

RESOLUTION NO. 215 MARCH 11, 2026
TOWN BOARD ENVIRONMENTAL DETERMINATION POSITIVE DECLARATION FOR
CREATION OF THE EAST FARMINGDALE OVERLAY ZONING DISTRICT, PROPOSED ZONING
CODE, & ASSOCIATED DEVELOPMENT,
EAST FARMINGDALE, NY 11735

WHEREAS, the proposed action involves amendments to the Town of Babylon Zoning Ordinance (Chapter 213 of the Babylon Town Code) and Zoning Map to establish the East Farmingdale Overlay Zoning District (Overlay District) by the Town Board of the Town of Babylon; and

WHEREAS, the Overlay District would apply to 113± acres of property generally fronting along the northern boundary of Republic Airport, along the East side of Broadhollow Road (NYS Route 110) from the northern boundary of Republic Airport to Price Parkway/Picone Boulevard, along the southern boundary of those properties abutting the southern right-of-way of Sherwood Avenue, and along New Highway to Conklin Street; and

WHEREAS, the Town Board of the Town of Babylon has classified the proposal a Type I Action in accordance with 6 NYCRR Part 617 State Environmental Quality Review (SEQR) Section 617.4 (b) (2), (3), (5) (iv), (6) (i), (iv), (v), and (vi); and

WHEREAS, the Town Board of the Town of Babylon has caused a Full Coordinated Review to be conducted that included all Involved Agencies with jurisdiction on the Action; the proposed creation of the East Farmingdale Overlay zoning district in accordance with the State Environmental Quality Review (SEQR) 6 NYCRR Section 617.6 (b) (3) (i); and

WHEREAS, the Town Board of the Town of Babylon hereby declares its intent to be the Lead Agency for the Action in accordance with the State Environmental Quality Review Act (SEQRA); and

WHEREAS, the Department of Environmental Control is assisting the Town Board of the Town of Babylon in fulfilling its responsibilities under SEQRA; and

WHEREAS, based on a review of the proposed Overlay zoning district and local law and anticipated development, and other available information, the Department of Environmental Control has recommended that a Positive Declaration be adopted and that a Draft Generic Environmental Impact Statement be prepared for the Action; and

WHEREAS, the Town Board of the Town of Babylon has independently reviewed the available information and the recommendation of the Department of Environmental Control; and

WHEREAS, that the Town Board of the Town of Babylon has independently determined the following pursuant to 6 NYCRR Part 617 State Environmental Quality Review (SEQR) Section 617.7 (c) Criteria for Determining Significance and for the Action:

1. The proposal may create a significant increase in traffic. A Traffic Study will be required for this project. The Traffic Study will examine key roadways and intersections surrounding the Overlay District boundaries. The Traffic Study will also consider existing and proposed development and traffic generation within reasonable proximity to the proposed Overlay Zoning District.

2. The proposed Overlay Zoning District and proposed zoning code must be further analyzed to determine potential impacts to the existing community. The proposed maximum residential densities will be analyzed as part of the review.

3. The existing conditions of the project area that include heavy industrial uses, an airport, superfund sites, remediation site, a solid waste rail transfer station, must be evaluated to mitigate any potential impacts to the proposed residential land use proposed in the Overlay District. This also includes potential noise impacts on the proposed residential development.

4. The potential impacts on services such as solid waste management, energy consumption, wastewater flow, and allowable water consumption must be further evaluated.

5. Stormwater management and groundwater protection will also be examined as part of the review.

6. The proposed residential land use should be analyzed as it relates to the existence of Republic Airport, aircraft traffic, runways, and noise.

7. The project site must be evaluated further to determine whether there are any sensitive historic, cultural or environmental resources. Based on a preliminary review by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), two buildings on one of the development parcels that contains the former

Aircraft Finisher's site as having potential for eligibility for listing on the State Register of Historic Places. This must be further analyzed to determine potential impacts of historical, cultural, or environmental resources.

WHEREAS, the Town Board of the Town of Babylon has determined that the Action has the potential for a least one or more potential adverse environmental impacts to the environment;

NOW, THEREFORE, be it

RESOLVED, by the Town Board of the Town of Babylon hereby adopts a POSITIVE DECLARATION for the creation of the East Farmingdale Overlay Zoning District and zoning code and potential development in accordance with the State Environmental Quality Review Act (SEQRA); and be further resolved that the Town Board of the Town of Babylon hereby directs the Department of Environmental Control to provide all necessary notification to all Involved and Interested agencies and Interested Organization, and any required public notification in accordance to the State Environmental Quality Review Act (SEQRA).

The above **Consensus Agenda Resolution** was offered by Councilman Martinez and seconded by Councilman McSweeney

VOTES: 5 YEAS: 5 NAYS: 0

The above resolution was thereupon declared duly adopted.