

APPENDIX H

COMMUNITY SERVICES-RELATED CORRESPONDENCE



May 5, 2021

Sayville Union Free School District (UFSD)
99 Greeley Avenue
Sayville, NY 11782
attn.: Dr. John E. Stimmel, Superintendent

**Re: Greybarn-Sayville
Planned Development District (PDD)
Draft Environmental Impact Statement (DEIS)
NPV #16130**

Dear Dr. Stimmel:

Nelson Pope Voorhis is preparing a DEIS for the above-referenced proposal for residential development on the 114.34-acre property formerly occupied by the Island Hills Country Club (see attached **Figure 1-1a**). It is noteworthy that the large majority of the site is within the Connetquot Central School District, and only a small portion in the site's northeastern corner (about 9.1 acres) are in the Sayville UFSD (see attached **Figure 3-5a**).

The proposed project requires rezoning the site from Residence AAA to PDD, followed by development of a 1,365-unit rental residential community. The community will include on-site stormwater and sewage treatment systems, public water supply, recreational and commercial amenities, and a 25±-acre public open space along the perimeter of the site, in which a pedestrian path is proposed. The project's **Conceptual Layout Plan** (attached) does not indicate that any residences will be on the portion of the site in the Sayville UFSD. As such, none of the project's expected 210 school-age children will attend the Sayville UFSD.

It is expected that the Sayville UFSD will experience an increase in the amount of school district taxes generated by the 9.1± acres of the subject site that are within the district.

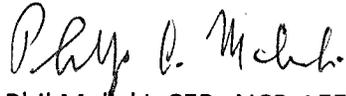
I am writing to obtain information in regard to Sayville UFSD facilities and conditions that may be pertinent to the project, to be included in the DEIS. Specifically, I am requesting the following:

- Confirmation that the boundary between the Connetquot CSD and the Sayville UFSD is accurately shown in Figure 3-5a;
- Confirmation that the school-age children generated by the project will not attend the Sayville UFSD;
- If the Sayville UFSD expects that school-age children on the site will attend Sayville UFSD schools, please indicate the number of children expected, and the assumptions by which that number was determined; and

- Any information regarding enrollment, facility or fiscal conditions of concern to the district administration.

If you have any additional information or comments which would be pertinent, please include them. Finally, if you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,
NELSON POPE VOORHIS



Phil Malicki, CEP, AICP, LEED® AP
Senior Environmental Planner

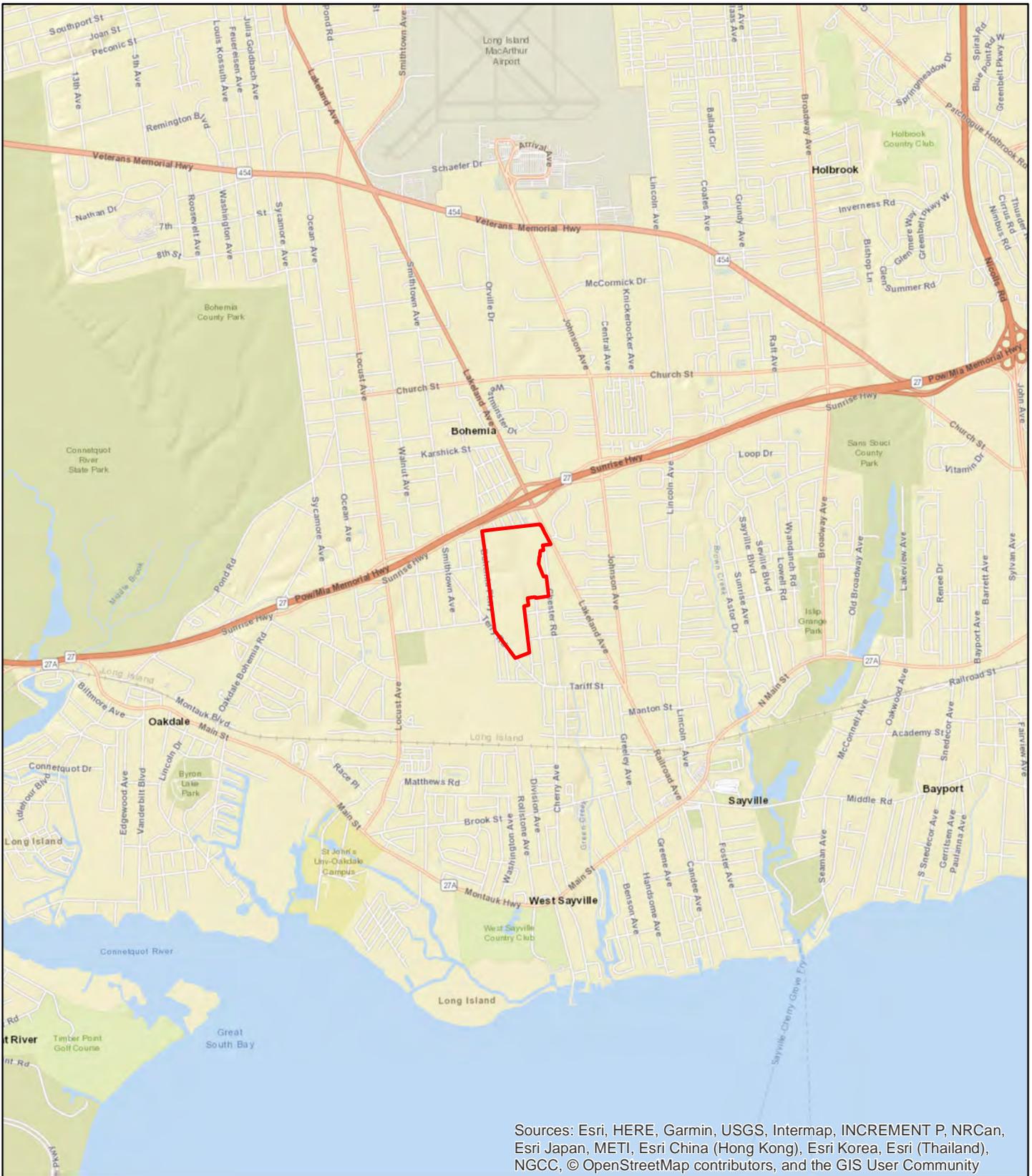


FIGURE 1-1a
LOCATION MAP, REGION

Source: ESRI Web Mapping Service Scale: 1
 inch = 4,000 feet



Greybarn - Sayville
PDD-GS

Draft EIS

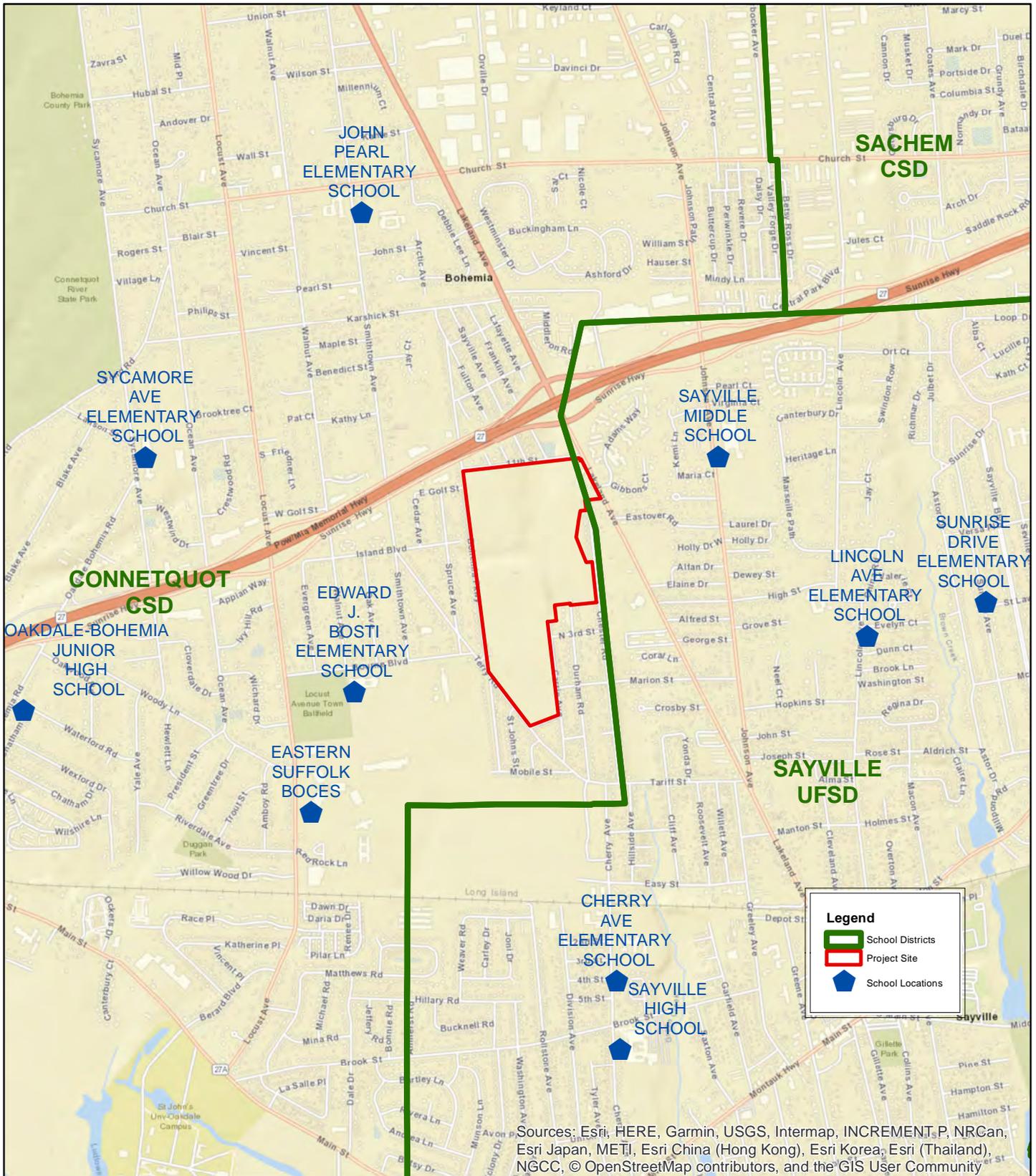


FIGURE 3-5a
COMMUNITY SERVICES MAP, PUBLIC
EDUCATION

Source: ESRI Web Mapping Service;
 Suffolk County data
 Scale: 1 inch = 2,000 feet



Greybarn - Sayville
PDD-GS
Draft EIS





PROPERTY INFORMATION

SITE: 50 LAKELAND AVE.
SAYVILLE, NY 11782

SCTM #: 500-257-03-03
500-280-01-P/O 15.001 (PART I)
500-280-01-P/O 15.001 (PART II)
500-280-01-2, 3, 4, 10 & 16

GROSS LOT AREA: 4,980,650 SQ. FT. (114.3 ACRES)

BUILDING CLASSIFICATION: RESIDENTIAL COMMUNITY

PARKING REQ'D: 1,365 UNITS * 1.75 PARKING STALLS/UNIT = 2,389 STALLS

PARKING PROVIDED: 2,391 PARKING STALLS W/ 302 LANDBANK SPACES

Project Coverage

TOTAL SITE AREA	4,980,650 SF (114 ACRES)
1. TOTAL SITE AREA	4,980,650 SF
OUTER OPEN SPACE AREA	1,071,234 SF
INTERIOR SITE AREA	3,909,416 SF
2. OUTER OPEN SPACE AREA SITE COVERAGE:	
PAVED (PERVIOUS)	88,144 SF
LANDSCAPED AREA	973,090 SF
SUB-TOTAL	1,071,234 SF
3. INTERIOR SITE AREA COVERAGE:	
BUILDING FOOTPRINT	570,420 SF
SIDEWALK, PATH & POOL PATIO	431,983 SF
ROADWAY AND PARKING	956,054 SF
WATER AREA (POND & POOLS)	150,539 SF
TOTAL LANDSCAPED AREA	1,800,420 SF
SUB-TOTAL	3,909,416 SF

TOTAL BUILDING COVERAGE FOR LOTS

PROPOSED LOT 1	80,075.0 SF
PROPOSED LOT 2	85,565.0 SF
PROPOSED LOT 3	117,790.0 SF
PROPOSED LOT 4	108,243.0 SF
PROPOSED LOT 5	97,565.0 SF
PROPOSED LOT 6	81,181.0 SF
TOTAL BUILDING COVERAGE	570,420 SF

Project, Site and Zoning Data

Property Data			
OWNER	RECHLER EQUITY PARTNERS		
TAX LOT NUMBER	District 500	Section 257	Block 3
	District 500	Section 280	Block 1
			Lot(s) 3, 4, 10, 15, 16
TOTAL PROPERTY AREA	4,980,174 SF (114 ACRES)		
PROPOSED ZONE	ISLAND HILLS PLANNED DEVELOPMENT DISTRICT		
EXISTING USE	GOLF COURSE		
WATER DISTRICT	SUFFOLK COUNTY WATER DISTRICT		
	REQUIRED	PROPOSED	
MAXIMUM HEIGHT			
2 STORY RESIDENTIAL	35 OR 2 STORIES	35 OR 2 STORIES	
3 STORY RESIDENTIAL	45 OR 3 STORIES	45 OR 3 STORIES	
4 STORY RESIDENTIAL	55 OR 4 STORIES	55 OR 4 STORIES	
BUILDING FAR %	30% (-37% DENSITY BONUS)	35.4%	
MINIMUM LOT AREA	80,000 SF	4,980,650 SF	
MINIMUM LOT WIDTH	200'	442' ±	
MINIMUM FRONT YARD DEPTH (2-STY)(FEET)(BLDG. #2)	75'	267.7'	
MINIMUM FRONT YARD DEPTH (3-STY)(FEET)(BLDG. #1)	75'	116.3'	
MINIMUM FRONT YARD DEPTH (4-STY)(FEET)(BLDG. #10)	100'	211.1'	
MINIMUM REAR YARD DEPTH (FEET)(BLDG. #16)	50'	134.5'	
MINIMUM SIDE YARD WIDTH (FEET)(BLDG. #1)	50'	105.1'	

Sanitary Calculations

GROUNDWATER MANAGEMENT ZONE - VI - 300 GPD/ACRE

ADJUSTED GROSS LAND AREA = 4,980,650 SF (114.3 ACRES)

ALLOWABLE SANITARY FLOW = 114.3 ACRES X 300 GPD/ACRE = 34,290 GPD

PROPOSED GREY BARN SANITARY DESIGN FLOW:

1,365 APARTMENT UNITS (601-1,200 SF) @ 225 GPD/UNIT = 307,125 GPD

PROPOSED COMMUNITY BENEFIT - DOWNTOWN SAYVILLE DESIGN FLOW:

ESTIMATED BUSINESS DISTRICT FLOW = 69,875 GPD

TOTAL = 377,000

SINCE PROPOSED FLOW EXCEEDS ALLOWABLE FLOW A SEWAGE TREATMENT PLANT (STP) IS REQUIRED.

STP DESIGN FLOW = 377,000 GPD

LEACHING POOLS REQUIRED:

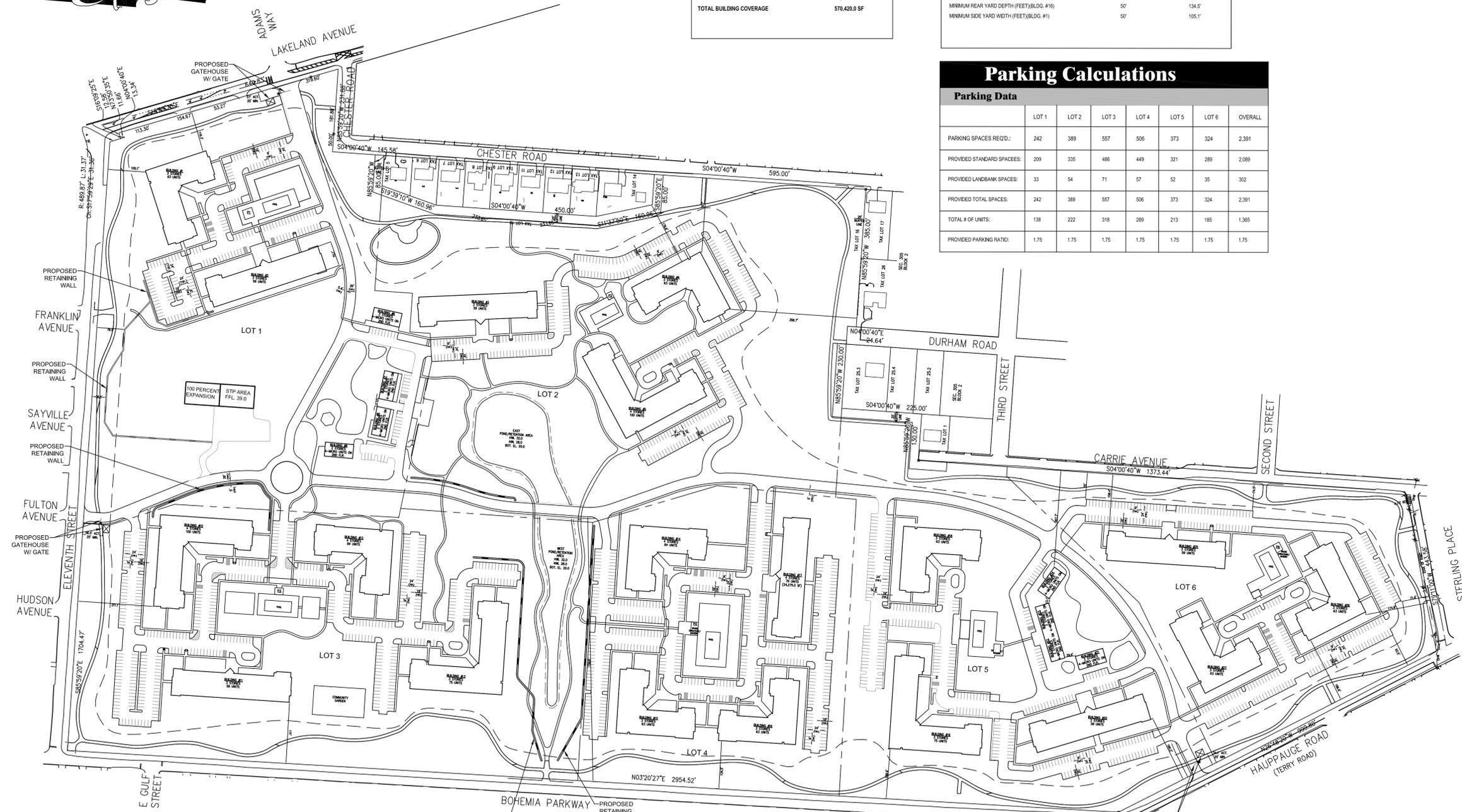
377,000 GPD / 10 GPD/SQ.FT. = 37,700 SQ.FT. OF LEACHING AREA

37,700 SQ.FT. / 31.4 SQ.FT./VLF = 1,200 VLF

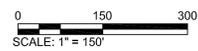
PROVIDE (600) 10' X 4' DEEP LEACHING POOLS AS PER SCDPW STANDARDS FOR 200% INSTALLATION AT THE TIME OF CONSTRUCTION.

Parking Calculations

Parking Data							
	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	OVERALL
PARKING SPACES REQ'D:	242	389	557	506	373	324	2,391
PROVIDED STANDARD SPACES:	209	335	486	449	321	289	2,089
PROVIDED LANDBANK SPACES:	33	54	71	57	52	35	302
PROVIDED TOTAL SPACES:	242	389	557	506	373	324	2,391
TOTAL # OF UNITS:	138	222	318	289	213	185	1,365
PROVIDED PARKING RATIO:	1.75	1.75	1.75	1.75	1.75	1.75	1.75



CONCEPTUAL LAYOUT PLAN
SCALE: 1:150



PWGC
Strategic Environmental and Engineering Solutions

P.W. GROSSER CONSULTING, INC.

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

CONSULTANTS

GREYBARN @ ISLAND HILLS SAYVILLE, NY

ISLIP SUFFOLK COUNTY, NY

REP 1707

CONCEPTUAL LAYOUT PLAN



NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING
572 WALT WHITMAN ROAD, MELVILLE, NY 11747 - 2188
(631) 427-5665 FAX (631) 427-5620

August 16, 2018

Connetquot Central School District (CSD)
780 Ocean Avenue
Bohemia, NY 11716
attn.: Lynda G. Adams, Ed.D., Superintendent

**Re: Greybarn-Sayville
Planned Development District
Draft Environmental Impact Statement
NPV #16130**

Dear Superintendent Adams:

Nelson, Pope & Voorhis, LLC is preparing a Draft Environmental Impact Statement (DEIS) for the above-referenced proposal, for the 114.34-acre property formerly occupied by the Island Hills Country Club (see attached map). The proposed project requires rezoning the site from Residence AAA to PDD, followed by development of a 1,365-unit rental residential community. The community will include on-site stormwater and sewage treatment systems, public water supply, recreational and commercial amenities, and a 25±-acre public open space along the perimeter of the site, in which a pedestrian path is proposed.

It is estimated that a total of 210 school-age children would reside on the site.

I am writing to obtain information in regard to Connetquot CSD facilities and conditions that may be pertinent to the project, to be included in the DEIS. Specifically, I am requesting the following:

- Current enrollments of each school in the district, for Special Education and for General Education students;
- The current per-student estimate of district expenditures for both Special Education and General Education students; and
- Any information regarding enrollment, facility or fiscal conditions of concern to the district administration.

If you have any additional information or comments which would be pertinent, please include them. Finally, if you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,
NELSON, POPE AND VOORHIS, LLC

Phil Malicki, CEP, AICP, LEED® AP
Senior Environmental Planner



FIGURE 1B
LOCAL LOCATION MAP

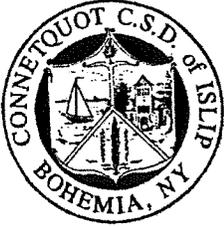
Greybarn -
 Sayville PDD



Source: ESRI Web Mapping Service
 Scale: 1 inch = 600 feet



Draft EIS



CONNETQUOT CENTRAL SCHOOL DISTRICT OF ISLIP
CENTRAL OFFICES: 780 Ocean Avenue, Bohemia, New York 11716-3629
(631) 244-2215 • Fax (631) 589-0683

RECEIVED

SEP 14 2018

Board of Education

Milynn Augulis, *President*
Lee Kennedy, *Vice President*
Eileen Panico, *Trustee*
Mark Warshaw, *Trustee*

NELSON & POPE

Lynda G. Adams, Ed.D.
Superintendent of Schools

September 12, 2018

SENT VIA MAIL
Mr. Phil Malicki
Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road
Melville, NY 11747

Re: R-18-061 Student enrollments, records of facility or fiscal conditions of concern, expenditures for Special Ed & General Ed

Dear Mr. Malicki:

This letter confirms the receipt of your request received on September 5, 2018 for the records referenced above.

We are researching your request for records. You will be notified shortly of the status of your request (completion/denial/cost). Under FOIL this agency has 20 business days to complete its initial research and will respond accordingly by October 10, 2018.

Should you have any questions, please call (631) 244-2215 ext. 3508.

Sincerely,

Kristina Inzerillo

Kristina Inzerillo
District Clerk Pro Tem

FISCAL ACCOUNTABILITY SUMMARY (2016 - 17)

INFORMATION ABOUT EXPENDITURE RATIOS (2015 - 16)

(Data are lagged a year.)

Commissioner's Regulations require that certain expenditure ratios for general-education and special-education students be reported and compared with ratios for similar districts and all public schools. The required ratios for this district are reported below.

The numbers used to compute the statistics on this page were collected on the State Aid Form A, the State Aid Form F, the School District Annual Financial Report (ST-3), and from the Student Information Repository System (SIRS).

THIS SCHOOL DISTRICT

GENERAL EDUCATION

INSTRUCTIONAL EXPENDITURES

\$87,859,330

PUPILS

6,016

EXPENDITURES PER PUPIL

\$14,604

SPECIAL EDUCATION

INSTRUCTIONAL EXPENDITURES

\$35,494,067

PUPILS

1,001

EXPENDITURES PER PUPIL

\$35,459

SIMILAR DISTRICT GROUP AVERAGE NEED/RESOURCE CAPACITY

GENERAL EDUCATION

INSTRUCTIONAL EXPENDITURES

\$8,395,886,432

PUPILS

747,643

EXPENDITURES PER PUPIL

\$11,230

SPECIAL EDUCATION

INSTRUCTIONAL EXPENDITURES

\$3,487,990,842

PUPILS

110,460

EXPENDITURES PER PUPIL

\$31,577

Current enrollments of each school in the district, for Special Education:
This number includes 504 students

- Cherokee – 141
 - Duffield – 28
 - Edith Slocum – 25
 - John Pearl – 30
 - Edward Bosti – 50
 - Sycamore – 117
 - Idle Hour – 21
 - OBMS – 148
 - RMS – 178
 - CHS – 379
- Total – 1,117 Current Classified and 504 Students

Enrollment Projections

2018-2019

BOSTI

	2017-18			2018-19 Projections			
	Enrollment	# of Sections	Average Class size	Enrollment	# of Sections	Average Class size	Change
Pre-K	39			39			
K	43	2	20.0	43	2	21.5	0
1	38	2	18.5	43	2	21.5	0
2	57	3	15.3	38	2	19.0	-1
3	46	2	24.5	57	3	19.0	1
4	49	2	18.0	46	2	23.0	0
5	36	2	16.5	49	2	24.5	0
Sp Ed	31			31			
	339	13		346	13		

CHEROKEE

	2017-18			2018-19 Projections			
	Enrollment	# of Sections	Average Class size	Enrollment	# of Sections	Average Class size	Change
K	65	3	21.7	65	3	21.7	0
1	72	4	18.0	65	3	21.7	-1
2	94	5	18.8	72	4	18.0	-1
3	80	4	20.0	94	5	18.8	1
4	91	4	22.8	80	4	20.0	0
5	81	4	20.3	91	4	22.8	0
Sp Ed	76			76			
	559	24		543	23		

DUFFIELD

	2017-18			2018-19 Projections			Change
	Enrollment	# of Sections	Average Class size	Enrollment	# of Sections	Average Class size	
K	65	3	21.7	65	3	21.7	0
1	72	3	24.0	65	3	21.7	0
2	63	3	21.0	72	3	24.0	0
3	57	3	19.0	63	3	21.0	0
4	55	3	18.3	57	3	19.0	0
5	86	4	21.5	55	3	18.3	-1
Sp Ed	398	19		377	18		

IDLE HOUR

	2017-18			2018-19 Projections			
	Enrollment	# of Sections	Average Class size	Enrollment	# of Sections	Average Class size	Change
K	24	1	24.0	24	1	24.0	0
1	35	2	17.5	24	1	24.0	-1
2	39	2	19.5	35	2	17.5	0
3	43	2	21.5	39	2	19.5	0
4	34	2	17.0	43	2	21.5	0
5	31	2	15.5	34	2	17.0	0
Sp Ed	0			0			
	206	11		199	10		

PEARL

	2017-18			2018-19 Projections			Change
	Enrollment	# of Sections	Average Class size	Enrollment	# of Sections	Average Class size	
K	38	2	19.0	38	2	19.0	0
1	36	2	18.0	38	2	19.0	0
2	40	2	20.0	36	2	18.0	0
3	37	2	18.5	40	2	20.0	0
4	45	2	22.5	37	2	18.5	0
5	41	2	20.5	45	2	22.5	0
Sp Ed	0			0			
	237	12		234	12		

SLOCUM

	2017-18			2018-19 Projections			
	Enrollment	# of Sections	Average Class size	Enrollment	# of Sections	Average Class size	Change
K	39	2	19.5	39	2	19.5	0
1	63	3	21.0	39	2	19.5	-1
2	63	3	21.0	63	3	21.0	0
3	46	3	15.3	63	3	21.0	0
4	65	3	21.7	46	2	23.0	-1
5	51	3	17.0	65	3	21.7	0
Sp Ed	327	17		315	15		

SYCAMORE

	2017-18			2018-19 Projections			
	Enrollment	# of Sections	Average Class size	Enrollment	# of Sections	Average Class size	Change
K	53	3	17.7	53	3	17.7	0
1	59	3	19.7	53	3	17.7	0
2	61	3	20.3	59	3	19.7	0
3	69	3	23.0	61	3	20.3	0
4	65	3	21.7	69	3	23.0	0
5	63	3	21.0	65	3	21.7	0
Sp Ed	57			57			
	427	18		417	18		

Universal Pre-Kindergarten

Agency	Enrollment as of 2/7/17	Total Seats Available
Early Discoveries Center Ronkonkoma, NY	32	32
SCOPE at Bosti	30	30
SCOPE at Cherokee	36	36
SCOPE at Idle Hour	13	13
Starting Early/DDI Ronkonkoma, NY	36	36
Total	147	147 (147=NYS Grant)

OAKDALE-BOHEMIA MIDDLE SCHOOL

	2017-18 Enrollment	Projected 2018-19 Enrollment
Gr 6	212	184
Ungraded Elementary	2	2
Gr 7	225	212
Gr 8	222	225
Ungraded Secondary	9	9
TOTAL	670	632
	Difference	-38

RONKONKOMA MIDDLE SCHOOL

	2017-18 Enrollment	Projected 2018-19 Enrollment
Gr 6	254	218
Ungraded Elementary	3	3
Gr 7	233	254
Gr 8	220	233
Ungraded Secondary	6	6
TOTAL	716	714
	Difference	-2

CONNETQUOT HIGH SCHOOL

	2017-18 Enrollment	Projected 2018-19 Enrollment
Gr 9	474	437
Gr10	495	474
Gr 11	508	495
Gr 12	487	508
Ungraded Secondary	16	16
TOTAL	1,980	1,930
	Difference	-50

2018-19 Projected Enrollment Increases/Decreases – by Building

	2017-18	Projected	Difference
	Enrollment	2018-19 Enrollment	
Bosti	339	346	7
Cherokee	555	539	-16
Duffield	387	367	-20
Idle Hour	207	201	-6
Pearl	223	216	-7
Slocum	331	320	-11
Sycamore	427	417	-10
OBMS	670	632	-38
RMS	716	714	-2
CHS	1,980	1,935	-50
TOTALS	5,859	5,712	-153

Projected High School Enrollment – 3 years

(Based on current enrollment and middle school projections)

	Middle School - 2018-19			Connetquot High School		
	OBMS	RMS	MS TOTALS	2018-19	2019-20	2020-21
Gr 6	184	218	402			
Ungr Elem	2	3	5			
Gr 7	212	254	466	<--- Gr 9, 2020-21		
Gr 8	225	233	458	<--- Gr 9, 2019-20		
Gr 9				437	458	466
Gr 10				474	442	458
Gr 11				495	474	442
Gr 12				508	495	474
Ungr Sec	9	2	15	16	16	16
				-----	-----	-----
				1,930	1,885	1,856
				-50	-45	-29
				Three Year Total:		-124



NELSON, POPE & VOORHIS, LLC

ENVIRONMENTAL • PLANNING • CONSULTING
572 WALT WHITMAN ROAD, MELVILLE, NY 11747 - 2188
(631) 427-5665 FAX (631) 427-5620

July 3, 2018

Suffolk County Police Department (SCPD)
30 Yaphank Avenue
Yaphank, New York 11980
attn: Supervisor, Research and Development Section

**Re: Greybarn-Sayville
Planned Development District (PDD)
Draft Environmental Impact Statement
NPV #16130**

Dear Sir or Madam:

Nelson, Pope & Voorhis, LLC is preparing a Draft Environmental Impact Statement (DEIS) for the above-referenced proposal, for the 114.34-acre property formerly occupied by the Island Hills Country Club (see attached map). The proposed project requires rezoning the site from Residence AAA to PDD, followed by development of a 1,365-unit rental residential community. The community will include on-site stormwater and sewage treatment systems, public water supply, recreational and commercial amenities, and a 25±-acre public open space along the perimeter of the site, in which a pedestrian path is proposed.

I am writing to obtain information on SCPD facilities, services, and capabilities that may be pertinent to the project, to be included in the DEIS. Specifically, I am requesting the following:

- Precinct in which the project site is located;
- Location of the stationhouse; and
- Patrol sector assigned to the site.

If you have any additional information or comments which would be pertinent, please include them. Finally, if you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,
NELSON, POPE AND VOORHIS, LLC

Phil Malicki, CEP, AICP, LEED® AP
Senior Environmental Planner



FIGURE 1B
LOCAL LOCATION MAP

Greybarn -
 Sayville PDD



Source: ESRI Web Mapping Service
 Scale: 1 inch = 600 feet



Draft EIS

COUNTY OF SUFFOLK
NEW YORK



POLICE DEPARTMENT

GERALDINE HART
POLICE COMMISSIONER

RECEIVED

AUG 02 2018

NELSON & POPE

July 31, 2018

Mr. Phil Malicki
Senior Environmental Planner
Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road
Melville, NY 11747-2188

Re: Greybarn-Sayville, NPV # 16130

Dear Mr. Malicki,

This letter is written in response to your recent request for information regarding SCPD facilities and services available for the referenced site. It is acknowledged that you are proposing rezoning of the site from Residence AAA to PDD, followed by development of a 1,365-unit rental residential community.

The subject site is located within the confines of the SCPD Fifth Precinct, Sector 503. The Fifth Precinct is located at 125 Waverly Avenue, Patchogue, NY 11772 and the telephone number is (631)854-8500. The Precinct Commanding Officer is Inspector William G. Silva. The Fifth Precinct covers 75.006 square miles of the southern half of Town of Brookhaven and southeastern part of Town of Islip. There are approximately 240,000 residents serviced, plus working, business patrons and vacationing transient population in the thousands. The Fifth Precinct personnel has 195 sworn members and 17 non-sworn.

The Department has categorized the intersection of Lakeland and Sunrise Highway (Rte. 27) as a high crash area. Current maps show limited access to the planned site. New traffic patterns and the increased flow regarding the influx of occupants will increase accidents and calls for police services. This project development would have an impact on the workload of Sector 503 and the Fifth Precinct. Emergency response time and public safety is a variable which requires careful consideration.

Management Analyst ChrisTina Bailey performed this research. If you have any questions concerning this matter, please do not hesitate to contact her at (631)852-6238.

Sincerely,


Michael T. Montovano
C.O., Planning and Operations Bureau
Suffolk County Police Department

ACCREDITED LAW ENFORCEMENT AGENCY

Visit us online at: www.suffolkpd.org

Crime Stoppers Confidential Tip Hotline: 1-800-220-TIPS

Non-Emergencies Requiring Police Response - Dial: (631) 852-COPS

30 Yaphank Avenue, Yaphank, New York 11980 - (631) 852-6000





NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING
572 WALT WHITMAN ROAD, MELVILLE, NY 11747 - 2188
(631) 427-5665 FAX (631) 427-5620

July 3, 2018

Community Ambulance Company, Inc.
420 Lakeland Avenue
PO Box 924
Sayville, New York 11782
attn: James Macdonell, Chief

**Re: Greybarn-Sayville
Planned Development District (PDD)
Draft Environmental Impact Statement
NPV #16130**

Dear Chief Macdonell:

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I am writing to obtain information on the public ambulance service facilities and capabilities that may be pertinent to the project, to be included in the DEIS. Specifically, I am requesting the following:

- The location of the ambulance substation(s) which would serve the site;
- The number of emergency medical technicians (EMTs) assigned to each facility;
- Indicate any specialized emergency medical capabilities; and
- Indicate whether the EMTs are volunteers or full-time.

If you have any additional information or comments which would be pertinent, please include them. Finally, if you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,
NELSON, POPE AND VOORHIS, LLC

Phil Malicki, CEP, AICP, LEED® AP
Senior Environmental Planner



FIGURE 1B
LOCAL LOCATION MAP

Greybarn -
 Sayville PDD



Source: ESRI Web Mapping Service
 Scale: 1 inch = 600 feet



Draft EIS



NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING
572 WALT WHITMAN ROAD, MELVILLE, NY 11747 - 2188
(631) 427-5665 FAX (631) 427-5620

July 3, 2018

West Sayville Fire Department
80 Main Street
West Sayville, New York 11976
attn: Todd Gray, Chief of Department

**Re: Greybarn-Sayville
Planned Development District (PDD)
Draft Environmental Impact Statement
NPV #16130**

Dear Chief Gray:

Nelson, Pope & Voorhis, LLC is preparing a Draft Environmental Impact Statement (DEIS) for the above-referenced proposal, for the 114.34-acre property formerly occupied by the Island Hills Country Club (see attached map). The proposed project requires rezoning the site from Residence AAA to PDD, followed by development of a 1,365-unit rental residential community. The community will include on-site stormwater and sewage treatment systems, public water supply, recreational and commercial amenities, and a 25±-acre public open space along the perimeter of the site, in which a pedestrian path is proposed.

I am writing to obtain information on the facilities, services, and capabilities of the West Sayville Fire Department that may be pertinent to the project, to be included in the DEIS. Specifically, I am requesting the following:

- The location of the substation(s) which would serve the site;
- A listing of the major pieces of firefighting equipment at each facility;
- The number of firefighters assigned to each facility;
- Indicate any specialized firefighting capabilities of the District; and
- Indicate whether the firefighters are volunteers or full-time.

If you have any additional information or comments which would be pertinent, please include them. Finally, if you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,
NELSON, POPE AND VOORHIS, LLC

Phil Malicki, CEP, AICP, LEED® AP
Senior Environmental Planner



FIGURE 1B
LOCAL LOCATION MAP

Greybarn -
 Sayville PDD



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Draft EIS



New Construction: P. O. Box 38, Oakdale NY 11769-0901
(631) 218-1148

July 12, 2018

Bryan Grogan, PE
PW Grosser Consulting
630 Johnson Ave, Suite 7
Bohemia NY 11716

Re: Water Availability – 458 Lakeland Ave, Sayville
Greybarn Sayville (Rental Apartments)
SCTM # 0500-257-3-3;0500-280-1-2-4.10, 15.1 & 16
BP# 2000396886

Dear Mr. Grogan,

We have received your request for information regarding availability of public water service to the above referenced property.

Per your request, we have determined that there is an existing water main adjacent to the above captioned property from Lakeland Avenue and East Gulf Street and based upon the water requirements provided in your application dated June 7, 2018, the Suffolk County Water Authority (SCWA) has sufficient capacity to this property provided your client pays us for improvements to our distribution system. This letter is also being issued based on our requirement that your client is installing a well for irrigation use, should that change in the future you must contact us.

Connection fees, which include any applicable water main surcharges, or directional bore fees, will be required for service line installations, as well as service line and RPZ applications and inspections. An RPZ device is required on commercial properties.

SCWA recommends the use of smart irrigation control systems and drought tolerant plantings to promote conservation and minimize the impact of peak pump age so as to ensure compliance with the SCWA Water Conservation Plan.

If you have any further questions or would like to proceed with application for service, please contact our New Construction Department at (631) 218-1148 or the undersigned at (631) 563-5672. Please be advised that should your requirements for service increase at any time following the issuance of this letter, you are urged to contact this office.

This letter of availability expires 7/12/2020

Sincerely


Lisa Cetta
Manager

LC:lap





NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING
572 WALT WHITMAN ROAD, MELVILLE, NY 11747 - 2188
(631) 427-5665 FAX (631) 427-5620

July 3, 2018

PSEG Long Island
Customer Order Fulfillment Department
175 East Old Country Road
Hicksville, NY 11801
attn.: Carolyn Macklin, Manager

**Re: Greybarn-Sayville
Planned Development District (PDD)
Draft Environmental Impact Statement
NPV #16130**

Dear Ms. Macklin:

Nelson, Pope & Voorhis, LLC is preparing a Draft Environmental Impact Statement (DEIS) for the above-referenced proposal, for the 114.34-acre property formerly occupied by the Island Hills Country Club (see attached map). The proposed project requires rezoning the site from Residence AAA to PDD, followed by development of a 1,365-unit rental residential community. The community will include on-site stormwater and sewage treatment systems, public water supply, recreational and commercial amenities, and a 25±-acre public open space along the perimeter of the site, in which a pedestrian path is proposed.

The project is expected to use electricity; however, an estimate as to the amount of such usage is not presently available.

I am writing to obtain information on PSEG electricity facilities, services, and capabilities that may be pertinent to the project, to be included in the DEIS. Specifically, I am requesting the following:

- The location and capacity of the electric lines serving the site or area; and
- Confirmation that PSE&G can and would serve the project with electricity.

If you have any additional information or comments which would be pertinent, please include them. Finally, if you should have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,
NELSON, POPE AND VOORHIS, LLC

Phil Malicki, CEP, AICP, LEED® AP
Senior Environmental Planner



FIGURE 1B
LOCAL LOCATION MAP

Greybarn -
 Sayville PDD



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Draft EIS



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(631) 427-5665 FAX (631) 427-5620

July 3, 2018

National Grid
25 Hub Drive
Melville, NY 11747
attn: Valarie Hunter Account Representative

**Re: Greybarn-Sayville
Planned Development District (PDD)
Draft Environmental Impact Statement
NPV #16130**

Dear Ms. Hunter:

Nelson, Pope & Voorhis, LLC is preparing a Draft Environmental Impact Statement (DEIS) for the above-referenced proposal, for the 114.34-acre property formerly occupied by the Island Hills Country Club (see attached map). The proposed project requires rezoning the site from Residence AAA to PDD, followed by development of a 1,365-unit rental residential community. The community will include on-site stormwater and sewage treatment systems, public water supply, recreational and commercial amenities, and a 25±-acre public open space along the perimeter of the site, in which a pedestrian path is proposed.

The project may use natural gas as a heating source; however, it is premature to make such a decision at the present time, so that an estimate as to the amount of such usage is not presently available.

I am writing to obtain information on natural gas facilities, services, and capabilities that may be pertinent to the project, to be included in the DEIS. Specifically, I am requesting the following:

- A map or text description of the location(s) and sizes of the nearest natural gas lines in the vicinity; and
- A letter confirming that natural gas service can and would be provided to the project.

If you have any additional information or comments that would be pertinent, please include them. Finally, if you should have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,
NELSON, POPE AND VOORHIS, LLC

Phil Malicki, CEP, AICP, LEED® AP
Senior Environmental Planner



FIGURE 1B
LOCAL LOCATION MAP

Greybarn -
 Sayville PDD

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ENVIRONMENTAL • PLANNING • CONSULTING
572 WALT WHITMAN ROAD, MELVILLE, NY 11747 - 2188
(631) 427-5665 FAX (631) 427-5620

August 31, 2018

Town of Islip
Department of Environmental Control
401 Main Street
Islip, NY 11751
attn.: James H. Heil, PE, Commissioner

**Re: Greybarn-Sayville
Planned Development District (PDD)
Draft Environmental Impact Statement
NPV #16130**

Dear Sir:

Nelson, Pope & Voorhis, LLC is preparing a Draft Environmental Impact Statement (DEIS) for the above-referenced proposal, for the 114.34-acre property formerly occupied by the Island Hills Country Club (see attached map). The proposed project requires rezoning the site from Residence AAA to PDD, followed by development of a 1,365-unit rental residential community. The community will include on-site stormwater and sewage treatment systems, public water supply, recreational and commercial amenities, and a 25±-acre public open space along the perimeter of the site, in which a pedestrian path is proposed.

It is expected that the projected 2,706 residents would generate solid waste generation would be about 10,220 pounds daily (lbs/day), to be removed by private carter.

I am writing to obtain information in regard to Town solid waste removal and disposal facilities and characteristics that may be pertinent to the project, to be included in the DEIS. Specifically, I am requesting the following:

- Confirmation that the Town would not provide solid waste removal service to this private project;
- Names and locations of Town disposal/handling facilities where the solid wastes could be taken;
- If available, the current rates of disposal/handling at each facility; and
- Information on any recycling facilities or programs offered by the Town.

If you have any additional information or comments which would be pertinent, please include them. Finally, if you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,
NELSON, POPE AND VOORHIS, LLC


Phil Malioki, CEP, AICP, LEED® AP
Senior Environmental Planner



FIGURE 1B
LOCAL LOCATION MAP

Greybarn -
 Sayville PDD



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Draft EIS



TOWN OF ISLIP DEPARTMENT OF ENVIRONMENTAL CONTROL

401 MAIN STREET • ISLIP, NEW YORK 11751 • (631) 595-3630

September 6, 2018

Mr. Phil Malicki
Senior Environmental Planner
Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road
Melville, NY 11747

RECEIVED

SEP 10 2018 PM

NELSON & POPE

RE: Greybarn-Sayville
Draft Environmental Impact Statement
NPV #16130

Dear Mr. Malicki,

The Department acknowledgement the receipt of your letter of August 31, 2018 regarding the Planned Development District project.

The Town Refuse Collection and Disposal will not serve the proposed project with the collection and disposal of solid waste.

The Town Solid Waste disposal facilities include the following:

- Blydenburgh Road Clean Fill;, Hauppauge – Construction and demolition debris - no commingled solid waste;
- MacArthur Waste-to-Energy Facility – Municipal solid waste – need permit for disposal;
- Yard Waste Compost Facility, Ronkonkoma – leaves, grass trimmings, cut up trees - produce compost for sale.
- WRAP Facility, Sayville – Materials Recovery Facility for residential curbside recyclables, dual stream (separate newsprint, corrugated and commingled containers) transfer station for construction demolition debris and bulk items, household hazardous waste facility, propane tank disposal and e-waste recovery facility.

The contracted private carter will presumably collect and dispose of all solid waste generated within the facility. The Town requests an active waste recycling program be implemented as soon as possible.

If you need further information, please contact this office.

Very truly yours,

James H. Heil, P.E.
Commissioner

JHH/lmb

cc: File