

Town of Babylon

Dept. of Environmental Control
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RICH SCHAFFER
SUPERVISOR

**TOWN OF BABYLON
ENVIRONMENTAL QUALITY REVIEW ACT
DETERMINATION OF SIGNIFICANCE
POSITIVE DECLARATION
NOTICE OF INTENT TO PREPARE A
DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (GEIS)
PROPOSED AMENDMENTS TO THE TOWN OF BABYLON ZONING ORDINANCE
EAST FARMINGDALE OVERLAY ZONING DISTRICT**

March 12, 2026

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) and the implementing regulations set forth in 6 NYCRR Part 617.

The Town Board of the Town of Babylon, as lead agency, has determined that the proposed action described below may have a significant impact on the environment and that a Draft Generic Environmental Impact Statement (DGEIS) will be prepared.

Name of Action: Proposed East Farmingdale Overlay Zoning District

Location: East Farmingdale Hamlet

SEQRA Status: Type I

Brief Description of Proposed Action:

The Proposed Action involves amendments to the Town of Babylon Zoning Ordinance (Chapter 213 of the Babylon Town Code) and the Building Zone Map to establish the East Farmingdale Overlay Zoning District (Overlay District).

The Overlay District would apply to 113+ acres of property 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.

The Town of Babylon plans to prepare a Generic Environmental Impact Statement to comprehensively evaluate the potential impacts of the establishment and implementation of the proposed Overlay District on the 113± acres that it would affect, as well as the site-specific redevelopment of both the aforesaid New York State property and KRC Acquisition Corp Property at the specific densities being proposed.

Antonio A. Martinez
Councilman
Deputy Supervisor

DuWayne Gregory
Councilman

Anthony N. Manetta
Councilman

Terence F. McSweeney
Councilman

Jennifer Montiglio
Receiver of Taxes

Geraldine Compitello
Town Clerk

The Town of Babylon has been, from a comprehensive planning perspective, assessing potential redevelopment options for the area of the proposed Overlay District for several years. New York State also issued a Request for Proposals for the redevelopment of the above-identified State-owned property within the boundaries of Republic Airport, and recently selected a designated developer (Heatherwood Communities LLC) for that property that is proposing 495 multi-family units. In addition, a proposed 372-unit multi-family redevelopment plan for a 6.6±-acre portion of the above-identified Farmingdale Theaters, Inc. property, and a 4.1±-acre portion of the Airport Plaza, LLC property (collectively the “KRC Acquisition Corp Property”) has been submitted to the Town.

Reasons Supporting This Determination:

The Town Board, in reviewing the Proposed Action, using the available information and comparing it with the thresholds set forth at 6 NYCRR 617.4 and 617.5, has determined that the proposed action is a Type I Action. The Town Board, as lead agency and after review and analysis of the proposed action is a Type I Action. The Town Board, as Lead Agency and after review and analysis of the proposed action, the issues and areas of environmental concern identified in Parts 1, 2 and 3 of the Environmental Assessment Form, the criteria contained in 6 NYCRR 6.17.7(c) and other supporting information, finds that the proposed action may have a significant effect upon the environment and that a DGEIS should be prepared to evaluate the potential impacts resulting from the maximum theoretical development potential resulting in the creation and implementation of the proposed Overlay District. This determination is supported by the following:

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 Overly Zoning District.
2. The proposed Overlay Zoning District and proposed zoning code must be further analyzed to determine potential impacts t 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 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 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.

Scoping:

Formal Scoping will be conducted pursuant to §617.8 State Environmental Quality Review Act (SEQRA).

For Further Information:

Greg Gaxiola, Environmental Analyst
Town of Babylon, Department of Environmental Control
281 Phelps Lane
North Babylon, N.Y. 11703
Telephone: (631) 422-7640
Email: ggaxiola@townofbabylonny.gov

Very truly yours,

Town of Babylon

X 

Greg Gaxiola
Environmental Analyst

A copy of this Notice has been sent to:

Rich Schaffer, Town Supervisor and Town Board Members

Involved and Interested Agency List (See Attachment)

This Notice has also been forwarded for publication in the Environmental Notice Bulletin

Attachments

cc: Rich Schaffer, Town Supervisor, Town of Babylon
Joseph Wilson, Town Attorney, Town of Babylon
Denise Graziano, Commissioner, Planning & Development, Town of Babylon

Involved/Interested Agency Distribution List

Evelyn J. Martinez, Manager
NY Airports District Office
Federal Aviation Administration
Regional Office
One Aviation Plaza
Jamaica, New York 11434

K. Jane Williams
Federal Transit Administration
1200 New Jersey Avenue SE
Washington, DC 20590

Mr. Ryan J. Porciello
Environmental Program Specialist 1,
Division of Water
NYS Dept. of Environmental Conservation
SUNY@Stony Brook
50 Circle Road
Stony Brook, N.Y. 11790

Mr. Robert Kuhn
NYS Office of Parks, Recreation
and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island
Post Office Box 189
Waterford, N.Y. 12188-0189

Mr. Philip Brito
New York ADO
600 Old Country Road #446
Garden City, N.Y. 11530-2001

Sherri Aicher, Regional Permits Administrator
NYS Dept. of Environmental Conservation
SUNY at Stony Brook
50 Circle Road
Stony Brook, N.Y. 11790-3409

Mr. Joseph Brown
NYS Dept. of Transportation, Region 10
Perry B. Duryea, Jr. State Office Building
250 Veterans Memorial Highway
Hauppauge, New York 11788

Victoria Reed, Environmental Analyst
Division of Environmental Permits, Region 1
NYS Dept. of Environmental Conservation
SUNY at Stony Brook
50 Circle Road
Stony Brook, N.Y. 11790-3409

Mr. Robert Corcoran
NYSDEC
Division of Materials Management
Bureau of Hazardous Waste and Radiation
Management
625 Broadway
Albany, N.Y. 12233-7256
cc: Mr. Jared S. Donaldson

Stephanie Rosen
Empire State Development
655 Third Avenue
4th Floor
New York, New York 10017

NYS Legislature
250 Veterans Highway
Hauppauge State Office Building
Room 38-41
Hauppauge, N.Y. 11788

Eram Qadri, AICP, LEED AP
Assistant Vice President
Planning & Environmental Review
Empire State Development
655 Third Avenue
4th Floor
New York, New York 10017

NYS Dept of Transportation
Planning Division
State Office Building
Veterans Memorial Highway
Hauppauge, N.Y. 11788

Heather Spitzberg, HTFC & HFA SEQR Officer
NYS Homes and Community Renewal
Hampton Plaza
38-40 State Street
Albany, N.Y. 11207

Gregson H. Pigott, MD, MPH
Division of Environmental Quality
Office of Ecology
Suffolk County Dept. of Health Services
360 Yaphank Avenue, Suite 2B
Yaphank, New York 11980

Ms. Sarah Lansdale, AICP, Director
Suffolk County Department of Economic
Development and Planning
100 Veterans Memorial Highway – 4th Floor
Hauppauge, New York 11788

Cassidy Brown, Environmental Analyst
Division of Environmental Quality –
Office of Ecology
Suffolk County Dept. of Health Services
360 Yaphank Avenue, Suite 2B
Yaphank, New York 11980

Jennifer Casey, Chairman
Suffolk County Planning Commission
H. Lee Dennison Building, 12th Floor
Veterans Memorial Highway
Hauppauge, N.Y. 11788

Jeffrey W. Szabo, Chief Executive Officer
Suffolk County Water Authority
4060 Sunrise Highway
Oakdale, New York 11769

Charles Bartha, Commissioner
Suffolk County Department of Public Works
335 Yaphank Avenue
Yaphank, N.Y. 11980-0059

Janice McGovern, Chief Engineer, P.E.
Suffolk County Sewer Agency
Suffolk County Dept. of Public Works
335 Yaphank Avenue
Yaphank, N.Y. 11980-0059

Douglas Haussel, Public Works
Special Project Supervisor
Suffolk County Dept. of Public Works
335 Yaphank Avenue
Yaphank, N.Y. 11980-0059

John Corral, Environmental Projects Coordinator
Division of Planning & Environment
Suffolk County Department of Economic
Development and Planning
100 Veterans Memorial Highway – 4th Floor
Hauppauge, New York 11788

Mr. Michael Kane, Chairman
Town of Babylon Zoning Board of Appeals
200 East Sunrise Highway
Lindenhurst, N.Y. 11757
cc: Anthony Valentino and Joseph Russo

Mr. Patrick Halpin, Chairman
Town of Babylon Planning Board
200 East Sunrise Highway
Lindenhurst, N.Y. 11757

Vincent Piccoli, Commissioner
Department of Public Works
Town of Babylon
200 East Sunrise Highway
Lindenhurst, N.Y. 11757

Anthony Ceglio, Director
Airport Administration
7150 Republic Airport, Room 216
E. Farmingdale, N.Y. 11735

Keith Davis, CEO
Babylon IDA
47 West Main Street, Suite 3
Babylon, N.Y. 11702

Mr. Robert Bodenmiller, Chairman
Republic Airport Commission
7150 Republic Airport, Room 216
East Farmingdale, N.Y. 11735

Ms. Kimberly Kennedy,
Assistant to General Counsel
Suffolk County Water Authority
4060 Sunrise Highway
Oakdale, New York 11769

John Lauth, Airport Manager
Republic Airport Commission
7150 Republic Airport, Room 216
East Farmingdale, N.Y. 11735

NYS Public Authorities Control Board
NYS Capitol Building
Albany, N.Y. 12210

Ms. Lara Pomi – Urvat, CSE, PME
LIPA
Permitting Specialist Supervisor
PSEG Long Island
999 Stewart Avenue
Bethpage, N.Y. 11714

Ralph Ekstrand
Mayor of Village of Farmingdale
361 Main Street
Farmingdale, N.Y. 11735

John O'Farrell, Superintendent
Half Hollow Central School District
Fran Greenspan Administration Center
525 Half Hollow Road
Dix Hills, N.Y. 11746

James Quinn, Jr., Chief
East Farmingdale Main Fire House
930 Conklin Street East
Farmingdale, N.Y. 11735

Kevin Catalina, Police Commissioner
1st Precinct
555 Route 109
West Babylon, N.Y. 11704

Nancy H. Cypser, President
Woodland Civic Association
Long Island Civic Alliance, Inc.
1207 Melville Road
Farmingdale, N.Y. 11735

Ana Garcia, Assistant Director of
Government & Community Relations
Long Island Rail Road
93-10 Sutphin Blvd
Jamaica, N.Y. 11435

National Grid
25 Hub Drive
Melville, N.Y. 11747

Thomas Joseph, President
Residences of East Farmingdale
Civic Association
118 East Carmans Road
East Farmingdale, N.Y. 11735

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.