and terrestrial cultural environments. The property is adjacent to or opposite single-family residential neighborhoods, a small multifamily age-restricted rental community, a public park with active outdoor recreational facilities, a large cemetery (Pinelawn), a golf course (Colonial Springs Golf Club), a few small mixed commercial land uses, and a SCWA wellfield. Little East Neck Road, Long Island Avenue, the Long Island Railroad, and North 28th Street are also adjacent to the site. There are no significant undisturbed natural areas or preserved open spaces adjacent to or contiguous to the site.

During the site visits, all habitat on site was classified per the habitat classifications defined in Ecological Communities of New York State Second Edition. Presently, ± 55.18 acres of habitat classified as Coastal Oak-Heath forest, Pitch Pine-Oak Forest, and scrub oak are present on-site. Under the Proposed Project, approximately ± 45.11 acres will be cleared and ± 10.07 acres will remain.

Under the Proposed Action disturbance will be minimized to the maximum extent practicable, including providing perimeter buffers, enhanced screening, and delineating tree-clearing limits at the site prior to construction to avoid inadvertent clearing. The development will be separated from adjacent land uses in strict compliance with the yard setback and minimum landscape setback required by the PIP-2 zoning code except as indicated in the DEIS. Native plants or species that are suitably adapted to regional climate and soil conditions are specified by the proposed landscape plans to reduce the demand for irrigation and fertilization.

The Town of Babylon previously met with Kelly A. Hamilton and Casey Pendergast from the New York State Department of Environmental Conservation on February 12, 2025. Procedurally, it was recommended that the applicant apply to Environmental Permits to obtain a No Permit Needed Letter. To assist in the review, we have enclosed the correspondence from USFWS, site plans and the link to the publicly available Draft Environmental Impact Statement.

To satisfy the requirements of these requests, and in support of this project, enclosed herewith are two (2) sets of the following materials:

1. Joint Application Form
2. Short Environmental Assessment Form (SEAF)
3. USFWS Correspondence
4. Figure Package
5. Relevant Site Plans

We appreciate your consideration of this request and look forward to your determination. Should you require any additional information or have questions regarding the enclosed materials, please do not hesitate to contact us.

Sincerely,

Nelson, Pope & Voorhis, LLC



Hannah Motyka

Senior Environmental Scientist/ Project Manager



JOINT APPLICATION FORM

For Permits for activities affecting streams, waterways, waterbodies, wetlands, coastal areas, sources of water, and endangered and threatened species.

You must separately apply for and obtain Permits from each involved agency before starting work. Please read all instructions.

1. Applications To:
>NYS Department of Environmental Conservation [checked] Check here to confirm you sent this form to NYSDEC.
Check all permits that apply: [] Stream Disturbance [] Dams and Impoundment Structures [] Tidal Wetlands [] Water Withdrawal [] Excavation and Fill in Navigable Waters [] 401 Water Quality Certification* [] Wild, Scenic and Recreational Rivers [] Long Island Well [] Docks, Moorings or Platforms [] Freshwater Wetlands [] Coastal Erosion Management [checked] Incidental Take of Endangered / Threatened Species
* See Instructions (page 3)
>US Army Corps of Engineers [] Check here to confirm you sent this form to USACE.
Check all permits that apply: [] Section 404 Clean Water Act [] Section 10 Rivers and Harbors Act
Is the project Federally funded? ___ Yes ___ No
If yes, name of Federal Agency: []
General Permit Type(s), if known: [] []
Preconstruction Notification: Yes ___ No
>NYS Office of General Services [] Check here to confirm you sent this form to NYSOGS.
Check all permits that apply: [] State Owned Lands Under Water [] Utility Easement (pipelines, conduits, cables, etc.) [] Docks, Moorings or Platforms
>NYS Department of State [] Check here to confirm you sent this form to NYSDOS.
Check if this applies: [] Coastal Consistency Concurrence

2. Name of Applicant
Bristol Suffolk, LLC
Taxpayer ID (if applicant is NOT an individual)
Mailing Address
350 Sansome Street, Suite 900
Post Office / City
San Francisco
State
CA
Zip
94101
Telephone (415)398-1022
Email
Applicant Must be (check all that apply): [] Owner [checked] Operator [checked] Lessee

3. Name of Property Owner (if different than Applicant)
Pinelawn Cemetary c/o Justin Locke, President
Mailing Address
2030 Wellwood Avenue
Post Office / City
Farmingdale
State
NY
Zip
11735
Telephone
Email

For Agency Use Only Agency Application Number:

4. Name of Contact / Agent
 Hannah Motyka; NPV Sr. Environ. Scientist & Project Manager

Mailing Address: 70 Maxess Road
 Post Office / City: Melville
 State: NY Zip: 11747

Telephone: 631-260-2061
 Email: hmotyka@nelsonpoppe.com

5. Project / Facility Name
 SUFFOLK TECHNOLOGY PARK

Property Tax Map Section / Block / Lot Number:
 0100-038.00-01.00-001.00, 0100-010.00-04.00-043.00, 0100-010.00-04.00-044.00,
 0100-010.00-01.00-011.00

Project Street Address, if applicable: [Blank]
 Post Office / City: Babylon
 State: NY Zip: 11798

Provide directions and distances to roads, intersections, bridges and bodies of water
 Northeast corner of Little East Neck Road and Long Island Avenue, immediately north of the Long Island Railroad (LIRR) track, south of Circle Drive, and west of North 28th Street in the Hamlet of Wyandanch, Town of Babylon, Suffolk County, New York

✓ Town: Babylon Village: [Blank] City: [Blank] County: Suffolk Stream/Waterbody Name: N/A

Project Location Coordinates: Enter Latitude and Longitude in degrees, minutes, seconds:
 Latitude: 40° 45' 9.84" Longitude: 73° 22' 41.45"

6. Project Description: Provide the following information about your project. Continue each response and provide any additional information on other pages. **Attach plans on separate pages.**

a. Purpose of the proposed project:
 The purpose of the Proposed Action, is to promote sustainable economic growth, stimulate job creation, foster innovation, and create a well-planned and coordinated technology, business and industrial park development which will drive economic development, significantly increase the local tax base, locate a significant number of jobs in the local Wyandanch area, help to address strong demand for warehousing facilities in the region, and provide for a well-planned industrial/business park environment.

b. Description of current site conditions:
 The Subject Property is vacant and consists mostly of successional old field, mixed forest habitats, and terrestrial cultural environments. The property is adjacent to or opposite single-family residential neighborhoods, a small multifamily age-restricted rental community, a public park with active outdoor recreational facilities, a large cemetery (Pinelawn), a golf course (Colonial Springs Golf Club), a few small mixed commercial land uses, and a SCWA wellfield. Little East Neck Road, Long Island Avenue, the Long Island Railroad, and North 28th Street are also adjacent to the site. There are no significant undisturbed natural areas or preserved open spaces adjacent to or contiguous to the site.

c. Proposed site changes:
 The Proposed Action is the 100.11-acre vacant and wooded property (proposed Lot 1) with the proposed Suffolk Technology Park containing nine (9) single-story warehouses with a total combined gross floor area of 1,596,921 SF . The site will largely consist of warehouse and associated office space that will serve a diverse pool of tenants for a wide variety of uses including warehousing and distribution, which will serve the community, provide local investment, create construction and operational jobs, and bolster the local economy.

d. Type of structures and fill materials to be installed, and quantity of materials to be used (e.g., square feet of coverage, cubic yards of fill material, structures below ordinary/mean high water, etc.):
 The Proposed Action includes the construction of 1,596,921 SF of single-story warehouses. No wetlands are located on-site and as such, no structures will be located below ordinary/mean high water. All fill utilized will be obtained from approved upland locations and comply with pertinent regulations.

e. Area of excavation or dredging, volume of material to be removed, location of dredged material placement:
 Approximately 89.79 acres of the site will be disturbed during the Proposed Action. A net cut of ±58,838 CY is anticipated. Any material exported from site will be disposed of in an approved upland location compliant with all required regulations.

f. Is tree cutting or clearing proposed? Yes If Yes, explain below. No
 Timing of the proposed cutting or clearing (month/year): TBD
 Number of trees to be cut: TBD Acreage of trees to be cleared: ±45.11

g. Work methods and type of equipment to be used:

The proposed work will involve standard construction equipment and machinery to support the clearing, grading, and construction activities required for the development of the site.

h. Describe the planned sequence of activities:

The project will be constructed in three phases lasting a total of 5.5± years. Phase One is expected to take approximately 18 months to complete and Phases Two and Three are expected to take approximately 15 months each to complete. The commencement of each successive phase does not immediately coincide with the termination of the previous phase, so although it is expected to take 5.5± years for the site to be fully developed, the total active construction time to complete the three phases of development is expected to be 48 months.

i. Pollution control methods and other actions proposed to mitigate environmental impacts:

Best management practices will be employed to control pollution and mitigate environmental impacts.

j. Erosion and silt control methods that will be used to prevent water quality impacts:

Erosion and silt control methods will include the use of a stabilized construction entrance, silt fences, drain inlet protection, and land grading to prevent water quality impacts and manage sediment runoff during construction activities.

k. Alternatives considered to avoid regulated areas. If no feasible alternatives exist, explain how the project will minimize impacts:

The proposed project was the subject of several iterations of site plan layout and design, which was further refined by input from the community and involved agencies during the SEQRA process. The current site plan has been designed to avoid disturbance to the greatest extent possible while still achieving project benefits.

l. Proposed use: Private Public Commercial

m. Proposed Start Date: Estimated Completion Date:

n. Has work begun on project? Yes If Yes, explain below. No

o. Will project occupy Federal, State, or Municipal Land? ___ Yes If Yes, explain below. No

p. List any previous DEC, USACE, OGS or DOS Permit / Application numbers for activities at this location:

N/A

q. Will this project require additional Federal, State, or Local authorizations, including zoning changes?

Yes If Yes, list below. No

The Proposed Action involves the adoption of a proposed Local Law to create a new Town of Babylon (Town) zoning district known as the Planned Industrial Park - 2 (PIP-2) Zoning District, the adoption of a Zoning Map Amendment to the Town of Babylon Official Zoning Map, a two-lot subdivision of the 111.39± acre properties more specifically identified as SCTM Lot # 0100-38-1-1, 0100-10-4-43, 0100-10-4-44, and 0100-11-1-11 (Subject Property), the change of zone of a created 100.11± acre lot known hereafter as "Proposed Lot 1" or "Lot 1" (consisting of a portion of SCTM Lot # 0100-38-1-1, as well as SCTM Lots # 0100-10-4-43; 0100-10-4-44; and 0100-11-1-11) from the current A-Residence zoning district to the new PIP-2 zoning district.

7. Signatures.

Applicant and Owner (If different) must sign the application. If the applicant is the landowner, the **landowner attestation form** can be used as an electronic signature as an alternative to the signature below, if necessary. Append additional pages of this Signature section if there are multiple Applicants, Owners or Contact/Agents.

I hereby affirm that information provided on this form and all attachments submitted herewith is true to the best of my knowledge and belief.

Permission to Inspect - I hereby consent to Agency inspection of the project site and adjacent property areas. Agency staff may enter the property without notice between 7:00 am and 7:00 pm, Monday - Friday. Inspection may occur without the owner, applicant or agent present. If the property is posted with "keep out" signs or fenced with an unlocked gate, Agency staff may still enter the property. Agency staff may take measurements, analyze site physical characteristics, take soil and vegetation samples, sketch and photograph the site. I understand that failure to give this consent may result in denial of the permit(s) sought by this application.

False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the NYS Penal Law. Further, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomever suffered, arising out of the project described herein and agrees to indemnify and save harmless the State from suits, actions, damages and costs of every name and description resulting from said project. In addition, Federal Law, 18 U.S.C., Section 1001 provides for a fine of not more than \$10,000 or imprisonment for not more than 5 years, or both where an applicant knowingly and willingly falsifies, conceals, or covers up a material fact; or knowingly makes or uses a false, fictitious or fraudulent statement.

Signature of Applicant BRISTOL SUFFOLK, LLC, a DELAWARE LIMITED LIABILITY COMPANY Date 3-13-25

J. S. Kott

Applicant Must be (check all that apply): Owner Operator Lessee

Printed Name JEFFREY S. KOTT

Title MANAGING PARTNER

Signature of Owner (if different than Applicant) _____ Date _____

Printed Name _____

Title _____

Signature of Contact / Agent Hannah Motyka Date 3-14-2025

Printed Name Hannah Motyka

Title Environmental Scientist & Project Manager

For Agency Use Only

DETERMINATION OF NO PERMIT REQUIRED

Agency Application Number _____

_____ (Agency Name) has determined that No Permit is required from this Agency for the project described in this application.

Agency Representative:

Printed Name _____

Title _____

Signature _____

Date _____

7. Signatures.

Applicant and Owner (if different) must sign the application. If the applicant is the landowner, the **landowner attestation form** can be used as an electronic signature as an alternative to the signature below, if necessary. Append additional pages of this Signature section if there are multiple Applicants, Owners or Contact/Agents.

I hereby affirm that information provided on this form and all attachments submitted herewith is true to the best of my knowledge and belief.

Permission to Inspect - I hereby consent to Agency inspection of the project site and adjacent property areas. Agency staff may enter the property without notice between 7:00 am and 7:00 pm, Monday - Friday. Inspection may occur without the owner, applicant or agent present. If the property is posted with "keep out" signs or fenced with an unlocked gate, Agency staff may still enter the property. Agency staff may take measurements, analyze site physical characteristics, take soil and vegetation samples, sketch and photograph the site. I understand that failure to give this consent may result in denial of the permit(s) sought by this application.

False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the NYS Penal Law. Further, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomever suffered, arising out of the project described herein and agrees to indemnify and save harmless the State from suits, actions, damages and costs of every name and description resulting from said project. In addition, Federal Law, 18 U.S.C., Section 1001 provides for a fine of not more than \$10,000 or imprisonment for not more than 5 years, or both where an applicant knowingly and willingly falsifies, conceals, or covers up a material fact; or knowingly makes or uses a false, fictitious or fraudulent statement.

Signature of Applicant

Date

Applicant Must be (check all that apply): Owner Operator Lessee

Printed Name

Title

Signature of Owner (if different than Applicant)

Date



2/27/25

Printed Name

Title

Justin Locke

President

Signature of Contact / Agent

Date

Printed Name

Title

For Agency Use Only

DETERMINATION OF NO PERMIT REQUIRED

Agency Application Number

(Agency Name) has determined that No Permit is required from this Agency for the project described in this application.

Agency Representative:

Printed Name

Title

Signature

Date

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

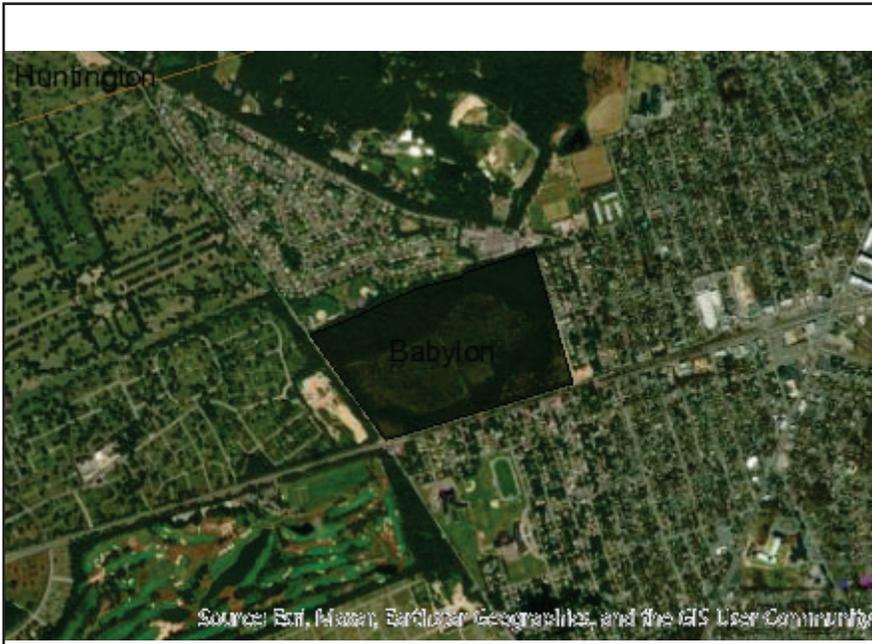
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: SUFFOLK TECHNOLOGY PARK			
Project Location (describe, and attach a location map): Northeast corner of Little East Neck Road and Long Island Avenue, immediately north of the Long Island Railroad (LIRR) track, south of Circle Drive, a			
Brief Description of Proposed Action: The purpose of the Proposed Action, is to promote sustainable economic growth, stimulate job creation, foster innovation, and create a well-planned and coordinated technology, business and industrial park development which will drive economic development, significantly increase the local tax base, locate a significant number of jobs in the local Wyandanch area, help to address strong demand for warehousing facilities in the region, and provide for a well-planned industrial/business park environment. The Proposed Action is the 100.11-acre vacant and wooded property (proposed Lot 1) with the proposed Suffolk Technology Park containing nine (9) single-story warehouses with a total combined gross floor area of 1,596,921 SF . The site will largely consist of warehouse and associated office space that will serve a diverse pool of tenants for a wide variety of uses including warehousing and distribution, which will serve the community, provide local investment, create construction and operational jobs, and bolster the local economy. A Positive Declaration was adopted by the Town of Babylon on March 27, 2024. A Draft Environmental Impact Statement was accepted and filed October 2024.			
Name of Applicant or Sponsor: Bristol Suffolk, LLC		Telephone: (415)398-1022	
Address: 350 Sansome Street, Suite 900		E-Mail:	
City/PO: San Francisco		State: CA	Zip Code: 94101
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? As noted above, a DEIS was filed and accepted by the Lead Agency October 2024		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: See attached list of required permits, approvals, and agency coordinations.		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		100.11 acres	
b. Total acreage to be physically disturbed?		±88 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		111.39 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Cemetary			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? Name:SGPA, Name:Wheatly Heights, Reason:Protect groundwater, Reason:Protect a red maple swamp, If Yes, identify: Agency:Long Island Regional Planning, Agency:Babylon, Town of, Date:3-19-93, Date:10-30-88	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? Extensive review of the project site and adjacent areas found no state or federal wetlands in the vicinity. b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: A 1.81± acre stormwater recharge basin with 914,553 CF of storage capacity located on the northeast side of the property in addition to a network of catch basins and subsurface drywells with a total drywell storage volume of 279,639.36 CF	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Hannah Motyka</u> Date: <u>3/14/2025</u> Signature: <u><i>Hannah Motyka</i></u> Title: <u>Sr. Environmental Scientist/Project Manager</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:SGPA, Name:Wheatly Heights, Reason:Protect groundwater, Reason:Protect a red maple swamp, Agency:Long Island Regional Planning, Agency:Babylon, Town of, Date:3-19-93, Date:10-30-88
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Long Island Office
340 Smith Road
Shirley, New York 11967



September 20, 2024

Sylwia Ner-Karas
Senior Environmental Scientist
Nelson, Pope, and Voorhis, LLC
70 Maxess Road
Melville, NY 11747

Dear Sylwia Ner-Karas:

This letter provides the U.S. Fish and Wildlife Service's (Service) comments on the proposed Suffolk Technology Park at Pinelawn Memorial Cemetery, Wyandanch, NY, and its potential effects on the northern long-eared bat (*Myotis septentrionalis*; federally endangered), migratory birds, and other sensitive species and habitats. Our comments are provided under our authorities under the Endangered Species Act (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq), Migratory Bird Treaty Act (MBTA; 16 U.S.C. 703 et seq) and Bald and Golden Eagle Protection Act (BGEPA; 16 U.S.C. 668 et seq).

Coordination History

The project consultant, Nelson, Pope, and Voorhis, LLC., completed an online project review via the Service's Information for Planning and Consultation (IPaC; Code 2024-0087538) website on May 8, 2024. A determination that the proposed project 'may affect' the northern long-eared bat and a notice that further consultation was needed with the Long Island Field Office (LIFO) was part of that review, as well as notification of the presence of other listed or candidate threatened and endangered species that may be present in the project area.

Via on-going coordination, the Service was informed that approximately 58.79 acres (ac) of trees will be cleared from the property (Nelson, Pope, and Voorhis, LLC., August 7, 2024, electronic correspondence). Nelson, pope, and Voorhis, LLC., also informed the Service that the Town of Babylon is preparing a draft environmental impact statement (DEIS) and will forward a copy to our office for review once it is released.

Project Description

Bristol Suffolk LLC (the "Applicant") is proposing the creation of a new zoning district the Planned Industrial Park - II ("PIP-II") zoning district, and a change of zone for 100.1 ac of the subject property (described hereafter) to the PIP-II zoning district. The subject property is a 111.39-ac site, owned by Pinelawn Cemetery, located on the north side of Long Island Avenue, east of Little East Neck Road in the Hamlet of Wyandanch, Town of Babylon, Suffolk County, New York. The property, which is currently vacant and partially wooded, is further identified as

Suffolk County Tax Map District 100; Section 38; Block 1; Lot 1 and is zoned A – Residence zoning district. The project includes the subdivision by the Town of Babylon Town Board of a 11.28 ac parcel of the subject property to be retained by Pinelawn Cemetery and remain undeveloped as well as site plan approval by the Town of Babylon Planning Board for the proposed development on the remaining 100.1 ac. Specifically, the Applicant seeks to subdivide the subject property into two lots (Lot 1 at 100.1 ac and Lot 2 at 11.28 ac) and change the zone of Lot 1 to the newly proposed Planned Industrial Park-II (PIP-II) zoning district to allow for the development of Lot 1 with a business/technology park campus. This business/technology park, hereafter known as “Suffolk Technology Park” will be available to a diverse pool of tenants and a wide mix of technology, business, and light industrial users for office, warehouse, and other light industrial uses. Lot 1 would be developed under a long term (99-year) ground lease to allow for development of the property as a well-planned and coordinated technology, business and industrial park, which may be reverted back to cemetery use following conclusion of the lease. Lot 2 would retain the existing residential zoning and existing cemetery use.

Project Area Species and Habitat Characteristics

Overall, the proposed project is located on land characterized by mixed pitch pine-scrub oak forest and open fields. It is bordered by developed open space, primary and secondary roads, a cemetery, and residential development. According to the New York Natural Heritage Program (NYNHP) the site contains a pitch-scrub oak plant community that is classified as regionally and globally rare. The site has also supported vulnerable and imperiled moth and vascular plant species throughout its history (NYNHP, *in litt.*, November 20, 2023.). Additional discussion about this habitat community and species which may be present in the project area is provided below.

Northern Long-Eared and Tri-colored Bats

The proposed project is located within the range of the northern long-eared bat and the tricolored bat (*Perimyotis subflavus*), which is proposed for listing. Specifically, the project area is within the buffer zone of three known northern long-eared bat detections. During the spring, summer and fall seasons, the northern long-eared bat requires suitable foraging, roosting, traveling (between summer and winter habitat) and swarming habitat with appropriate conditions for maternity colony members. For survival and reproduction at the individual level, the northern long-eared bat requires access to food and water resources when not hibernating, along with suitable habitat throughout its annual life cycle.

Monarch Butterfly

This species is currently a candidate species for listing, but the Service anticipates a listing decision in September 2024. As noted at the end of this letter, we recommend that you periodically check in with the Service about the status of this species, so that you can adequately ensure that the proposed project plans address any potential adverse impacts to the species and its habitats.

Adult monarch butterflies are large and conspicuous, with bright orange wings surrounded by a black border and covered with black veins. The black border has a double row of white spots,

present on the upper side of the wings. Adult monarchs are sexually dimorphic, with males having narrower wing venation and scent patches. The bright coloring of a monarch serves as a warning to predators that eating them can be toxic.

During the breeding season, monarchs lay their eggs on their obligate milkweed host plant (primarily *Asclepias* spp.), and larvae emerge after two to five days. Larvae develop through five larval instars (intervals between molts) over a period of 9 to 18 days, feeding on milkweed and sequestering toxic chemicals (cardenolides) as a defense against predators. The larva then pupates into a chrysalis before emerging 6 to 14 days later as an adult butterfly. There are multiple generations of monarchs produced during the breeding season, with most adult butterflies living approximately two to five weeks; overwintering adults enter into reproductive diapause (suspended reproduction) and live six to nine months.

In many regions where monarchs are present, monarchs breed year-round. Individual monarchs in temperate climates, such as eastern and western North America, undergo long distance migration, and live for an extended period of time. In the fall, in both eastern and western North America, monarchs begin migrating to their respective overwintering sites. This migration can take monarchs distances of over 3,000 kilometers (km) and last for over two months. In early spring (February-March), surviving monarchs break diapause and mate at the overwintering sites before dispersing. The same individuals that undertook the initial southward migration begin flying back through the breeding grounds and their offspring start the cycle of generational migration over again.

Migratory Birds

A review of avian species list for the project site found on the Service's website at [IPaC: Home \(fws.gov\)](https://www.fws.gov) reveals a number of species that may be present in the project area:

Bald eagle *Haliaeetus leucocephalus* Breeds Oct 15 to Aug 31 (NYS threatened)

Blue-winged warbler *Vermivora cyanoptera* Breeds May 1 to Jun 30

Bobolink *Dolichonyx oryzivorus* Breeds May 20 to Jul 31

Canada warbler *Cardellina canadensis* Breeds May 20 to Aug 10

Chimney swift *Chaetura pelagica* Breeds Mar 15 to Aug 25

Prairie warbler *Setophaga discolor* Breeds May 1 to Jul 31

Rusty blackbird *Euphagus carolinus* Breeds elsewhere

Scarlet tanager *Piranga olivacea* Breeds May 10 to Aug 10

Wood thrush *Hylocichla mustelina* Breeds May 10 to Aug 31

The MBTA prohibits the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests, except when specifically authorized by the Service. The word "take" is defined as "to pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to pursue, hunt, shoot, wound, kill, trap, capture, or collect." The unauthorized taking of birds is legally considered a "take" under the MBTA and is a violation of the law. Neither the MBTA nor its implementing regulations, 50 CFR Part 21, provide for permitting of "incidental take" of migratory birds that may be killed or injured by development projects. Under the provisions of the MBTA, the unauthorized take of migratory birds is a strict liability criminal offense that does not require knowledge or specific intent on the part of the offender. As such, even when engaged in an

otherwise legal activity where the intent is not to kill or injure migratory birds, violations can occur if bird death or injury results. The proposed project would result in the removal and fragmentation of breeding and stopover habitat for migratory birds. Care should be taken to avoid take of any of the above species during their breeding or migration seasons.

Bald and Golden Eagle Protection Act

As noted above, the IPaC review noted bald eagle as potentially within the project area. The Bald and Golden Eagle Protection Act provides criminal penalties for persons who "take, possess, sell, purchase, barter, offer to sell, purchase or barter, transport, export or import, at any time or any manner, any bald eagle ... [or any golden eagle], alive or dead, or any part (including feathers), nest, or egg thereof." The Act defines "take" as "pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb." Regulations further define "disturb" as "to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, 1) injury to an eagle, 2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or 3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior." In addition to immediate impacts, this definition also covers effects that result from human-induced alterations initiated around a previously used nest site during a time when eagles are not present, if, upon the eagle's return, such alterations agitate or bother an eagle to a degree that interferes with or interrupts normal breeding, feeding, or sheltering habits, and causes injury, death or nest abandonment.

Sensitive Habitats

Pine Barrens

Pine barrens are typically found on acidic, well-drained, sandy soils of the Coastal Plain in southern New England, Long Island, and New Jersey, as well as in more limited inland areas on glacio-lacustrine (glacial lake) and glacio-fluvial (glacial river) sandplains and shallow soils on ridgetops. Pine barrens are distinctive for their dry pine, oak and heath communities that occur in a humid temperate climate which, at other sites, is typically dominated by deciduous forests. Within the region, these communities have in common a tree layer of pure pitch pine or pitch pine and mixed oaks, and understory dominated by ericaceous (heath) shrubs, and a sparse herbaceous layer. Pine barren habitats on Long Island contain regionally rare wetland and upland communities supporting the highest diversity of rare species in New York State and are extremely important as groundwater recharge areas. The New York Natural Heritage Program recognizes pitch pine-scrub oak barrens as significant and rare communities with high ecological and conservation value. Although Pinelawn Cemetery is not part of the greater Long Island Pine Barrens habitat complex, it is noted in the Service's 1997 Significant Habitats and Habitat Complexes of the New York Bight Watershed report (USFWS 1997) as one of three areas outside of the core pine barrens area that contain sizable examples of pitch pine-scrub oak barren communities on Long Island.

Approach to Project Reviews and Potential Effects of the Action on Listed and Proposed Bat Species

The LIFO is incorporating habitat loss and any proposed habitat mitigation measures in our evaluation of a project's direct and indirect impacts to the species on Long Island. While lethal impacts to the northern long-eared bats are not anticipated, if the project sponsor agrees to conduct tree removal between December 1 and February 28, there remains the potential effects of the permanent removal of potentially suitable roosting and foraging habitat for the species in an area already exhibiting forest habitat fragmentation.

The permanent removal or reduction in forest cover may result in loss of suitable roosting or foraging habitat, resulting in longer flights between suitable roosting and foraging habitats due to habitat fragmentation, fragmentation of maternity colony networks, and injury such as adult and pup mortality. Impacts from forest habitat removal may be significant when removal of roosting habitat occurs in a highly fragmented landscape with small, disconnected populations, as there is a higher probability of removing roosts or causing loss of connectivity between roosting and foraging habitat.

Habitat removal any time of year, including winter, can result in additional impacts depending upon factors such as cumulative habitat loss from multiple projects, the location and landscape context of the projects, our current understanding, or well-supported inferences regarding species' presence and use of the area. Ultimately, there can be a cascade of effects where loss of roosts leads to colony fragmentation which leads to smaller colonies, which, in turn, can result in reduced thermoregulation and information sharing, and increased energy expenditure. On an individual level, roost removal can lead to reduced pregnancy success, pup survival, and adult survival. Loss of roosts, foraging habitat, or travel corridors potentially lead to displacement, increased flight and increased energy expenditure, resulting in the same reductions in individual fitness and survival.

Given that the proposed project will result in the removal of most of the forest habitat and development of most of the project area, we anticipate that there will be potential adverse impacts to foraging and roosting habitats. In such cases where there is no federal nexus, the Service notes the availability of the section 10(a)(1)(B) incidental take process of the ESA to our non-federal partners and project sponsors for their consideration following their own internal review of the impacts to the species. Guidance for determining whether an incidental permit may be appropriate can be found on this website [Habitat Conservation Plans | U.S. Fish & Wildlife Service \(fws.gov\)](https://www.fws.gov/conservation/plans).

Conservation and Mitigation Planning

This section provides preliminary recommendations of the Service to conserve plant and wildlife resources identified above.

At this time, the project proponent has a land mitigation plan that preserves about six percent of the property in its natural state. It is the policy of the Service to seek to work with project proponents to mitigate losses of fish, wildlife, plants, their habitats, and uses thereof resulting from proposed actions. The hierarchy for the Service's mitigation policy is first considering avoidance, then minimization, and then compensatory measures. Our policy also entails recommendations such as avoiding high value habitats, achieving no net loss of habitat, applying landscape conservation (see USFWS 2023). Given the diminishing state of forested and grassland habitats through development, resulting in loss and fragmentation of these habitats, we

look forward to reviewing the project proponents' complete DEIS and mitigation alternatives, and then providing additional comments in accordance with our mitigation policy.

Monarch Butterfly

The Service recommends the following conservation efforts for monarch butterflies that preserve habitat and avoid disturbance to the species:

1. Survey the project area prior to construction for existing milkweed. If found, avoid clearing milkweed from May 15 through September 30 when monarch caterpillars may be present.
2. To the greatest extent feasible incorporate insecticide free milkweed and native flowering plants for monarch caterpillars and butterflies to feed on into the landscaping plan.
3. When feasible, maintenance of landscaping should occur between October 1 and May 15 when monarchs are overwintering.
4. Provide a firm commitment that herbicides will not be used for maintenance and extend this conservation measure to all portions of the project area where milkweed is likely to occur.

Migratory Birds

The link, below, provides information about effective measures that should be employed at all project development sites nationwide as applicable and practicable with the goal of avoiding and minimizing impacts to birds and their habitats. These measures are grouped into three categories: General, Habitat Protection, and Stressor Management. These measures include information only related to federal regulations and laws, and do not encompass state and local regulations and laws. [Nationwide Avoidance & Minimization Measures for Birds | FWS.gov](#).

Bald Eagle

Prior to project construction a survey should be done to identify any bald eagles and existing active or inactive eagle nests in the project area. In the event a bald eagle and/or nest are found within the project area, please halt work and contact this office for further consultation. Additional information on bald eagle permit rules and regulations can be found at [Service Improves Permit Process to Benefit Bald and Golden Eagles | U.S. Fish & Wildlife Service \(fws.gov\)](#)

Conclusion

As project planning progresses, we recommend that you check our website used for the Long Island and New York Field Office at <https://www.fws.gov/office/new-york-ecological-services-field/new-york-project-reviews> and the Service's Information and Planning for Conservation at [IPaC: Home \(fws.gov\)](#) regularly from the date of this letter to ensure that listed species presence/probable absence information for the proposed project is current. Since we are anticipating additional coordination on this project, this is to inform you that this letter does not exempt the project sponsor or Federal agency from obtaining approvals or permits that may be required by State and/or Federal agencies. Further, any new information regarding the proposed

project and its potential to impact listed species should be coordinated with the staff at the LIFO, as well as with the New York State Department of Environmental Conservation.

Thank you for the opportunity to provide these comments. If you have any questions, or require further assistance please contact Steve Papa (Steve_Papa@fws.gov) or Hugh O'Connor (Hugh_Oconnor@fws.gov) of the Long Island Field Office.

Sincerely,

Ian Drew
Field Supervisor

cc: NYSDEC, Stony Brook, NY (M. Gibbons)

References Cited

U.S. Fish & Wildlife Service. 2023. Mitigation Policy Appendix 1, 501 FW 2, May 2023.

_____. 1997. Significant Habitats and Habitat Complexes of the New York Bight Watershed. Coastal Ecosystem Program, Charlestown, Rhode Island.

ATTACHMENTS

ATTACHMENT 1

**TABLE 1
REQUIRED PERMITS, APPROVALS AND AGENCY COORDINATION**

Applicable Board/Agency	Permit/Approval/Review Type
Babylon Town Board	Subdivision Approval; Adoption of PIP-2 Code; Change of Zone Approval; and Zoning Map Amendment
Babylon Town Planning Board	Site Plan Review
Town of Babylon Industrial Development Agency (IDA)	The Applicant is <i>not</i> seeking PILOT approval; however, tenants could choose to apply in the future
Babylon Town Building Department	Building Permit
Suffolk County Department of Health Services	Wastewater disposal and water supply approval
Suffolk County Department of Public Works & Suffolk County Sewer Agency	Sewer Connection to SCSD No. 3 and Bergen Point WWTP and Sewer Connection Outside SWSD 3
Suffolk County Department of Public Works	Road work permit
Suffolk County Water Authority	Water supply connection approval
Suffolk County Legislature	Connection to Bergen Point WWTP
Suffolk County Planning Commission	Section 239-m Planning Commission Review
New York State Department of Environmental Conservation Division of Water	SPDES General (Stormwater) Permit; SWPPP; WWTP connection
New York State Department of Transportation	Railroad Crossing Approval
Metro Transit Authority	Long Island Railroad (LIRR) Right-of-way and road improvements at crossing approval
National Grid	Main Extension Approval
PSEG Long Island	Electrical Connection Coordination
OPRHP	Consultation
New York State Department of State, Division of Cemeteries, Cemetery Board	Lease approval and Major Alteration Application Approval
Town of Huntington Department of Public Works and Town of Babylon Highway Department	Highway Work Permits

ATTACHMENT 2



MAP NO. 3, PARCEL AREA 1
LIBER 12788, PAGE 220

MAP NO. 4, PARCEL AREA 1
LIBER 12791, PAGE 760
(OVERALL AREA - HATCHED)

MAP NO. 5, PARCEL AREA 1
LIBER 12791, PAGE 760

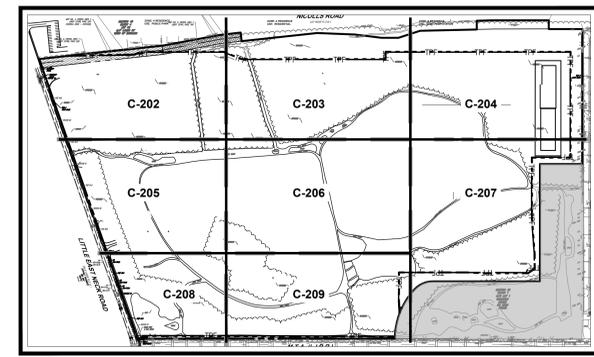
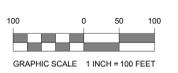
MAP NO. 6, PARCEL AREA 1
LIBER 12791, PAGE 760



LEGEND	
EXISTING	REMOVALS
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	SAWOUT LINE AND / OR LIMIT OF DISTURBANCE
	CURB
	CONCRETE SIDEWALK IN ROW TO BE REMOVED
	ASPHALT PAVEMENT IN ROW TO BE REMOVED
	GRASS/LANDSCAPING IN ROW TO BE REMOVED
REMOVALS KEY DESCRIPTIONS (SEE DETAIL SHEET FOR MORE INFORMATION)	
	REMOVE EXIST. FENCE/GUIDE RAIL
	REMOVE EXIST. GROUND COVERS/GRASS/ LANDSCAPE
	REMOVE EXIST. TREES/ SHRUBS

THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, WHERE SUCH ALTERATIONS ARE MADE. THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NY'S EDUCATION LAW SECTION 7209.2)



TOWN OF BABYLON JOB # TBD
TOWN OF BABYLON APPLICATION # TBD
TOWN OF BABYLON APPROVAL STAMP SCHEDULE

BUILDING DEPT.	PLANNING BOARD APPROVAL	DEPARTMENTAL APPROVAL
ZONING	RESOLUTION No. <td>JOB No. APPLICANT DATE</td>	JOB No. APPLICANT DATE
CONFORMS	DATE	HIGHWAY DEPT. DATE
VARIANCE	SIGNATURE	TOWN ENGINEERING DIVISION DATE
CONST. COST	SEE GENERAL NOTE FOR SPECIFIC INFORMATION PERTAINING TO A VARIANCE IF REQUIRED AND APPROVED.	PLANNING DIVISION DATE
DATE	SIGNATURE	



REVISIONS			
REV	DATE	COMMENT	DRAWN BY
1	4/03/24	TOWN COMMENTS	MD
2	8/23/24	CODE REVISIONS	KS
3	12/20/24	TOWN COMMENTS	MD



PRELIMINARY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: N21028
DRAWN BY: DC
CHECKED BY: JSM / MD
DATE: 06/22/2023
CAD I.D.: N21028-SPD-3A

PREFERRED ALTERNATE DEVELOPMENT PLANS

FOR

BRISTOL SUFFOLK, LLC

PROPOSED SUFFOLK TECHNOLOGY PARK WAREHOUSE DEVELOPMENT

N/C LONG ISLAND AVENUE & LITTLE EAST NECK ROAD
WYANDANCH
TOWN OF BABYLON
SUFFOLK COUNTY, NY 11798
SCTMR: 100-36-1-1

BOHLER

BOHLER ENGINEERING, P.C.
275 BROADHOLLOW ROAD, SUITE 100
MELVILLE, NY 11747
Phone: (631) 738-1200
Fax: (631) 285-6464
www.BohlerEngineering.com



SHEET TITLE:

OVERALL DEMOLITION PLAN

SHEET NUMBER:
C-201

REVISION 3 - 12/20/24

W:\2023\12\20\24\DRAWINGS\PLAN SET\3\01\12\20\24\SPD-3A-1-A\JOBOUT_C-201_CIVIL.DWG



REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	4/03/24	TOWN COMMENTS	MD
2	8/23/24	CODE REVISIONS	KS
3	12/20/24	TOWN COMMENTS	MD

LEGEND

EXISTING **PROPOSED**

- PROPERTY LINE
- SAWTOOTH LINE / LIMIT OF DISTURBANCE
- CURB
- FLUSH CURB
- RETAINING WALL
- SIGN / BOLLARD SIGN
- BOLLARD
- FENCE
- GUIDE RAIL
- PROPOSED ASPHALT PAVEMENT IN ROW
- PROPOSED CONCRETE PAVEMENT IN ROW
- PROPOSED GRASS / LANDSCAPE IN ROW

PROPOSED KEY DESCRIPTIONS
(SEE DETAIL SHEET FOR MORE INFORMATION)

- (AH) HEAVY DUTY ASPHALT PAVEMENT
- (AS) STANDARD DUTY ASPHALT PAVEMENT
- (B) BIKE RACK
- (CC) TYPICAL CONCRETE CURB
- (CH) HEAVY DUTY CONCRETE PAVEMENT
- (CW) CURB BREAK
- (CV) CONCRETE SIDEWALK
- (HP) ACCESSIBLE PARKING STALL
- (AC) ACCESSIBLE RAMP
- (HY) FIRE HYDRANT
- (LA) LANDSCAPED AREA
- (LI) LANDSCAPE ISLAND
- (FA) PAINTED TRAFFIC ARROW
- (PW) PAINTED PEDESTRIAN CROSSWALK
- (SB) PAINTED STOP BAR
- (SI) STRIPED ISLAND
- (ST) PAINTED STRIPING
- (SY) DOUBLE PAINTED LINE (YELLOW)
- (TE) TRASH ENCLOSURE

STOP SIGN MUTCD R-1-1
NO RIGHT TURN SIGN (SYMBOLIC) MUTCD R3-1
NO PARKING ANY TIME SIGN (GENERAL) MUTCD R7-1 (MOO)
RESERVED PARKING SIGN (WITHOUT ARROW) MUTCD R8-R (MOO)
RIGHT LANE MUST TURN RIGHT MUTCD R3-7R
PEDESTRIAN CROSSING W11-2 & W16-4 MUTCD W15-9P

HATCH LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- DECORATIVE / STORMWATER POND

PARKING LEGEND

- PARKING SPACES
- LOADING BAYS / DOCKS
- LAND BANKED PARKING

ZONING TABLE

EXISTING ZONE: A RESIDENCE DISTRICT
PROPOSED ZONE: P1-U PLANNED INDUSTRIAL PARK DISTRICT-II
USE: MULTI-TENANT WAREHOUSE CENTER (PERMITTED USE UNDER SECTION 2213-97.3)

APPLICANT/ OWNER INFORMATION

APPLICANT / PROPERTY OWNER: BRISTOL SUFFOLK, LLC
350 SANDSOME STREET, SUITE 900
SAN FRANCISCO, CA 94104
ATTN: JEFFREY S. KOTT

BULK REQUIREMENTS

ITEM	CODE	PERMITTED*	PROPOSED
MIN. LOT AREA	\$213-575 (A)	90 ACRES (3,920,400 SF)	100.114 AC (4,360,940 SF)
MIN. LOT WIDTH	N/A	---	1,460.90'
MIN. FRONT YARD	\$213-575 (D)	75'	75.7' (TO TAKING LINE)
MIN. SIDE YARD	\$213-575 (E)	65'	97.9'
MIN. REAR YARD	\$213-575 (F)	65'	65'
MAX. BUILDING HEIGHT	\$213-574	50'	LESS THAN 50'
MIN. SEPARATION BETWEEN BUILDINGS	N/A	---	64'
MAX. BUILDING COVERAGE	\$213-575 (B)	40% (1,744,370.80 SF)	36.62% (1,596,921 SF)
MAX. IMPERVIOUS LOT COVERAGE	\$213-575 (C)	80% (3,488,750.2 SF)	75.79% (3,305,090 SF)
MIN. LANDSCAPE COVERAGE	\$213-590 (B)	20% (872,189.80 SF)	24.21% (1,055,859 SF)
MIN. SIDE YARD TO RESIDENTIAL	\$213-575 (E)	100'	122.4'
MIN. LANDSCAPE BUFFER TO RESIDENTIAL	\$213-575 (E)	50'	52.4'
MIN. SIDE YARD LANDSCAPE DEPTH	\$213-575 (E)	10'	23.4'
MIN. REAR YARD LANDSCAPE DEPTH	\$213-575 (F)	10'	10'
MIN. RIDESHARE SHUTTLE DROP OFF LOCATIONS	\$213-585	2	2
MIN. BICYCLE RACKS	\$213-595	1 PER BUILDING (8 TOTAL)	COMPLIES (8 PROVIDED)

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED*	PROPOSED
MIN. FRONT YARD SETBACK TO PARKING	\$213-575 (D)	50'	50'
MIN. FRONT YARD SETBACK TO DRIVE AISLES	\$213-575 (D)	30' FOR A MAXIMUM OF 10% OF THE PROPERTY'S ROADWAY FRONTAGE	144' = 9.99%
MIN. PARKING SPACES REQUIRED	\$213-577 (A)	1,587	1,938 (INCL. 90 LAND BANKED)
MAX. PERCENTAGE OF LAND BANKED PARKING	\$213-577 (B)	10%	4.6%
PROPOSED PARKING LOCATION	\$213-578 (A)	NOT TO BE LOCATED ALONG INTERNAL ROADWAYS	COMPLIES
MIN. PARKING SPACE SIZE	\$213-578 (B)	7' x 12'	9' x 12'
MAX. LOADING BERTHS PERMITTED	\$213-579 (A)	400	324
MIN. LOADING BERTH SIZE	\$213-579 (B)	12' (W) X 55' (L) X 14.5' (H)	13' (W) X 60' (L) X 14.5' (H)
TRUCK LOADING BAYS AND OVERHEAD DOORS SHALL NOT DIRECTLY ADJACENT TO ANY PUBLIC STREET, ADJOINING RESIDENTIAL USE OR PARK.			COMPLIES
LOADING BERTH & DOOR LOCATION	\$213-579 (C&D)		COMPLIES

MIN. PARKING SPACES REQUIRED CALCULATION

REQUIREMENT: 1 SPACE FOR EACH 1,000 SF FLOOR AREA
TOTAL BLDG FLOOR AREA: 1,596,921 SF
TOTAL PROVIDED SPACES: 1,938 (INCL. 90 LAND BANKED SPACES AND 61 ADA ACCESSIBLE SPACES)

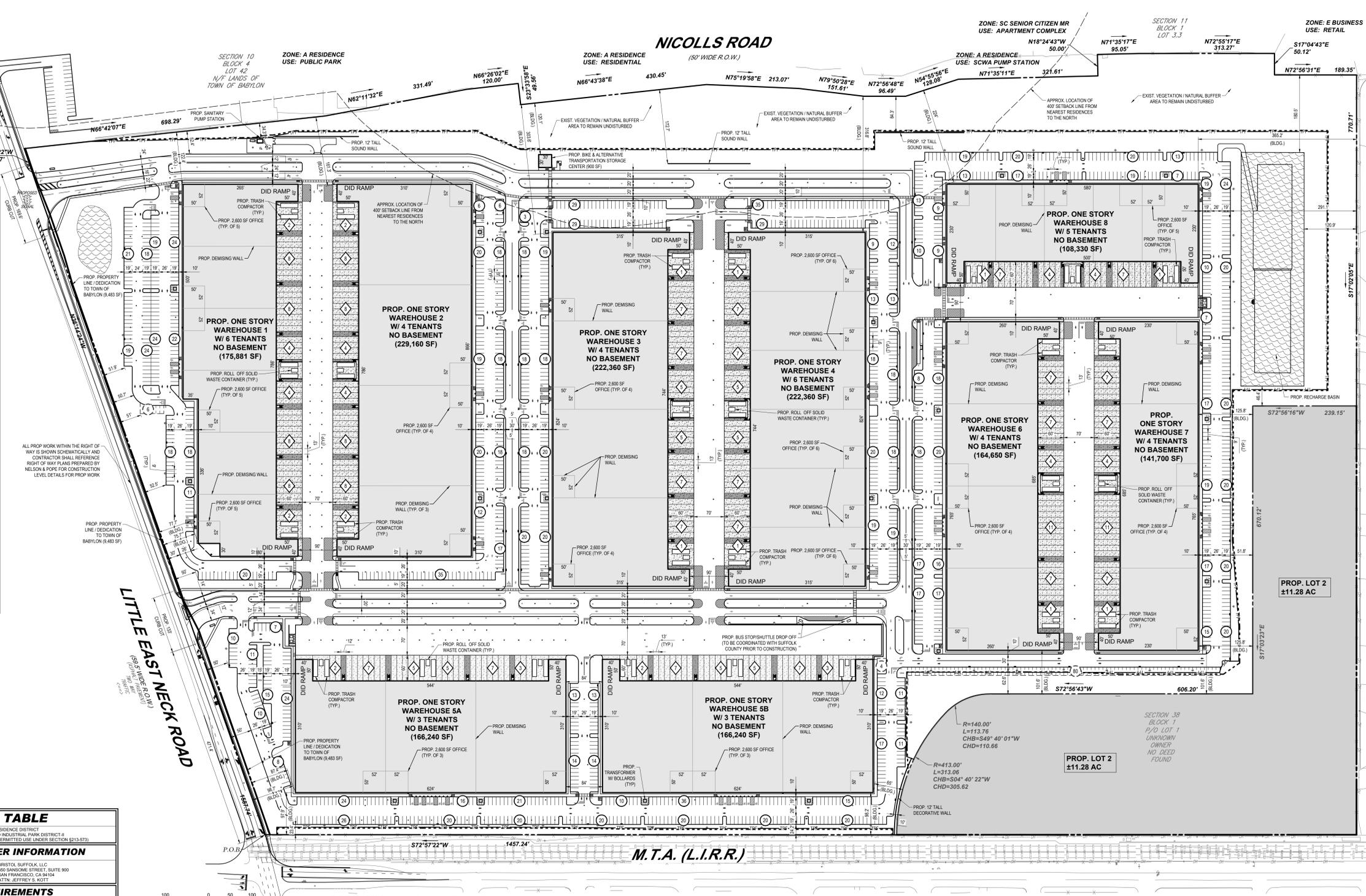
MAX. LOADING BERTHS PERMITTED CALCULATION

REQUIREMENT: 1 BERTH FOR EACH 4,000 SF FLOOR AREA
TOTAL BLDG FLOOR AREA: 1,596,921 SF
MAXIMUM PERMITTED: 1,596,921 SF X 1 BERTH / 4,000 SF = 399.23 X 400 BERTHS
TOTAL PROVIDED BERTHS = 324

- TOWN OF BABYLON NOTES**
- METES AND BOUNDS ARE FROM A SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED 04-07-21.
 - TOWN OF BABYLON ENGINEERING DIVISION SHALL BE NOTIFIED 24 HOURS PRIOR TO COMMENCEMENT OF PAVING OR CONCRETE WORK AND PRIOR TO BACKFILL OF DRAINAGE STRUCTURES.
 - GENERAL CONTRACTOR SHALL CONTACT TOWN OF BABYLON STORMWATER MANAGEMENT OFFICE AT (831) 867-7408 PRIOR TO THE COMMENCEMENT OF ANY LAND CLEARING OR GRADING.
 - ALL ENGINEERING WORK TO BE PERFORMED TO LATEST PLANNING BOARD SPECIFICATIONS AND REQUIREMENTS.
 - ALL UTILITIES SHALL BE BURIED UNDERGROUND, PER PLANNING BOARD SPECIFICATIONS.
 - ALL LANDSCAPED AREAS SHALL HAVE UNDERGROUND SPRINKLER SYSTEMS WITH AUTOMATIC MOISTURE SENSORS AS PER PLANNING BOARD REQUIREMENTS. SPRINKLER HEADS SHALL BE DIRECTED TOWARDS INTERIOR OF SITE.
 - ALL DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF SILT AND DEBRIS AFTER CONSTRUCTION IS COMPLETE.
 - ALL CONCRETE MATERIALS SHALL BE MINIMUM 4000 P.S.I.
 - WITHIN 3 FEET OF GROUNDWATER, IN ROCK SOIL, OR OTHER UNFAVORABLE FIELD CONDITIONS, A FOOTING MAY BE REQUIRED ON LEACHING BASINS AS ORDERED BY T.O.B. ENGINEERING.
 - SILT FENCE, INLET PROTECTION, STABILIZED CONSTRUCTION ENTRANCES, AND ON-SITE PORTABLE TOILETS ARE REQUIRED ON ALL CONSTRUCTION SITES PURSUANT TO TOWN OF BABYLON CHAPTER 189 STORMWATER AND EROSION CONTROL REGULATIONS.
 - ALL ADJACENT ROADWAYS MUST BE SWEEP CLEAN OF CONSTRUCTION SEDIMENT AT THE END OF EACH DAY.
 - ALL DRAINAGE STRUCTURES TO BE ABANDONED SHALL MEET THE APPROVAL OF T.O.B. ENGINEERING INSPECTOR. SHALL ANY STRUCTURES BE ABANDONED WITHIN PROPOSED BUILDING FOOTPRINT, COMPACTION CERTIFICATION WILL BE REQUIRED, AND ABANDONMENT MUST MEET THE APPROVAL OF T.O.B. BUILDING INSPECTOR.
 - ALL ELEVATIONS BASED ON NAVD 83 DATUM.
 - ALL CONCRETE USED FOR OFFSITE CONSTRUCTION SHALL BE MINIMUM 4000 PSI AFTER 28 DAYS.
 - THE DEVELOPER MUST NOTIFY HIGHWAY ENGINEERING DEPARTMENT 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY OFFSITE DRAINAGE, CURB, SIDEWALK, DRIVEWAY, PARKING OR PAVING WORK.
 - EXISTING CURBS, SIDEWALKS AND DRIVEWAY APPROX ARE TO BE REMOVED AND REPLACED FROM EXPANSION JOINT TO EXPANSION JOINT TO FULL DEPTH FOR INSTALLATION AND/OR REMOVAL OF CURB CUBES AND FOR THE REPAIR/REPLACEMENT OF DAMAGES WHETHER INCURRED PRIOR TO OR DURING CONSTRUCTION.
 - DRAINAGE ON THE SITE SHALL BE PROPERLY MAINTAINED.
 - ANY RETAINING WALL HIGHER THAN 2' SHALL REQUIRE A LETTER OF CERTIFICATION FROM A LICENSED PROFESSIONAL ENGINEER UPON COMPLETION OF CONSTRUCTION.

THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERNATING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, WHERE SUCH ALTERATIONS ARE MADE. THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NY'S EDUCATION LAW SECTION 7209.2)

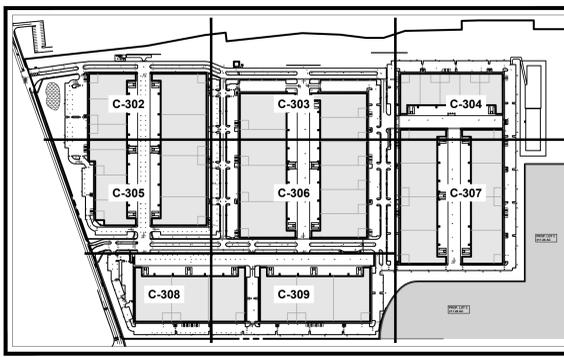


PLAN QUANTITY REVISIONS

	PREVIOUS PLAN	CURRENT PLAN	NET INCREASE (+) / DECREASE (-)
BUILDING AREA (SF)	1,617,471 (37.13 AC)	1,596,921 (36.66 AC)	-20,550 (0.47 AC)
PARKING SPACES	1,880	1,940	+60
LOADING STALLS	403	384	-19

PARKING QUANTITIES PER BUILDING

BUILDING #	PAVED PARKING STALLS PROVIDED	ACCESSIBLE PARKING STALLS PROVIDED	LANDBANKED PARKING STALLS PROVIDED	LOADING STALLS PROVIDED
WAREHOUSE 1	238	7	6	44
WAREHOUSE 2	189	6	0	44
WAREHOUSE 3	212	7	0	40
WAREHOUSE 4	223	7	0	40
WAREHOUSE 5A	245	7	0	29
WAREHOUSE 5B	213	7	4	29
WAREHOUSE 6	131	6	44	37
WAREHOUSE 7	148	7	36	37
WAREHOUSE 8	249	7	0	24
TOTALS	1,848	61	90	324



TOWN OF BABYLON JOB # TBD
TOWN OF BABYLON APPLICATION # TBD
TOWN OF BABYLON APPROVAL STAMP SCHEDULE

BUILDING DEPT.	PLANNING BOARD APPROVAL	DEPARTMENTAL APPROVAL
ZONING CONFORMS	RESOLUTION No.	JOB No. APPLICANT DATE
VARIANCE	DATE	HIGHWAY DEPT. DATE
CONST. COST	DATE	TOWN ENGINEERING DIVISION DATE
SIGNATURE	SIGNATURE	PLANNING DIVISION DATE

SEE GENERAL NOTE FOR SPECIFIC INFORMATION PERTAINING TO A VARIANCE IF REQUIRED AND APPROVED.

811
Know what's below. Call before you dig.
NEW YORK CITY & LONG ISLAND
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-872-4467
www.nyc.gov/811.com

PRELIMINARY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: N21028
DRAWN BY: JSM / MD
CHECKED BY: JSM / MD
DATE: 06/22/2023
CAD I.D.: N21028-SPD-3A

PREFERRED ALTERNATE DEVELOPMENT PLANS

FOR
BRISTOL SUFFOLK, LLC
PROPOSED SUFFOLK TECHNOLOGY PARK WAREHOUSE DEVELOPMENT
N/E/C LONG ISLAND AVENUE & LITTLE EAST NECK ROAD WYANDHAM
TOWN OF BABYLON SUFFOLK COUNTY, NY 11798
SCTM: 100-38-1-1

BOHLER
BOHLER ENGINEERING NY, PLLC
275 BROADHOLLOW ROAD, SUITE 100
MELVILLE, NY 11747
Phone: (631) 738-1200
Fax: (631) 285-6464
www.BohlerEngineering.com



SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-301

REVISION 3 - 12/20/24

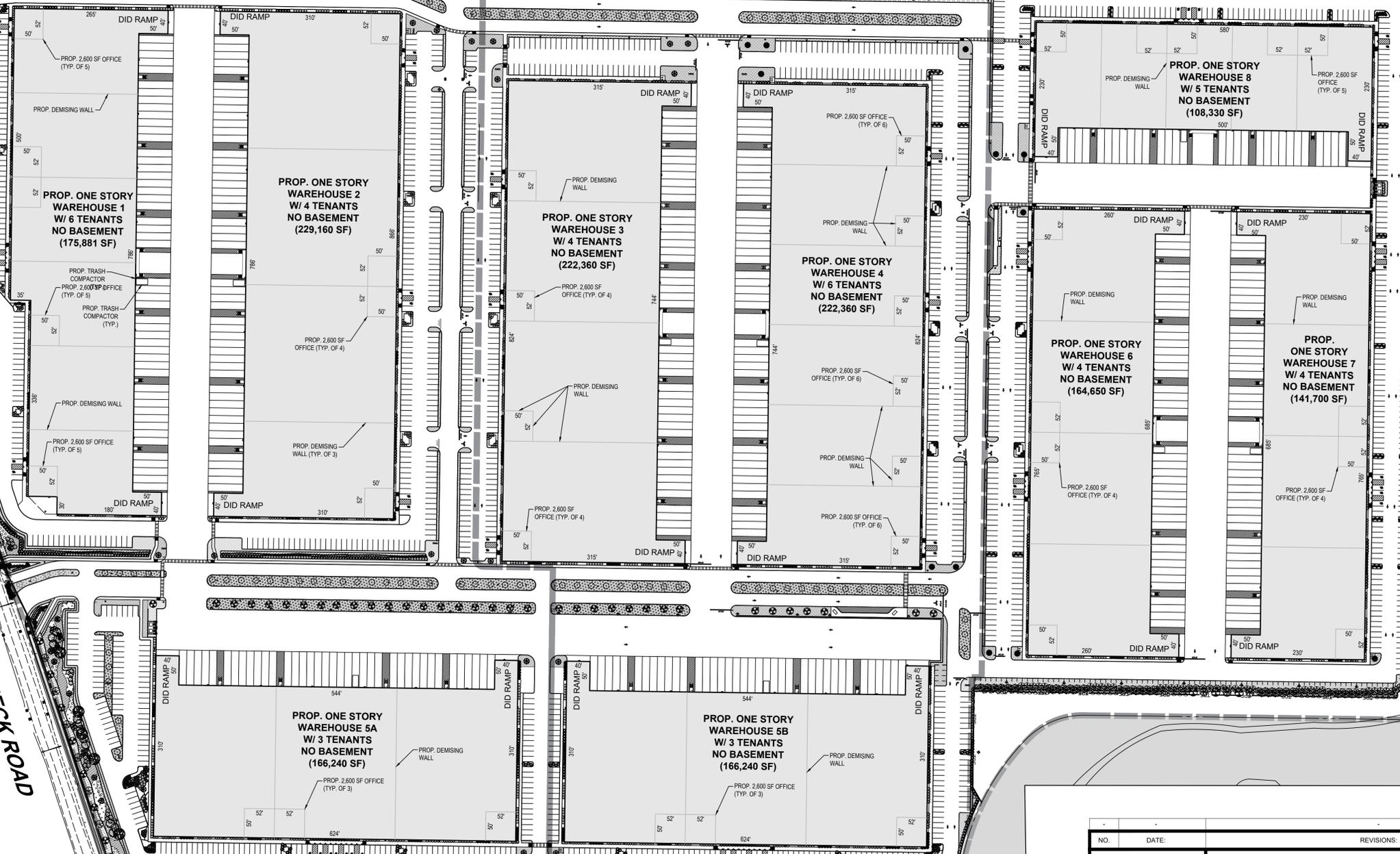
W:\2023\1028\1028-SPD-3A\1028-SPD-3A-1\1028-SPD-3A-1-01.dwg

NICOLLS ROAD
(50' WIDE R.O.W.)

LITTLE EAST NECK ROAD
(50' WIDE R.O.W.)
(ASPHALT PAVED)
TYP. 10' SIDE
TYP. 10' SIDE

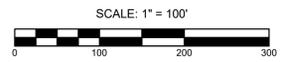
28TH STREET
(50' WIDE R.O.W.)
(ASPHALT PAVED)

M.T.A. (L.I.R.R.)



PROP. LOT 2
±11.28 AC

OVERALL LANDSCAPE PLAN
1" = 100'



NO.	DATE	REVISIONS	BY:
<p>OVERALL LANDSCAPE PLAN FOR SUFFOLK TECHNOLOGY PARK SITUATED AT WHEATLEY HEIGHTS TOWN OF BABYLON, SUFFOLK COUNTY, NEW YORK</p>			<p>PROJECT NO.: 21022 DRAWN BY: SR CHECKED BY: RS/RP DATE: DEC 2024 SCALE: 1" = 100' FILE NO.: CADD21022_LP_FULLSITE_24-12-13 DRAWING NO.: O-101 SHEET NO.: 1 OF 11</p>
<p>L.A. SEAL AND SIGNATURE</p>		<p>NELSON+POPE engineers • architects • surveyors 70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpopo.com</p>	

ATTACHMENT 3



**FIGURE 1-1
LOCATION**

**Suffolk
Technology Park
Wyandanch, NY**



Sources: ESRI World Street Map, Suffolk County GIS 2022
Scale: 1 inch equals 1,500 ft





Legend

- Proposed Subdivision
- Project Site

Proposed PIP-2 Zoning District and Suffolk Technology Park

Lot 1

Lot 2

shack

Esri Community Map Contributors, Suffolk County, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, NYS ITS Geospatial Services, Westchester County GIS

FIGURE 1-2
2023 AERIAL IMAGERY

Sources: NYS Orthoimagery 2023, ESRI Hybrid Reference Layer, Suffolk County GIS 2022
Scale: 1 inch equals 500 ft

Suffolk
Technology Park

Wyandanch, NY