

**APPENDIX I**

**COMMUNITY SERVICE CORRESPONDENCE**





NELSON, POPE & VOORHIS, LLC

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

March 17, 2011

North Amityville Fire Company  
601 Broadway  
Amityville, NY 11701

**Re: New Frontier, Amityville  
Environmental Impact Review  
NPV #09084**

To Whom It May Concern:

Nelson, Pope & Voorhis, LLC is an environmental and planning consulting firm located in Melville. We are currently preparing a Draft Environmental Impact Statement (DEIS) for a proposed project located on the east side of Broadway (NYS Route 110), south of the Southern State Parkway in the Town of Babylon (see attached location map). The project involves a change of zone to MR Multiple Residence for the redevelopment of 45,500 SF of retail space and 500 multi-family residence units, including 213 one-bedroom units and 287 two-bedroom units. The project will be developed in five phases and would include a main access road, tap roads, residential communities, commercial use and neighborhood parks in an attractive setting designed to enhance the local community. Buildings on the north side of the site will be three stories in height and the central and southern sides of the site would have four story buildings. Primary access would be from NYS Route 110 in the southwestern portion of the site, with a connecting road between the adjoining streets, Brefni Street and The Boulevard. Additional access to the site will be available via Geraldine Avenue and Nathalie Avenue.


I am writing to obtain information in regard to North Amityville Fire Company facilities, services, and capabilities which may be pertinent to the project. Specifically, I am requesting the following:

- District boundaries served;
- The location of the stations and/or 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;
- Indicate whether the firefighters are volunteers or full-time;
- Any ambulance and/or EMT facilities or equipment relative to servicing the site.
- Annual operating budget.

If you have any further input with regard to the ability to provide services to this project, please provide an explanation so that this may be considered in the review process. Your responses will be included in the DEIS submitted for review by the Town.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 427-5665 or [kmccabe@nelsonpope.com](mailto:kmccabe@nelsonpope.com).

Very truly yours,  
NELSON, POPE AND VOORHIS, LLC

  
Kristen L. McCabe  
Environmental Planner



NELSON, POPE & VOORHIS, LLC

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572 WALT WHITMAN ROAD, MELVILLE, NY 11747 - 2188  
(631) 427-5665 FAX (631) 427-5620  
npv@nelsonpope.com

March 17, 2011

Suffolk County Police Department  
Research and Development Section  
Attn: William English  
Principal Management Analyst  
30 Yaphank Avenue  
Yaphank, NY 11980

**Re: New Frontier, Amityville  
Environmental Impact Review  
NPV #09084**

Dear Mr. English:

Nelson, Pope & Voorhis, LLC is an environmental and planning consulting firm located in Melville. We are currently preparing a Draft Environmental Impact Statement (DEIS) for a proposed project located on the east side of Broadway (NYS Route 110), south of the Southern State Parkway in the Town of Babylon (see attached location map). The project involves a change of zone to MR Multiple Residence for the redevelopment of 45,500 SF of retail space and 500 multi-family residence units, including 213 one-bedroom units and 287 two-bedroom units. The project will be developed in five phases and would include a main access road, tap roads, residential communities, commercial use and neighborhood parks in an attractive setting designed to enhance the local community. Buildings on the north side of the site will be three stories in height and the central and southern sides of the site would have four story buildings. Primary access would be from NYS Route 110 in the southwestern portion of the site, with a connecting road between the adjoining streets, Brefni Street and The Boulevard. Additional access to the site will be available via Geraldine Avenue and Nathalie Avenue.

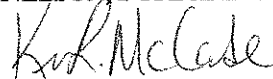
I am writing to obtain information regarding SCPD facilities and services which may be pertinent to the project. Specifically, I am requesting the following:

- Location of the stationhouse;
- Patrol sector assigned to the site.

If you have any further input with regard to the ability to provide services to this project, please provide an explanation so that this may be considered in the review process. Your responses will be included in the DEIS for review by the Town of Babylon.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 427-5665 or [kmccabe@nelsonpope.com](mailto:kmccabe@nelsonpope.com).

Very truly yours,  
NELSON, POPE AND VOORHIS, LLC

  
Kristen L. McCabe  
Environmental Planner



**NELSON, POPE & VOORHIS, LLC**

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(631) 427-5665 FAX (631) 427-5620  
npv@nelsonpope.com

March 17, 2011

Dr. John R. Williams  
Superintendent of Schools  
Amityville Union Free School District  
150 Park Avenue  
Amityville, NY 11701

**Re: New Frontier, Amityville  
Environmental Impact Review  
NPV #09084**

Dear Dr. Williams:

Nelson, Pope & Voorhis, LLC is an environmental and planning consulting firm located in Melville. We are currently preparing a Draft Environmental Impact Statement (DEIS) for a proposed project located on the east side of Broadway (NYS Route 110), south of the Southern State Parkway in the Town of Babylon (see attached location map). The project involves a change of zone to MR Multiple Residence for the redevelopment of 45,500 SF of retail space and 500 multi-family residence units, including 213 one-bedroom units and 287 two-bedroom units. The project will be developed in five phases and would include a main access road, tap roads, residential communities, commercial use and neighborhood parks in an attractive setting designed to enhance the local community. Buildings on the north side of the site will be three stories in height and the central and southern sides of the site would have four story buildings. Primary access would be from NYS Route 110 in the southwestern portion of the site, with a connecting road between the adjoining streets, Brefni Street and The Boulevard. Additional access to the site will be available via Geraldine Avenue and Nathalie Avenue.

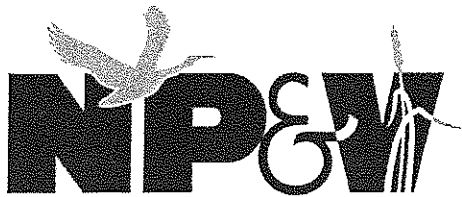
As stated, the residential units proposed for the New Frontier project include 213 one-bedroom units and 287 two-bedroom units; it is expected that all units will be less than 1,200 SF in size. Because the units only have a maximum of two bedrooms, these lend themselves to individuals, young couples, seniors, working professionals and small families with pre-school age children. Based on Residential Demographic Multipliers, Rutgers University, Center for Urban Policy Research (June 2006), it is estimated that approximately 84 school age children would be generated as a result of the proposed project. Of the 84 school-aged children, it is projected that 77 would attend public schools within the Amityville School District. Furthermore, it should be noted that there are approximately 59 children on the site under existing conditions, and as a result, the net increase in school children to the district would be significantly less than the estimated number.

If you have any further input with regard to the ability to provide services to this project, please provide an explanation so that this may be considered in the review process. Your responses will be included in the DEIS for review by the Town of Babylon.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 427-5665 or [kmccabe@nelsonpope.com](mailto:kmccabe@nelsonpope.com).

Very truly yours,  
**NELSON, POPE AND VOORHIS, LLC**

Kristen L. McCabe  
Environmental Planner



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npv@nelsonpope.com

March 17, 2011

National Grid  
8302-8624 Ditmas Avenue  
Building #31  
Brooklyn, NY 11236  
attn: Richard P. Petraglia, Lead Account Executive

**Re: New Frontier, Amityville  
Environmental Impact Review  
NPV #09084**

Dear Mr. Petraglia:

Nelson, Pope & Voorhis, LLC is an environmental and planning consulting firm located in Melville. We are currently preparing a Draft Environmental Impact Statement (DEIS) for a proposed project located on the east side of Broadway (NYS Route 110), south of the Southern State Parkway in the Town of Babylon (see attached location map). The project involves a change of zone to MR Multiple Residence for the redevelopment of 45,500 SF of retail space and 500 multi-family residence units, including 213 one-bedroom units and 287 two-bedroom units. The project will be developed in five phases and would include a main access road, tap roads, residential communities, commercial use and neighborhood parks in an attractive setting designed to enhance the local community. Buildings on the north side of the site will be three stories in height and the central and southern sides of the site would have four story buildings. Primary access would be from NYS Route 110 in the southwestern portion of the site, with a connecting road between the adjoining streets, Brefni Street and The Boulevard. Additional access to the site will be available via Geraldine Avenue and Nathalie Avenue.


I am writing to obtain information in regard to gas service available to the site. Specifically, I am requesting the following:

- Whether natural gas can be supplied to the site;
- If natural gas can be supplied, the location(s) and sizes of the supply lines which would be used;
- Whether the amount of usage would significantly impact the ability of National Grid to supply services to its other customers in the area; and,
- If natural gas can be provided, please send a letter to my attention confirming that such service can be provided.

If you have any further input with regard to the ability to provide services to this project, please provide an explanation so that this may be considered in the review process. Your responses will be included in the DEIS for review by the Town of Babylon.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 427-5665 or [kmccabe@nelsonpope.com](mailto:kmccabe@nelsonpope.com).

Very truly yours,  
NELSON, POPE AND VOORHIS, LLC

  
Kristen L. McCabe  
Environmental Planner



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npv@nelsonpope.com

March 17, 2011

LIPA  
1650 Islip Avenue  
Brentwood, NY 11717

**Re: New Frontier, Amityville  
Environmental Impact Review  
NPV #09084**

To Whom It May Concern:

Nelson, Pope & Voorhis, LLC is an environmental and planning consulting firm located in Melville. We are currently preparing a Draft Environmental Impact Statement (DEIS) for a proposed project located on the east side of Broadway (NYS Route 110), south of the Southern State Parkway in the Town of Babylon (see attached location map). The project involves a change of zone to MR Multiple Residence for the redevelopment of 45,500 SF of retail space and 500 multi-family residence units, including 213 one-bedroom units and 287 two-bedroom units. The project will be developed in five phases and would include a main access road, tap roads, residential communities, commercial use and neighborhood parks in an attractive setting designed to enhance the local community. Buildings on the north side of the site will be three stories in height and the central and southern sides of the site would have four story buildings. Primary access would be from NYS Route 110 in the southwestern portion of the site, with a connecting road between the adjoining streets, Brefni Street and The Boulevard. Additional access to the site will be available via Geraldine Avenue and Nathalie Avenue.


I am writing to obtain information in regard to electric service. Specifically, I am requesting the following:

- Whether electricity can be supplied to the site;
- If electricity can be supplied, the location(s) and sizes of the supply lines which would be used;
- Whether the amount of usage would significantly impact the ability of LIPA to supply services to its other customers in the area; and,
- If electricity can be provided, please send a letter to my attention confirming that such service can be provided.

If you have any further input with regard to the ability to provide services to this project, please provide an explanation so that this may be considered in the review process. Your responses will be included in the DEIS for review by the Town of Babylon.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 427-5665 or [kmccabe@nelsonpope.com](mailto:kmccabe@nelsonpope.com).

Very truly yours,  
NELSON, POPE AND VOORHIS, LLC

  
Kristen L. McCabe  
Environmental Planner



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npv@nelsonpope.com

March 17, 2011

Town of Babylon  
Sanitation Department  
200 East Sunrise Highway  
Lindenhurst, NY 11757

**Re: New Frontier, Amityville  
Environmental Impact Review  
NPV #09084**

To Whom It May Concern:

Nelson, Pope & Voorhis, LLC is an environmental and planning consulting firm located in Melville. We are currently preparing a Draft Environmental Impact Statement (DEIS) for a proposed project located on the east side of Broadway (NYS Route 110), south of the Southern State Parkway in the Town of Babylon (see attached location map). The project involves a change of zone to MR Multiple Residence for the redevelopment of 45,500 SF of retail space and 500 multi-family residence units, including 213 one-bedroom units and 287 two-bedroom units. The project will be developed in five phases and would include a main access road, tap roads, residential communities, commercial use and neighborhood parks in an attractive setting designed to enhance the local community. Buildings on the north side of the site will be three stories in height and the central and southern sides of the site would have four story buildings. Primary access would be from NYS Route 110 in the southwestern portion of the site, with a connecting road between the adjoining streets, Brefni Street and The Boulevard. Additional access to the site will be available via Geraldine Avenue and Nathalie Avenue.

The proposed project is predicated to generate approximately 63 tons of solid waste per month, based on 13 lb/day/ 1,000 SF of commercial (retail) space and 3.5 lb/day/per capita with an estimated 1,019 residents. It is anticipated that a private hauler will be utilized for garbage pickup on the site. We are writing to obtain information in regard to the solid waste facilities which may be pertinent to the project. Specifically, I am requesting the following:

- The yearly tonnage of solid waste disposed of at the Town's facility
- The percentage or tonnage breakdown of waste disposition (i.e. recycled, incinerated, landfilled), and where is waste disposed of via these routes?
- Confirmation that the Town will accept waste from the project (should the private hauler choose to utilize the municipal facility); and are there any waste regulations specific to these uses which should be considered in connection with this application?

If you have any further input with regard to the ability to provide services to this project, please provide an explanation so that this may be considered in the review process. Your responses will be included in the DEIS for review by the Town of Babylon.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 427-5665 or [kmccabe@nelsonpope.com](mailto:kmccabe@nelsonpope.com).

Very truly yours,  
NELSON, POPE AND VOORHIS, LLC

Kristen L. McCabe  
Environmental Planner



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572 WALT WHITMAN ROAD, MELVILLE, NY 11747 - 2188  
(631) 427-5665 FAX (631) 427-5620  
npv@nelsonpope.com

March 17, 2011

Suffolk County Water Authority  
FOIL Request  
Attn. Kimberly Kennedy  
PO Box 38  
Oakdale, NY 11769

**Re: New Frontier, Amityville  
Environmental Impact Review  
NPV #09084**

Dear Ms. Kennedy:

Nelson, Pope & Voorhis, LLC is an environmental and planning consulting firm located in Melville. We are currently preparing a Draft Environmental Impact Statement (DEIS) for a proposed project located on the east side of Broadway (NYS Route 110), south of the Southern State Parkway in the Town of Babylon (see attached location map). The project involves a change of zone to MR Multiple Residence for the redevelopment of 45,500 SF of retail space and 500 multi-family residence units, including 213 one-bedroom units and 287 two-bedroom units. The project will be developed in five phases and would include a main access road, tap roads, residential communities, commercial use and neighborhood parks in an attractive setting designed to enhance the local community. Buildings on the north side of the site will be three stories in height and the central and southern sides of the site would have four story buildings. Primary access would be from NYS Route 110 in the southwestern portion of the site, with a connecting road between the adjoining streets, Brefni Street and The Boulevard. Additional access to the site will be available via Geraldine Avenue and Nathalie Avenue.

I would like to request the following information (which may be contained in the District's Annual Water Report):

- The locations of the SCWA's supply and/or monitoring wells within 1,000 feet of the site;
- The locations of the SCWA's supply wells which would serve the site, if applicable;
- The aquifer from which each of the above wells pumps including any wells down gradient of the site;
- Untreated water quality test results from the last three years for the above wells;
- If applicable, information on the nature and extent of any water quality and/or water supply problems in the area;
- Information on the current size and status of the NYSDEC-imposed water pumpage cap for the District, if applicable;
- Will the project require a new or extended supply line to serve the site?

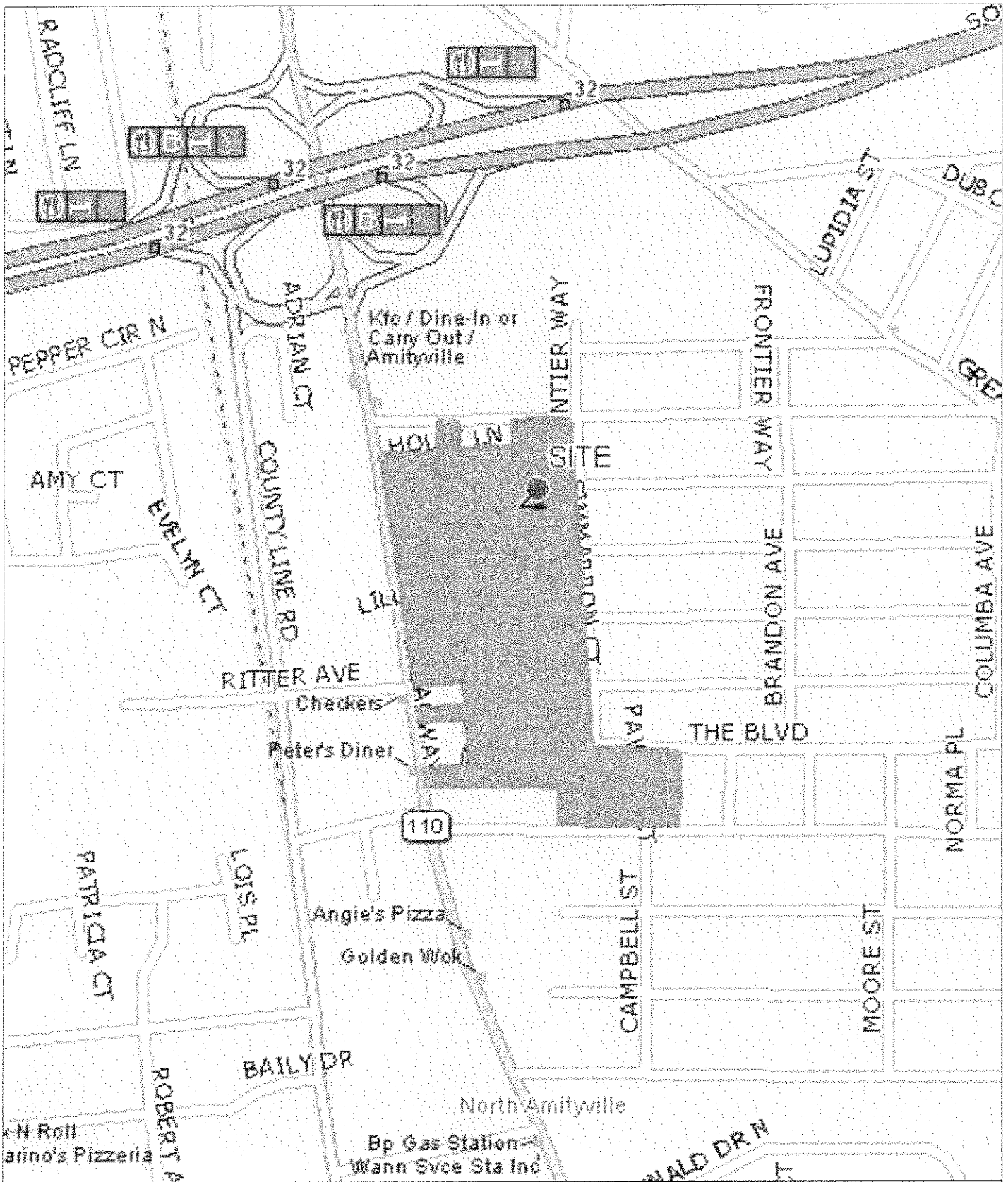
If you have any further input with regard to the ability to provide services to this project, please provide an explanation so that this may be considered in the review process. Your responses will be included in the DEIS for review by the Town of Babylon.

If you should have any questions or require additional information, please do not hesitate to contact me at (631) 427-5665 or [kmccabe@nelsonpope.com](mailto:kmccabe@nelsonpope.com).

Very truly yours,  
**NELSON, POPE & VOORHIS, LLC**

Kristen L. McCabe  
Environmental Planner





**FIGURE 1  
LOCATION MAP**

**New Frontier,  
Amityville**



Source: DeLorme Street Atlas  
Scale: 1" = 500'



**Draft EIS**

COUNTY OF SUFFOLK



STEVE LEVY  
COUNTY EXECUTIVE

RICHARD DORMER  
POLICE COMMISSIONER

POLICE DEPARTMENT

March 22, 2011

Kristen L. McCabe  
Environmental Planner  
Nelson, Pope & Voorhis, LLC  
572 Walt Whitman Road  
Melville, NY 11747-2188

RECEIVED  
MAR 24 2011  
KLM  
NELSON & POPE

Re: New Frontier, Amityville / NPV # 09084

Dear Ms. McCabe:

This is the Suffolk County Police Department's (SCPD) response to your request for information regarding SCPD facilities and services available to the referenced site.

The subject site is located within the confines of the SCPD First Precinct, Sector 109. The First Precinct is located at 555 Route 109, West Babylon, NY 11704 and the telephone number is 631-854-8100.

The exact impact of your planned development is difficult to determine. There is no single determining element utilized in the decision to deploy a set number of officers to a given area. Factors such as demographics, traffic patterns, police hazards and emergency response time are variables which require consideration. The SCPD will adapt as necessary to protect and serve the community as it grows.

If you need any further information, please contact me at 631-852-6069 or send an e-mail to [william.english@suffolkcountyny.gov](mailto:william.english@suffolkcountyny.gov).

Sincerely,

William J. English  
Principal Management Analyst  
Research and Development Section 2110



**ACCREDITED LAW ENFORCEMENT AGENCY**  
Visit Us Online at [www.suffolkpd.org](http://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





Long Island Power Authority  
175 E. Old Country Road  
Hicksville, NY 11801

April 29, 2011

NP&W  
Nelson & Pope & Voorhis, LLC  
Environmental & Planning Consulting  
572 Walt Whitman Road  
Melville, NY 11747  
Attn: Kristen L. McCabe

RECEIVED  
MAY 04 2011  
NELSON & POPE

**Re: Letter of Availability – Map of New Frontier, Amityville Project**

**LIPA Job Ref.# T101230390**

Dear Sir or Madam:

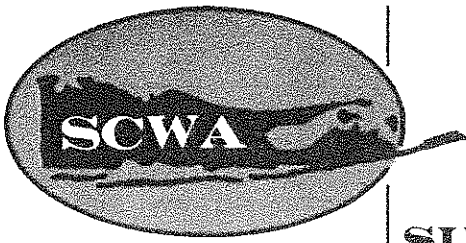
As requested, please be advised that the Long Island Power Authority will provide service to the above referenced project in accordance with our filed tariff and schedules in effect at the time service is required.

Please feel free to contact our Customer Order Fulfillment office at (631) 348-6044 if you require any further information.

Very truly yours,

Anthony Stallone, Manager  
Customer Order Fulfillment

AS/ljm



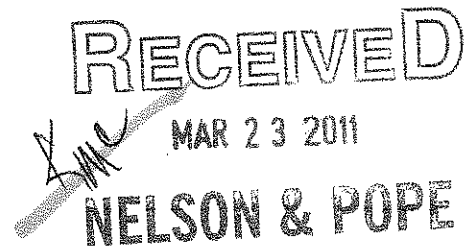
## SUFFOLK COUNTY WATER AUTHORITY

Timothy J. Hopkins  
General Counsel

Administrative Offices: 4060 Sunrise Highway, Oakdale, New York 11769-0901  
(631) 563-0236  
Fax (631) 563-0370

March 21, 2011

Kristen L. McCabe  
Nelson, Pope & Voorhis, LLC  
572 Walt Whitman Road  
Melville, NY 11747



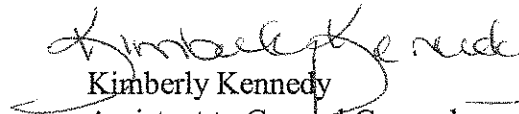
RE: Request - Locale of Public Supply Wells located within a 1,000 foot radius of  
Proposed: New Frontier, Amityville

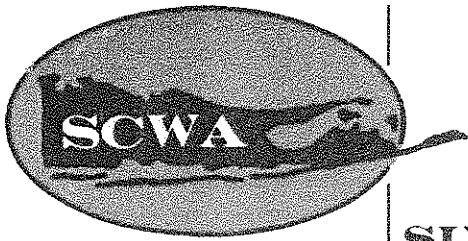
Dear Ms. McCabe:

The above referenced request is acknowledged. It will take approximately three weeks to assemble any such records and/or make a determination as to their availability under the Public Officers Law.

You will be contacted with respect to the amount of production charges, if any, associated with the available records. If you have any questions in this matter, please feel free to contact me at 631-563-0375.

Very truly yours,

  
Kimberly Kennedy  
Assistant to General Counsel



## SUFFOLK COUNTY WATER AUTHORITY

Timothy J. Hopkins  
General Counsel

Administrative Offices: 4060 Sunrise Highway, Oakdale, New York 11769-0901  
(631) 563-0236  
Fax (631) 563-0370

April 12, 2011

Kristen L. McCabe  
Nelson, Pope & Voorhis, LLC  
572 Walt Whitman Road  
Melville, NY 11747

RE: Request - Well Data for Public Supply Wells that may serve the  
proposed: New Frontier, Amityville

Dear Ms. McCabe:

Pursuant to your request, please be advised that the SCWA does not have any public supply wells located within a 1,000 feet of the subject project.

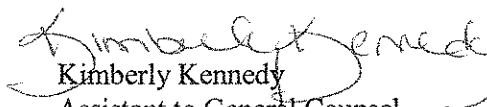
While SCWA has an integrated water supply system, the following wells could serve the captioned project. Well data for the wells identified below are provided on disc.

Albany Avenue Well Field, Pump Station & Elevated Tank - magoth  
N/E Corner of Albany Avenue & 45th Street  
519 Albany Avenue  
North Amityville

Great Neck Road Well Field & Pump Station - magoth  
S/S of Great Neck Road, 358' E/O Tyrconnell Street  
3457 Great Neck Road  
North Amityville

Greene Avenue Well Field & Pump Station - magoth  
N/E Corner of Intersection of Greene Avenue & Birch Street  
125 Greene Avenue, 129 Greene Avenue  
Village of Amityville

Very truly yours,

  
Kimberly Kennedy  
Assistant to General Counsel

Enc.  
Disc.

# Town of Babylon

**FIRE MARSHAL**  
999 NORTH INDIANA AVENUE  
LINDENHURST, NEW YORK 11757-2199  
Tel: (631) 957-3009  
Fax: (631) 957-3107



**STEVEN BELLONE**  
SUPERVISOR

Reviewed site plans for Planning Board review # 11-05ACE, found the following objections/items of question:

#### General Site Notes:

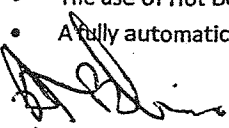
- Upon re-submission, provide site plan with the following additions/corrections. Plan shall be measurable to a workable scale or of a larger print format.
- Plans do not include construction type of proposed structures.
- Plan shall show full cross sections of all buildings.
- All underground fire service piping, installation of private fire service mains, private fire hydrants, and fire sprinkler supply lines shall be require permits from the Fire Marshal's Office and Plumbing Inspector prior to the start of installation.
- Prior to any site back fill, all underground fire service piping shall be fully inspected and a witnessed pressure test shall occur.
- All Fire Sprinkler, Fire Alarm, Private Fire Service Mains, or Fire Hydrants require a permit from the Fire Marshal's Office prior to installation.

#### Fire Apparatus Access:

- Proposed site does not accurately depict compliance with the New York State Fire Code Section 503 for Fire Apparatus access. Additionally, the pass-through roadway from Broadway to the Boulevard does not appear to be of proper width.
- Due to the size of the apparatus of the North Amityville Fire Department and surrounding primary mutual aid departments, all turning radiuses shall be 25' inside and 50' outside. A separate site plan shall be created demonstrating only Fire Department Access showing all roadways, turning radiuses, and demonstrate access for a 54' long Tower Ladder.
- Site plans shall detail proposed fire zone markings and signage as per the New York State Fire Code section 503 and appendix D.

#### Fire Protection:

- All proposed structures shall be fully Fire Sprinkler protected as per the New York State Fire Code and Town of Babylon Zoning Ordinance.
- Some of the residential buildings may require an NFPA 13 sprinkler system, including standpipe systems. We were unable to fully determine this without reviewing construction documents.
- A full site plan detailing required Fire Hydrants, Fire Hydrant placement, and full underground fire protection piping shall be provided. All interconnected services shall be indicated.
- Fire Flow calculations shall be provided for this project as per applicable NFPA and ISO standards to ensure adequate water supply for fire protection.
- The use of Hot Boxes is not permitted for Fire Service Water Supplies. Any and all RPZ's or DCV's shall be housed within the structures.
- A fully automatic and manual Fire Alarm system, supervised by central station shall be installed in each residential building.

  
Robert Bambino  
Fire Marshal I

---

Lindsay Patrick Henry	Wayne R. Horsley	Ellen T. McVeety	Carol A. Quirk	Corinne DiSomma	Janice E. Tinsley-Colbert
Councilman	Councilman	Councilwomen Deputy Supervisor	Councilwoman	Receiver of Taxes	Town Clerk