

Suffolk County Farmland Committee 2016 Bi-Annual Review Period Application

This form is to be completed by the landowner(s) **expressing interest in the Suffolk County Purchase of Development Rights Program**. The information obtained from this form will be used by the Suffolk County Farmland Committee (Committee) to evaluate the appropriateness of such request. The Committee will evaluate said request as part of the bi-annual review period process as described in Chapter 8 of the Suffolk County Administrative Local Laws. A recommendation by the Committee does not guarantee or imply that the Suffolk County Legislature will authorize Planning Steps or that the parcel(s) will be acquired. Submission of this form to the Committee grants the Committee and/or its designee, permission to enter and inspect the entire parcel(s).

PART I: PROPERTY DETAILS

Town: Babylon NY, 11798

Hamlet / Village: Wheatley Heights

Physical Location: Conkling Ave + Lee Ave

District: _____	Section: _____	Block: _____	Lot: _____
District: _____	Section: _____	Block: _____	Lot: <u>See Attached Lots</u>
District: _____	Section: _____	Block: _____	Lot: <u>+ Filed map dated</u>
District: _____	Section: _____	Block: _____	Lot: _____
District: _____	Section: _____	Block: _____	Lot: _____

2016 FEB 20 PM 2:17
Suffolk County Office

The property is located within:

Zoning District(s) Residential

Overlay District(s) Yes No If yes, which zone(s)? _____

Agricultural District Yes No

Pine Barrens Yes No If yes, which zone? Central - Compatible Growth Area Montauk
 Central - Core Oak Brush Plains
 Eastern South Setauket Woods

The property contains:

Woodlands Yes No If yes, please specify acreage: _____
Wetlands Yes No If yes, please specify acreage: 0.4 acre
Slopes greater than 15% Yes No If yes, please specify acreage: _____

The property is improved with (Check all that apply. Include the number of structures and square footage per structure):

House Barn Shed Greenhouse Irrigation Pond Other Details: underground Irrigation system

Total Acreage of Subject Parcel(s): 15,87 +/- Total Acreage Offered for Acquisition: 15,21 +/-

Is there an exclusion/cutout area proposed for this property? Yes No If yes, please indicate the size and location of any proposed exclusions/cutouts on a copy of the survey.* LOTS 6+7

*Please note that this may require a supplemental form to be filled out in the future.

PART II: AGRICULTURAL OPERATION DETAILS

Farm Name: Colonial Springs Farms Website: Colonial Springs Farm, Com

Current Crop(s): pumpkins + corn

Does the agricultural operation have a business plan? Yes No

PART II: AGRICULTURAL OPERATION DETAILS (Continued)

Is the subject property farmed by someone other than the landowner (i.e., agricultural lessee)? Yes No

Have any development rights been sold previously? Yes No

To whom have the development rights been sold? Town County Both Other

Please explain: _____

Is the property in active agricultural production? Yes

For how many years has this property been in active agricultural production? 1983 -

Former Farm Name(s): Wyandanch Nurseries Former Crops(s): Nursery Stock

Please provide any additional relevant information about the agricultural operation: _____

Wyandanch Nurseries est 1954 - 1983 - Colonial Springs Farm 1983 - 2016

PART III: CONTACT INFORMATION

LANDOWNER

Name: Gustave J. Wade E-mail: Farmgustave@aol.com

Telephone Number: 631-499-0496 Cell 631-804-2309 Facsimile Number: 631-499-0496

Mailing Address: 41 Willoughby Park E. Northport State: N.Y. Zip Code: 11731

ATTORNEY (if applicable)

Name: John Wagner E-mail: John.wagner@rectilman.beilin.com

Telephone Number: 979-3000 Facsimile Number: 631-979-7070

Mailing Address: 100 Morton Pkwy Hauppauge State: N.Y. Zip Code: 11788

AGENT (if applicable)

Name: N/A Suite 156 E-mail: _____

Telephone Number: _____ Facsimile Number: _____

Mailing Address: _____ State: _____ Zip Code: _____

If an agent, other than the landowner's attorney, will be representing the landowner, please submit a letter or other written permission signed by the landowner (1) confirming that the landowner is familiar with this application and (2) authorizing the submission of the application.

LESSEE (if applicable)

Name: _____ E-mail: _____

Telephone Number: _____ Facsimile Number: _____

Mailing Address: _____ State: _____ Zip Code: _____

Please provide a copy of the current lease agreement.

PART IV: LANDOWNER CERTIFICATION OF APPLICATION

I, Gustave J. Wade (print full name), the undersigned, certify that I am the owner of the land identified in this application and that this application form including any attached documentation constitutes a true statement of facts to the best of my knowledge.

Landowner Signature Gustave J. Wade

PART V: SUPPORTING DOCUMENTATION

Please submit the following documentation in addition to this application:

- Survey (existing survey is sufficient), and if applicable, identified exclusions/cutouts on a copy of survey
- Written permission authorizing an agent to represent the application on behalf of the landowner (if applicable)
- Lease agreement (if applicable)
- Business plan (if applicable)

ADD:

EXHIBIT A (Updated 8/2/2013)

<u>PARCEL:</u>	<u>SUFFOLK COUNTY TAX MAP NUMBER:</u>	<u>ACRES:</u>	<u>REPUTED OWNER:</u>
No. 1	0100 01300 0200 039001	0.44	<u>Gustave J. Wade Family 2012 Irrevocable Trust</u>
No. 2	0100 01300 0200 039002	0.62	<u>Gustave J. & Carol Wade</u>
No. 3	0100 01300 0200 039003	0.33	<u>Gustave J. Wade Family 2012 Irrevocable Trust</u>
No. 4	0100 01300 0200 039004	0.33	<u>Gustave J. & Carol Wade</u>
No. 5	0100 01300 0200 039005	0.33	<u>Gustave J. Wade Family 2012 Irrevocable Trust</u>
No. 6	0100 01300 0200 039006 - OUT	0.33	<u>Gustave J. & Carol Wade</u>
No. 7	0100 01300 0200 039007 - OUT	0.33	<u>Gustave J. Wade Family 2012 Irrevocable Trust</u>
No. 8	0100 01300 0200 039008	0.39	<u>Gustave J. & Carol Wade</u>
No. 9	0100 01300 0200 039009	0.32	<u>Gustave J. Wade Family 2012 Irrevocable Trust</u>
No. 10	0100 01300 0200 039010	0.30	<u>Gustave J. & Carol Wade</u>
No. 11	0100 01300 0200 039011	0.30	<u>Gustave J. Wade Family 2012 Irrevocable Trust</u>
No. 12	0100 01300 0200 039012	0.30	<u>Gustave J. & Carol Wade</u>
No. 13	0100 01300 0200 039013	0.45	<u>Carol Wade</u>
No. 14	0100 01300 0200 039014	0.31	<u>Gustave J. Wade Family 2012 Irrevocable Trust</u>
No. 15	0100 01300 0200 039015	0.29	<u>Gustave J. Wade Family 2012 Irrevocable Trust</u>
No. 16	0100 01300 0200 039016	0.29	<u>Gustave J. & Carol Wade</u>
No. 17	0100 01300 0200 039017	0.29	<u>Gustave J. Wade Family 2012 Irrevocable Trust</u>
No. 18	0100 01300 0200 039018	0.33	<u>Gustave J. & Carol Wade</u>
No. 19	0100 01300 0200 039019	0.39	<u>Gustave J. & Carol Wade</u>
No. 20	0100 01100 0100 006001	0.67	<u>Gustave J. Wade Family 2012 Irrevocable Trust</u>
No. 21	0100 01100 0100 006002	0.44	<u>Gustave J. & Carol Wade</u>
No. 22	0100 01100 0100 006003	0.46	<u>Gustave J. Wade Family 2012 Irrevocable Trust</u>
No. 23	0100 01100 0100 006004	0.84	<u>Gustave J. & Carol Wade</u>
No. 24	0100 01100 0100 006005	0.77	<u>Gustave J. Wade Family 2012 Irrevocable Trust</u>
No. 25	0100 01100 0100 006006	2.75	<u>Gustave J. & Carol Wade</u>
No. 26	0100 01100 0100 006007	0.38	<u>Gustave J. Wade Family 2012 Irrevocable Trust</u>
No. 27	0100 01300 0200 039051 p/o	2.89	<u>Colonial Springs Farm LLC</u>

TOTAL ACRES: 15.87

;and, be it further

2nd **RESOLVED**, that this Legislature, being the State Environmental Quality Review Act (SEQRA) lead agency, hereby finds and determines that this resolution constitutes a Type II action, pursuant to Sections 617.5(c) (20) (21) and/or (27) of Title 6 of the NEW YORK CODE OF RULES AND REGULATIONS (6NYCRR) AND WITHIN THE MEANING OF Section 8-0109(2) of the NEW YORK ENVIRONMENTAL CONSERVATION LAW as promulgation of regulations, rules, policies, procedures and legislative decisions in connection with continuing agency administration, management and information collection, and the Suffolk County Council on Environmental Quality (CEQ) is hereby directed to circulate any appropriate SEQRA notices of determination on non-applicability or non-significance in accordance with this resolution.

Amount of Charitable Donation _____%

Contact Person: _____
Name Telephone #

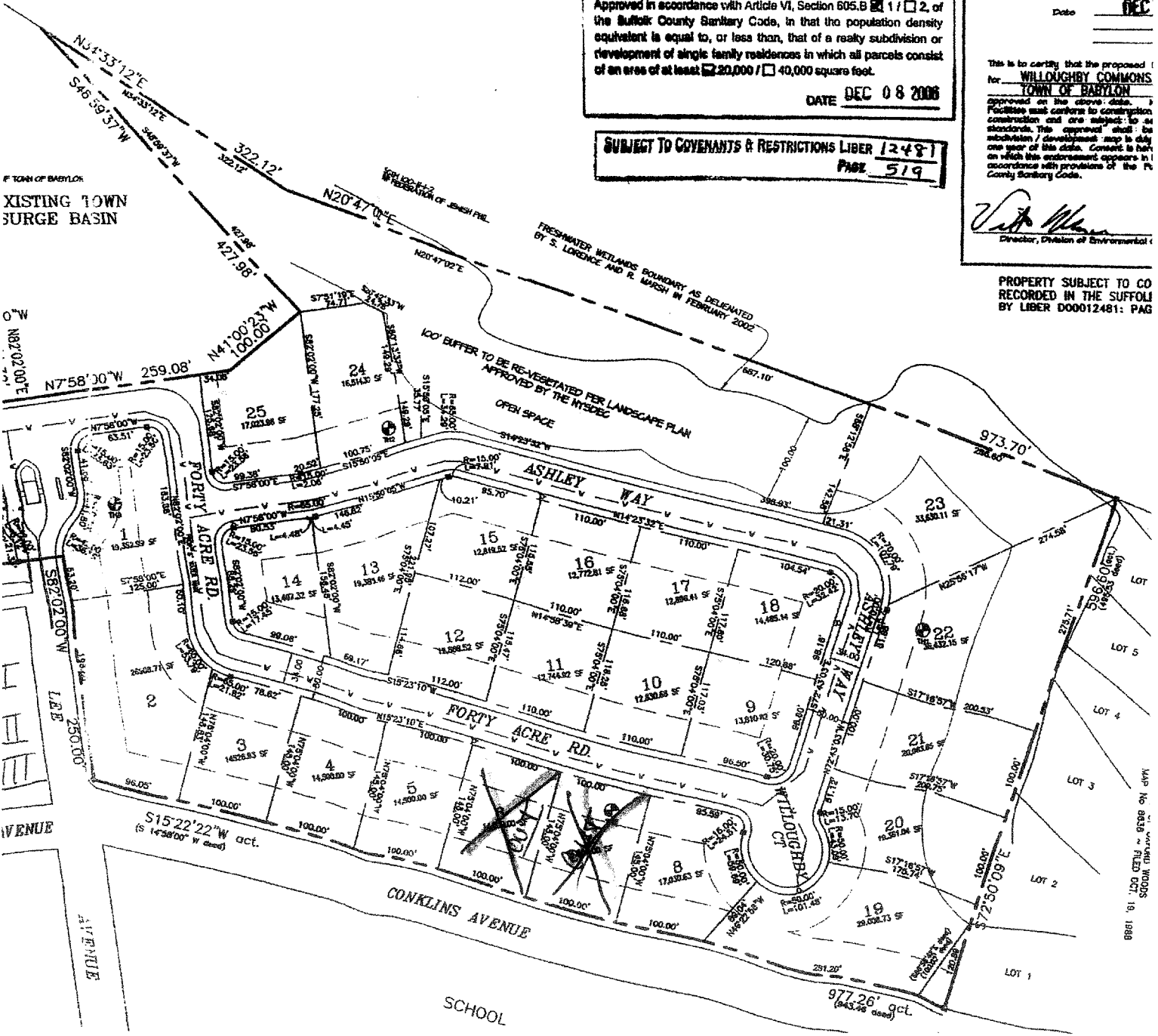
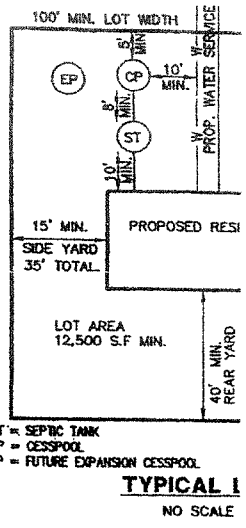
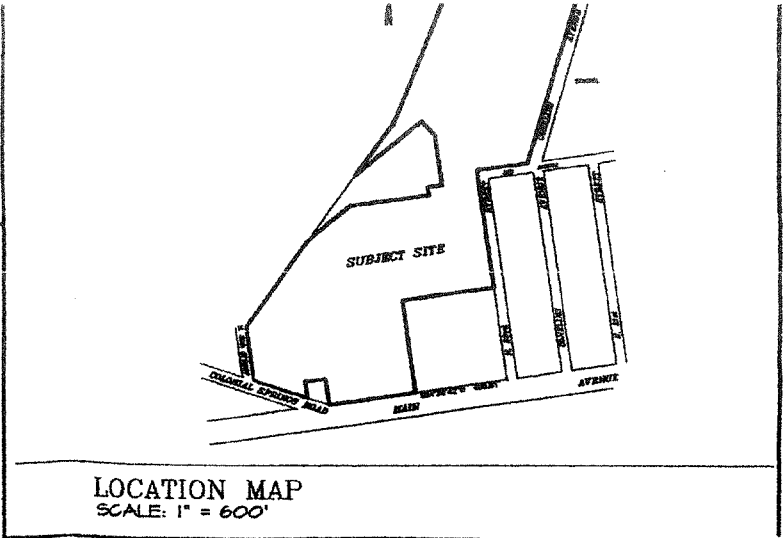
Attorney: _____
Name Telephone #

06-002 1/9/06
 PLUTION No. DATE
 12/18/06
 RMAN DATE

E No. 04-77C
 BS. No.
 05 2007

FILED

EB 05 2007
 @ 12:00 P.M.
 Judith A. Peacock
 CLERK OF SUFFOLK COUNTY



SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
 Approved in accordance with Article VI, Section 605.B 1 / □ 2, of the Suffolk County Sanitary Code, in that the population density equivalent is equal to, or less than, that of a ready subdivision or development of single family residences in which all parcels consist of an area of at least 20,000 / □ 40,000 square feet.
 DATE DEC 08 2006

SUBJECT TO COVENANTS & RESTRICTIONS LIBER 12481
 PAGE 519

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES
 Date DEC
 This is to certify that the proposed ()
 for WILLDOUGHRYS COMMONS
 TOWN OF BABYLON
 approved on the above date. Facilities shall conform to construction standards and are subject to all standards. The approved shall be within one year of this date. Consent is given in accordance with provisions of the Suffolk County Sanitary Code.
 Director, Division of Environmental

PROPERTY SUBJECT TO CO RECORDED IN THE SUFFOLK BY LIBER D00012481: PAG

RESOLUTION NO. 2016-036
RECOMMENDATION TO THE TOWN BOARD
TO APPROVE A CHANGE OF ZONE
GUSTAVE J. WADE, CAROL E. WADE, GUSTAVE J. WADE FAMILY 2012
IRREVOCABLE TRUST AND COLONIAL SPRINGS FARMS, LLC.
P.B. JOB NO. 16-02AE
MONDAY, MARCH 21, 2016

WHEREAS, pursuant to the code of the Town of Babylon, Chapter 213, Article IV, Sections 30 – 35 a formal application for a change of zone from A Residence to MR has been submitted to the Planning Board of the Town of Babylon for review and recommendation to the Town Board and a \$2,700.00 has been paid;

WHEREAS, pursuant to the Code of the Town of Babylon, Chapter 186, Sections 1-17, a site plan has been submitted to the Planning Board; and

WHEREAS, said subject site, more specifically, to re-zone 31.955± acres from A Residence to MR to construct 264 (228 one-bedroom, 36 two-bedroom) rental units in 23 buildings, a 6,475sf community building, a 228sf pump station, and two (2) 750sf entrance booths on 16.44± acres, the remaining northern 15.52± acres shall be preserved as agricultural land subject to New York Agricultural and Markets Law, is located on the northeast corner of Colonial Springs Road and North 28th Street, in the hamlet of Wheatley Heights, and is identified by Suffolk County Tax Map No. 0100-011-01-006.001-006.007 and 0100-013-02-039.001-039.049 & 039.051; and

WHEREAS, a informational/public hearing was held on said site plan application at Babylon Town Hall in North Lindenhurst, New York on March 7, 2016; and

WHEREAS, the Planning Board has reviewed the site plan, dated January 25, 2016, and requirements and recommendations of Highway, Engineering, Building, Fire Prevention, Environmental Control, Traffic Safety and Planning at the meetings of March 7, 2016 and March 14, 2016;

NOW, THEREFORE, be it

RESOLVED, that the Planning Board hereby recommends to the Town Board that the application of Gustave J. Wade, Carol E. Wade, Gustave J. Wade Family 2012 Irrevocable Trust and Colonial Springs Farms, LLC., PB Job No. 16-02AE, for a change of zone from A Residence to MR be approved; and

AND FURTHER BE IT,

RESOLVED that the Planning Board hereby recommends the following covenants and restrictions and conditions of granting be adopted;

PB Job No. 16-02AE; Gustave J. Wade, Carol E. Wade, Gustave J. Wade Family
2012 Irrevocable Trust and Colonial Springs Farms, LLC

The following declaration of covenants and restrictions must be filed in the Suffolk County Clerk's Office:

1. The permanent preservation of the northern portion of the property as agricultural land, approximately 15.52± acres (conforming to approved metes and bounds description), which shall be preserved through either Suffolk County Farmland Purchase of Development Rights Program, Chapter 8 of the Suffolk County Code or by perpetual easement subject to New York Agricultural and Markets Law §324-a, Municipal agricultural and farmland protection plans; said plan shall be filed within twelve (12) months of the date the change of zone is approved by the Town Board of the Town of Babylon.
2. No further development of the property except as permitted by either farmland protection programs noted above.
3. The change of zone shall not apply to the northerly 15.52 acres (as set forth on the attached Schedule A) and this property is to remain zoned A Residence District.
4. The development shall comply with all federal, state and local fair housing and ADA requirements.
5. Twenty percent or 53 units shall be designated as workforce/affordable housing. Units to be scattered equally throughout the site. Affordable/workforce units shall be targeted to qualified households making 80% or less than the Suffolk County HUD income limits, which are updated annually. A recognized affordable housing provider shall be engaged by the owner/applicant to oversee the affordable component.
6. The Town of Babylon recharge basin, identified as SCTM#'s 0100-011-01-008.005 & 0100-013-02-017.009 shall continue to be used for the purpose of stormwater retention and as dictated by the Town, remaining in Town ownership.
7. The applicant/owner shall maintain the Town of Babylon recharge basin as per the approved site plan.
8. All site lighting to be contained on site must conform to dark-sky lighting regulations.
9. The owner/developer is responsible for maintaining all site development improvements including, but not limited to the following: fire and smoke detection system, automatic fire sprinkler system, building, drainage, curbs, sidewalks, fencing, asphalt, landscaping, etc.
10. All buildings, structures, signs, fences and landscaping shall be maintained in accordance with all applicable codes and ordinances of

the Town of Babylon, and violations thereof may be prosecuted and enforced in the same manner as provided therein.

11. All units to have central air conditioning or through the wall air-conditioning units, no window units to be permitted.
12. The use of inorganic fertilizers, pesticides and herbicides shall be minimized as standard operating procedure for the landscape maintenance of the site.
13. SWPPP maintenance access in accordance with Section 189-8 of the Code of the Town of Babylon. The Town of Babylon shall be provided with access to the stormwater infrastructure at reasonable times for periodic inspection by the Town of Babylon and its officers to ensure that the infrastructure is maintained in proper working condition to meet design standards and any other provisions established by Chapter 189. This agreement shall be binding on all subsequent landowners.
14. SWPPP maintenance after construction in accordance with Section 189-8 of the Code of the Town of Babylon. Stormwater management practices installed in accordance with Chapter 189 shall be operated and maintained to ensure that the goals of Chapter 189 are fully achieved. Proper operation and maintenance includes, at minimum, the following:
 - a. A preventive/corrective maintenance program for all critical facilities and systems of treatment and control (or related appurtenances) which are installed or used by the owner or operator to achieve the goals of Chapter 189. A written record of stormwater management system maintenance activities shall be established and maintained on site and be available for review by the Town of Babylon upon request.
 - b. Written procedures for operation and maintenance and training new maintenance personnel shall be prepared and maintained on site and will be available for review by the Town of Babylon upon request.
 - c. Discharges from the SMPs shall not exceed design criteria or contribute to water quality standard violations in accordance with § 189-8B of the Code of the Town of Babylon.
15. Upon completion of construction, any stormwater control structures impacted during construction shall be cleaned by the owner or operator. Routine maintenance of the storm water infrastructure on the site will include the following:
 - a. Monitoring of the drainage inlets (catch basins) will be completed routinely, particularly after large storm events and must be kept free

- from obstruction by leaves, trash and other debris.
- b. Drainage grates must be kept free from obstruction by leaves, trash and other debris.
 - c. Drainage structures shall be inspected annually to determine if sediment removal is necessary to ensure that the drainage structures are properly functioning and that they permit adequate conveyance throughout the system. If applicable, the manufacturer's specifications for maintenance procedures and frequency must be strictly followed.
 - d. The drainage structures must be routinely monitored for the removal of surface sediment and trash.
 - e. Street sweeping of the parking areas shall be conducted at least four times annually to remove sediment that may impact the drainage infrastructure and additionally, as necessary due to storm events.
 - f. The grounds and parking area shall be inspected for litter monthly and any litter shall be removed as necessary.

RESOLVED, that this application would be subject to the following conditions:

- 1. Subject to the abandonment of the Willoughby Commons subdivision map filed with the Suffolk County Clerk, file #11495 on 02/05/2007 and the lifting of all associated covenants and restrictions.
- 2. Subject to an approved metes and bounds description of the property to be preserved as agricultural land.
- 3. Subject to an approved metes and bounds description of the property to be rezoned as MR Multiple Residence District. The MR Multiple Residence District shall only apply to the southern portion of the property used for multiple residence development.
- 4. Subject to an approved subdivision by the Planning Board of the property to be preserved as agricultural land and the property to be rezoned as MR Multiple Residence.
- 5. Subject to referral to Suffolk County Planning Commission.
- 6. Subject to Site Plan approval from the Planning Board.
- 7. The applicant shall provide an analysis of the density proposed.
- 8. Subject to Zoning Board of Appeals approval for associated variances.
- 9. Subject to the applicant providing a real estate analysis of the effect the proposed development will have on the property values of the surrounding community, at the Direction of the Planning Board and the Commissioner of Planning and Development.

PB Job No. 16-02AE; Gustave J. Wade, Carol E. Wade, Gustave J. Wade Family
2012 Irrevocable Trust and Colonial Springs Farms, LLC

10. Subject to the applicant providing documentation of their application to the Suffolk County Farmland Purchase of Development Rights Program or a Municipal agricultural and farmland protection plan.
11. Subject to the Lead Agency, the Town Board of the Town of Babylon making a determination that the requirements of Chapter 114 of the Code of the Town of Babylon, Town of Babylon Environmental Quality Review Act have been met and that the proposed project is consistent with social, economic and other essential considerations from among the reasonable alternatives thereto, the action to be carried out or approved is one which minimizes or avoids adverse environmental effects disclosed in the relevant environmental impact statement. Consistent with social, economic and other essential considerations, to the maximum extent practicable, adverse environmental effects revealed in the environmental impact statement process will be minimized or avoided by incorporating as conditions to the decision those mitigative measures which were identified as practicable.
12. Subject to providing a plan for the sewer connection to the Wyandanch Sewer infrastructure. Provide the following details:
 - a. Description of type of system including location of pump station, force main diameter and design flow.
 - b. Service area, e.g. any other developments to be connected.
 - c. Route of system and proposed connection point at the Wyandanch Sewer infrastructure.
13. Subject to and in accordance with the Town of Babylon Traffic Safety Division determination regarding any additional traffic analysis that may be necessary in connection with the report by Schneider Engineering PLLC and testimony at the March 7, 2016 Planning Board Meeting by various entities regarding potential traffic impacts, including on Bagatelle Road and in relation to the adjacent UJA day camps and zip line facility located at the Henry Kaufman Campgrounds.
14. Subject to addressing drainage concerns identified by residents at the March 7, 2016 Planning Board Meeting.
15. Subject to addressing environmental concerns submitted in a document to the Planning Board at the public hearing on March 7, 2016 from Campolo, Middleton & McCormick LLP.
16. Owner/applicant shall comply with the Town of Babylon Stormwater Code (Chapter 189).
17. Mitigation measures required in connection with the site development are as follows:

PB Job No. 16-02AE; Gustave J. Wade, Carol E. Wade, Gustave J. Wade Family
2012 Irrevocable Trust and Colonial Springs Farms, LLC

- a. Fugitive dust generation shall be controlled by appropriate means such as watering.
 - b. Erosion control shall be utilized during construction.
 - c. A rodent control plan will be implemented prior to construction in order to remove rodent populations from the site. Additionally, the adjacent landowners will be notified prior to the commencement of construction.
 - d. Construction will be conducted between the hours of 7am and 8pm on weekdays and between the hours of 9am and 4pm on Saturdays. No exterior construction will be permitted on Sundays, only interior construction. Construction activities on the site shall be in strict conformance with Chapter 156-9D of the Noise Code of the Town of Babylon.
 - e. During construction, owner/applicant is responsible to sweep access streets and keep the roadways free of dirt and mud.
18. Applicant/owner must obtain Energy Star Certification for each unit, as per Town Code Chapter 89, Article VI, §89-79.
 19. Owner/applicant shall comply with all NYS regulations for handicapped accessibility including but not limited to handicapped ramps and handicapped parking spaces.
 20. Sewer district and water-saving plumbing fixtures must be utilized.
 21. The building shall have a fully automatic fire sprinkler system installed pursuant to NFPA and Section 213-235 of the Town Zoning Code.
 22. Fire and smoke detection system to be installed in accordance with NFPA 72.
 23. Address number, building number or approved building identification to be placed in a position visible from the street.
 24. Subject to Highway and Engineering requirements.
 25. Owner to contribute to the fund for the installation and maintenance of emergency vehicle optical pre-emption equipment on traffic signals in the area. Estimated cost to be \$1,500.00.
 26. All on site signage shall conform to the Manual of Uniform Traffic Control Devices for Streets and Highways (MUTCD) specifications for both highway and on-site traffic controls and must conform to the federal MUTCD and the NYS Supplement to the manual of Uniform Traffic Control Devices. All signs must be fabricated using high-intensity retro-reflective sheeting.
 27. The applicant shall be required to pay a fee of \$2,245.00 for the ordinance, fabrication and installation of three (3) stop signs, two (2)

PB Job No. 16-02AE; Gustave J. Wade, Carol E. Wade, Gustave J. Wade Family
2012 Irrevocable Trust and Colonial Springs Farms, LLC

“One Way, Do Not Enter” sign assemblies and four (4) “No Left Turn” symbol signs.

28. The location of all HVAC, air handlers, transformers and RPZ shall be approved by the Town of Babylon Planning Department prior to installation.

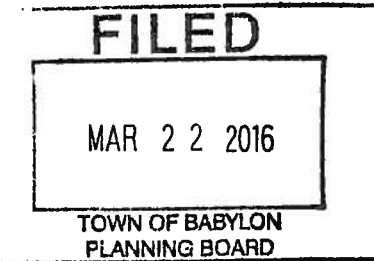
VOTES: (7)

AYES: (7)

NAYS: (0)

ABSTAINED (0)

Lev Brickman	X
Edward Wynn	X
Tracey Groomes	X
Michael Cafaro	X
Gerald O’Neill	X
Daniel Truchan	X
Nathan King	X



The resolution was thereupon declared duly adopted.
Dated March 21, 2016 Town of Babylon New York.

RESOLUTION NO. 248 MARCH 23, 2016
TOWN BOARD ENVIRONMENTAL DETERMINATION
DETERMINING THAT PLANNING BOARD JOB #16-02AE; GUSTAVE J. WADE,
CAROL E. WADE, GUSTAVE J. WADE FAMILY 2012 IRREVOCABLE TRUST AND
COLONIAL SPRINGS FARMS, LLC SCTM#0100-11-01.6.001-6.007, 0100-13-02-39.001-
39.049 & 39.051 WILL HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT

The following resolution was offered by Councilman Henry
and seconded by Councilwoman Gordon

WHEREAS, Gustave J. Wade, Carol E. Wade, Gustave J. Wade Family 2012 Irrevocable Trust and Colonial Springs Farms, LLC. (the "Petitioner") has heretofore petitioned the Town Board of the Town of Babylon for a change of zone of certain property which is located on the n/e/c/o Colonial Springs Rd. & N. 28th St., Wheatley Heights; and

WHEREAS, the proposal involves a change of zone on approximately 31.955 acres from A Residence to Multiple Residence (MR) zoning district to construct 264 (228 one-bedroom, 36 two-bedroom) rental units, a 6,475 sq. ft. community building, a 228 sq. ft. pump station, and two (2) 750 sq. ft. entrance booths on approximately 16.44 acres of the subject site. The approximately 15.52 acres in the northern section is to be preserved as agricultural land subject to New York Agricultural and Markets Law and the County of Suffolk; and

WHEREAS, the Town Board of the Town of Babylon has classified the proposal as a Type I Action and a full coordinated review was conducted that included all Involved Agencies, Interested Agencies and Interested Organizations in accordance with Section 114-6B.2(a) and (3) the Town of Babylon Environmental Quality Review Act (TOBEQRA); and

WHEREAS, the Town Board of the Town of Babylon hereby declares its intent to be the Lead Agency for the proposal by Gustave J. Wade, Carol E. Wade, Gustave J. Wade Family 2012 Irrevocable Trust and Colonial Springs Farms, LLC in accordance with the TOBEQRA 114-6B.2(a) and (3); and

WHEREAS, the Town Board of the Town of Babylon has reviewed the proposal by Gustave J. Wade, Carol E. Wade, Gustave J. Wade Family 2012 Irrevocable Trust and Colonial Springs Farms, LLC in accordance with Section 114-7 C.(1) Determining Significance and has determined the following:

1. The proposal involves a significant increase in land use density over the existing land use district.

2. Traffic impacts need to be more fully analyzed in connection with the significant increase in land use density proposed. Additional traffic analysis which more comprehensively determines existing and peak traffic conditions throughout the year on surrounding roadways and intersections and any seasonal uses that may contribute to existing traffic conditions. These traffic considerations are more specifically described in the Traffic Safety Memorandum dated March 21, 2016 to the Planning Commissioner of the Town of Babylon.
3. Additional details on the proposed sewer infrastructure to serve the development including the route of the sewer line and service area need to be provided by the applicant, as well as any potential environmental impacts.
4. Potential stormwater, flooding and drainage issues need to be more fully analyzed by the applicant.
5. The impact of the proposed development on community character needs to be fully examined.
6. Potential impacts on services including the local school district need to be evaluated.
7. The impact of the proposed development on groundwater resources including the Special Groundwater Protection Area (SGPA) needs to be examined.
8. Any potential impacts on the regulated New York State Department of Environmental Conservation Wetlands needs to be evaluated.

NOW, THEREFORE, be it

RESOLVED, that the Town Board of the Town of Babylon as lead agency hereby determines that the proposal by Gustave J. Wade, Carol E. Wade, Gustave J. Wade Family 2012 Irrevocable Trust and Colonial Springs Farms, LLC. will have a significant adverse impact on the environment and a draft supplemental environmental impact statement must be prepared; and

AND FURTHER BE IT,

RESOLVED, that based upon the foregoing determination, the Town Board of the Town of Babylon hereby adopts a POSITIVE DECLARATION, for the proposal by Gustave J. Wade, Carol E. Wade, Gustave J. Wade Family 2012 Irrevocable Trust and Colonial Springs Farms, LLC as required by the SEQRA AND TOBEQRA.

VOTES: 5 YEAS: 5 NAYS: 0

The resolution was thereupon declared duly adopted.