
APPENDIX A

LONG ENVIRONMENTAL ASSESSMENT FORM (LEAF) PART I

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Cornerstone Melville - Special Use Permit and Site Plan Approval in the MTCOD		
Project Location (describe, and attach a general location map): 115 Baylis Road, Melville, NY. SCTM #0400-268.00-02.00-018.000. North side of Baylis Road, approximately 500 feet east of Maxess Road.		
Brief Description of Proposed Action (include purpose or need): Redevelopment of the subject property in accordance with the Melville Town Center Overlay District (MTCOD). The proposed project includes the demolition of existing on-site structures and development of a four-story 190,082 gross-square-foot (gsf) mixed use building which would contain 19,000 SF of commercial space on the ground floor, and 156 residential units on the upper floors consisting of 36 studio units, 102 one-bedroom units, and 18 two-bedroom units. Additional building areas include building support areas and common areas on the first floor. Additionally, the proposed project includes 12 town homes in the northernmost portion of the subject property. Each town home will be 2.5 stories and 2,000 gsf with a garage and driveway. The site improvements will also include 254 parking spaces in surface parking and a below-grade parking garage, and an outdoor pool and courtyard area. The proposed project includes the required 15% of proposed civic space in accordance with the MTCOD, including park area and outdoor dining along the frontage of Baylis Road and additional outdoor amenity spaces along the eastern property boundary (specific details to be determined). The proposed development will be accessed via a two-way driveway in the southeast corner of the subject property, accessing Baylis Road. The property will be served by public water and sewer connections.		
Name of Applicant/Sponsor: Terwilliger Bartone Properties LLC, c/o Anthony Bartone, Managing Partner	Telephone: 631-835-7304 E-Mail: anthony@bartoneproperties.com	
Address: 141 Merritts Road, 2nd Floor		
City/PO: Farmingdale	State: NY	Zip Code: 11735
Project Contact (if not same as sponsor; give name and title/role): Michael McCarthy	Telephone: 631-351-4000 E-Mail: Same as above	
Address: 444 New York Avenue		
City/PO: Huntington	State: NY	Zip Code: 11743
Property Owner (if not same as sponsor): Maryann Weingart and Helen Schnaderbeck, CTA of the Estate of Mary Falkowski	Telephone: 631-393-6556 E-Mail: vic@velawoffice.com	
Address: c/o Victor Emanuelo, Esq., 500 Bi-County Blvd. Suite 204		
City/PO: Farmingdale	State: NY	Zip Code: 11735

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☒ Yes ☐ No or Village Board of Trustees	Town of Huntington Town Board - Site Plan Review, Special Use Permit for MTCOD	August 2026
b. City, Town or Village ☐ Yes ☒ No Planning Board or Commission		
c. City, Town or ☐ Yes ☒ No Village Zoning Board of Appeals		
d. Other local agencies ☐ Yes ☒ No	South Huntington Water District - water supply;	TBD
e. County agencies ☒ Yes ☐ No	SCDHS - water/sewer connection; SCDPW - sewer connection; SCPC - 239m review;	TBD
f. Regional agencies ☒ Yes ☐ No	PSEG LI: electricity connection; National Grid: natural gas;	TBD
g. State agencies ☒ Yes ☐ No	NYSDEC - SPDES	TBD
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☒ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☒ No iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☒ No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☒ Yes ☐ No

If Yes, identify the plan(s):

Town of Huntington Open Space Index, within area #24 (Priority 5 - "Property of value as open area because of its proximity to parks, school sor
other locational reasons")

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? Light Industrial (I-1) District, Melville Town Center Overlay District (MTCOD)	☒ Yes ☐ No
b. Is the use permitted or allowed by a special or conditional use permit?	☒ Yes ☐ No
c. Is a zoning change requested as part of the proposed action? If Yes,	☐ Yes ☒ No
i. What is the proposed new zoning for the site? _____	
C.4. Existing community services.	
a. In what school district is the project site located? Half Hollow Hills CSD	
b. What police or other public protection forces serve the project site? Suffolk County Police Department (SCPD) Sector 211, 2nd Precinct	
c. Which fire protection and emergency medical services serve the project site? Melville Fire District	
d. What parks serve the project site? Pine Ridge Conservation Area, West Hills County Park/Nature Preserve, HBC Soccer Park, Dr. Jeffrey Wenig Memorial Park, Geiger Park, Belmont Lake State Park	

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? mixed use commercial and residential, with civic space	
b. a. Total acreage of the site of the proposed action?	3.82 acres
b. Total acreage to be physically disturbed?	3.82 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	3.82 acres
c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No	
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No	
If Yes,	
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)	
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No	
iii. Number of lots proposed? _____	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No	
i. If No, anticipated period of construction: 36± months	
ii. If Yes:	
• Total number of phases anticipated _____ • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year • Anticipated completion date of final phase _____ month _____ year • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____	

f. Does the project include new residential uses? ☒ Yes ☐ No				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	12			156
At completion of all phases	12			156

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No	
If Yes,	
i. Total number of structures <u>1</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>50</u> height; <u>±140</u> width; and <u>±541</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>214,080±</u> square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☒ Yes ☐ No	
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	
If Yes:	
i. What is the purpose of the excavation or dredging? <u>Site preparation, grading, foundation, parking garage, utilities, removal of impacted soil</u>	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): <u>34,000± CY</u> • Over what duration of time? <u>TBD - estimated 6 months</u>	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.	
<u>Excavated material will be reused on site where possible, or exported off-site to a licensed disposal facility</u>	
iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☒ No	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? <u>3.82±</u> acres	
vi. What is the maximum area to be worked at any one time? <u>3.82</u> acres	
vii. What would be the maximum depth of excavation or dredging? <u>20±</u> feet	
viii. Will the excavation require blasting? ☐ Yes ☒ No	
ix. Summarize site reclamation goals and plan: _____	
<u>Excavated material will be reused on site where possible, or exported off-site to a licensed disposal facility</u>	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ ±46,310* gallons/day *includes 3,500± gpd irrigation demand during 24 week irrigation period

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: South Huntington Water District
- Does the existing public water supply have capacity to serve the proposal? *TBD - letter of water availability pending ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

N/A

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ N/A gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ ±42,810 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: Bergen Point Wastewater Treatment Plant
- Name of district: Southwest Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? *Out of District connection will be necessary ☐ Yes ☒ No
- Is expansion of the district needed? ☐ Yes ☒ No

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? *TBD _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____ Out of district extension will be needed. Existing sewer district is located < 1 mile south of property. _____	☐ Yes ☒ No ☒ Yes ☐ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____	☐ Yes ☒ No
N/A _____ vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ N/A _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ 2.91 acres (impervious surface) _____ Square feet or _____ 3.82 acres (parcel size) ii. Describe types of new point sources. Stormwater runoff from impervious surfaces including rooftops, parking lots, walkways _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ On-site catch basins and subsurface leaching pools into groundwater _____ • If to surface waters, identify receiving water bodies or wetlands: _____ N/A _____ • Will stormwater runoff flow to adjacent properties? _____	☒ Yes ☐ No ☐ Yes ☒ No ☐ Yes ☒ No
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____ f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	☐ Yes ☒ No ☐ Yes ☒ No ☐ Yes ☒ No
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	☐ Yes ☒ No ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
j. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
k. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☒ Yes ☐ No *Traffic Impact Study will be prepared and submitted under separate cover If Yes: i. When is the peak traffic expected (Check all that apply): ☒ Morning ☒ Evening ☒ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ *To be determined in Traffic Impact Study iii. Parking spaces: Existing <u>5</u> Proposed <u>278</u> Net increase/decrease <u>+273</u> iv. Does the proposed action include any shared use parking? ☒ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: <u>Access to be provided in southeast corner of subject property</u> vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☒ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? *TBD ☐ Yes ☒ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? *TBD ☐ Yes ☒ No			
l. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ <u>30,651,121± Mbtu (commercial and residential)</u> ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): <u>PSEGLI - local utility.</u> iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No *TBD - letter of service with PSEGLI pending			
m. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: <u>7:00 AM - 6:00 PM *</u> • Saturday: <u>---</u> • Sunday: <u>---</u> • Holidays: <u>---</u> </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: <u>Residential 24/7</u> • Saturday: <u>Residential 24/7</u> • Sunday: <u>Residential 24/7</u> • Holidays: <u>Residential 24/7</u> </td> </tr> </table>		i. During Construction: • Monday - Friday: <u>7:00 AM - 6:00 PM *</u> • Saturday: <u>---</u> • Sunday: <u>---</u> • Holidays: <u>---</u>	ii. During Operations: • Monday - Friday: <u>Residential 24/7</u> • Saturday: <u>Residential 24/7</u> • Sunday: <u>Residential 24/7</u> • Holidays: <u>Residential 24/7</u>
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*Per Chapter 141 of the Town Code

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: Noise will be generated from construction equipment and construction vehicles in accordance with Town Code	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☒ Yes ☐ No Describe: <u>±0.8 acres of woods will be cleared under the proposed project; no sensitive receptors immediately adjacent</u>	
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: To prevent off-site illumination spillage, fixtures will be shielded and at lowest height necessary for safety/security, in compliance with Town standards. Site is surrounded by commercial uses and not proximate to sensitive uses.	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☒ Yes ☐ No Describe: <u>±0.8 acres of woods will be cleared under the proposed project; no sensitive receptors immediately adjacent</u>	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s):	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☒ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ 12.43± * tons per _____ 1 year (unit of time) *demolition debris will consist of demolished residence and structures, and excavated material • Operation : _____ 8.5± tons per _____ week (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: <u>Material will be reused on-site where possible</u> • Operation: <u>Recycling will be conducted in accordance with Town code Chapter 195</u> iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: <u>Any material that cannot be reused on-site will be exported and disposed of off-site at a licensed facility</u> • Operation: <u>All wastes will be disposed in accordance with applicable regulations at a licensed facility</u>	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:
N/A _____

E. Site and Setting of Proposed Action

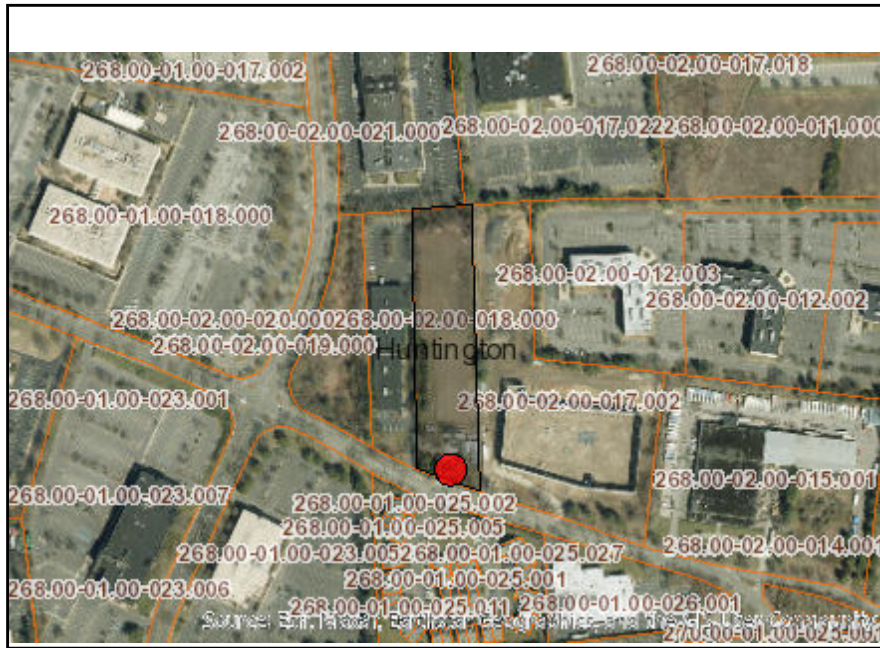
E.1. Land uses on and surrounding the project site			
a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. ☐ Urban ☒ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ii. If mix of uses, generally describe: Primarily commercial and light industrial area, with multi-family residential development to the south across Baylis Road			
b. Land uses and coverytypes on the project site.			
Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.13±	2.91±	+2.78±
• Forested	0.80±	0.00	-0.80±
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)	2.54±	0.00	-2.54±
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)	0.10±	0.00	-0.10±
• Other Describe: <u>Landscaped</u>	0.25±	0.90±	+0.65±

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	☐ Yes ☒ No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities: _____ _____	☐ Yes ☒ No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____	☐ Yes ☒ No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____	☐ Yes ☒ No ☐ Yes ☐ No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	☐ Yes ☒ No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____	☐ Yes ☒ No ☐ Yes ☐ No
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): 152120, 152229, 152102, C152256 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	☒ Yes ☐ No

152120: Remediation of the site has been completed. Site delisted 12/89; 152229: Melville groundwater plume trackdown- unable to identify source of TCE. 152102: Remediation of the site is complete, institutional and engineering controls in place
C152256: Former Newsday facility has been redeveloped

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No													
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____													
E.2. Natural Resources On or Near Project Site													
a. What is the average depth to bedrock on the project site? _____ 1,200 feet													
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %													
c. Predominant soil type(s) present on project site: <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Haven loam (HaA)</td> <td style="width: 40%; text-align: right;">100 %</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____ %</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____ %</td> </tr> </table>		Haven loam (HaA)	100 %	_____	_____ %	_____	_____ %						
Haven loam (HaA)	100 %												
_____	_____ %												
_____	_____ %												
d. What is the average depth to the water table on the project site? Average: _____ 45 feet													
e. Drainage status of project site soils: <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">☒ Well Drained:</td> <td style="width: 70%; text-align: right;">100 % of site</td> </tr> <tr> <td>☐ Moderately Well Drained:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td>☐ Poorly Drained</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		☒ Well Drained:	100 % of site	☐ Moderately Well Drained:	_____ % of site	☐ Poorly Drained	_____ % of site						
☒ Well Drained:	100 % of site												
☐ Moderately Well Drained:	_____ % of site												
☐ Poorly Drained	_____ % of site												
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border: none;"> <tr> <td style="width: 40%;">☒ 0-10%:</td> <td style="width: 60%; text-align: right;">95 % of site</td> </tr> <tr> <td>☒ 10-15%:</td> <td style="text-align: right;">5 % of site</td> </tr> <tr> <td>☐ 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		☒ 0-10%:	95 % of site	☒ 10-15%:	5 % of site	☐ 15% or greater:	_____ % of site						
☒ 0-10%:	95 % of site												
☒ 10-15%:	5 % of site												
☐ 15% or greater:	_____ % of site												
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____													
h. Surface water features.													
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No													
ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☒ No If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.													
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No													
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border: none;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name _____	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____	
• Streams:	Name _____	Classification _____											
• Lakes or Ponds:	Name _____	Classification _____											
• Wetlands:	Name _____	Approximate Size _____											
• Wetland No. (if regulated by DEC)	_____												
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____													
i. Is the project site in a designated Floodway? ☐ Yes ☒ No													
j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No													
k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No													
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No If Yes:													
i. Name of aquifer: Sole Source Aquifer Names: Nassau-Suffolk SSA _____													

m. Identify the predominant wildlife species that occupy or use the project site: Possible human tolerant animals such as _____ shrew, grey catbird, mocking bird, _____ and other common birds are possible _____	deer, racoon, Eastern grey squirrel, mice _____ black-capped chickadee, sparrows _____ chipmunk, Eastern cottontail rabbit, _____ tufted titmouse, robin, blue jay, _____
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☒ Yes ☐ No i. If Yes: acreage(s) on project site? ±2.5 acres _____ ii. Source(s) of soil rating(s): Class I soils - Soil Survey of Suffolk County, USDA _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	152120, 152229, 152102, C152256
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.iii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Sole Source Aquifer Names:Nassau-Suffolk SSA

E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

APPENDIX B

FISCAL IMPACT ANALYSIS

Prepared by NPV, August 26, 2026

ECONOMIC & FISCAL FEASIBILITY STUDY

Cornerstone Melville

Mixed-Use Development

SCTM#s: 0400-268.00-02.00-018.000

115 Baylis Road

Melville, NY

NPV No. 25163

Prepared for Submission to:

Town Board, Town of Huntington
100 Main Street
Huntington, New York 11743

Prepared by:



NELSON POPE VOORHIS

environmental • land use • planning

70 Maxess Road

Melville, NY 11747

Contact: Carrie O'Farrell

o: 631.427.5665 | cofarrell@nelsonpopevoorhis.com

August 26, 2026

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3.0 Summary of Economic and Fiscal Impacts..... 9

4.0 References..... 24

ATTACHMENTS

- A NPV Qualifications

EXECUTIVE SUMMARY

This analysis examines the economic and fiscal impacts that are anticipated to occur through the construction and annual operations of a mixed-use multifamily residential, townhouse, and commercial development. The subject site is located at 115 Baylis Road, approximately 500 feet east of the intersection of Maxess Road and Baylis Road, in the **hamlet of Melville, Town of Huntington, Suffolk County, New York** and is surrounded by commercial and residential uses. The proposed project will provide **156 multi-family rental residential units, 12 for-sale townhouse units, 7,500 sf of bistro/food shop space (to be separated into three separate shopfronts of 2,500 sf each), and 11,500 sf of office space**. The multifamily units will consist of studios, 1-bedroom, and 2-bedroom units with 32 designated affordable units. The townhouses will be three-bedroom units with one unit designated as affordable.

The redevelopment of the subject property will be in accordance with the Melville Town Center Overlay District (MTCOD) which was created in order to foster the development of a new Town Center with a mix of retail, office, commercial services, residential uses and community public space.

The proposed project responds to the public need for increased housing opportunities, including affordable housing opportunities and rental opportunities. Throughout Long Island, housing costs have skyrocketed, housing availability is limited, and local businesses and institutions have reported difficulties with filling positions. The shortage of housing and demand for workers impacts many across the employment spectrum, such as retail and restaurant workers and hospital, school, and Town staff.

Consumer activity generated through the increase in residents will ripple through the local community, creating beneficial economic and fiscal impacts in the hamlet of Melville, the Town of Huntington, and throughout Suffolk County and the region as a whole. The proposed project will provide a diverse range of housing options in addition to affordable housing which will bring residents who may contribute to the work force, and/or will provide housing that frees up other single-family/for-sale housing for families seeking to locate in the area. The proposed project will also provide a solid tax base at the time of full occupancy and full taxation.

Economic benefits include direct economic impacts, as well as those indirect and induced impacts that are projected to occur – on output, employment and labor income – during both the 24 month construction period, and annually upon stabilized operations of the proposed project. During **construction**, direct, indirect, and induced impacts of the proposed project are anticipated to result in **\$96,367,858 in total output, 361 total jobs, and \$36,085,342 in labor income** (total wages). During **annual operations**, direct, indirect, and induced impacts of the proposed project, including commercial and residential components, are estimated to result in **\$31,656,724 in output** (total revenue), **174 jobs**, and **\$12,600,319 in labor income** (total wages).

The Applicant will be applying to the Suffolk County Industrial Development Agency (IDA) to participate in its Payment in Lieu of Taxes (PILOT) program. IDA tax deferral promotes beneficial development/redevelopment and creates jobs while supplementing taxes and meeting other goals, such as increasing housing options including affordable housing. The exact terms of the PILOT have not yet been finalized; however, this analysis can be useful in structuring and finalizing a PILOT agreement.

This report analyzes the fiscal impacts that are anticipated to result from the proposed project under full-taxation and full build-out. It is estimated that the proposed project will generate **\$968,017** in **annual taxes** under full taxation of the property, of which approximately **\$649,606** (67% of the total taxes generated) would be allocated to the **Half Hollow Hills Central School District** (HHH CSD) while generating an estimated range between **13 and 20** school aged children. In comparison, the subject property currently generates \$16,523 in annual taxes, with \$11,088 allocated to the school district.

In summary, in addition to addressing planning goals of creating a mixed-use town center in Melville, the proposed project will also address affordable housing goals and be beneficial to economic conditions in the hamlet of Melville, the Town of Huntington, Suffolk County, and the region, as a result of job creation (construction and operations), and an increase in revenue to local taxing jurisdictions. Overall, the project is economically and socially beneficial as discussed in more detail in the full report.

1.0 INTRODUCTION AND PURPOSE

Nelson Pope Voorhis (NPV) has been requested to prepare an economic and fiscal feasibility study for the proposed **mixed-use multifamily, townhouse, and commercial development**, located at 115 Baylis Road in **hamlet of Melville, Town of Huntington, Suffolk County, New York**. The subject property is 3.82± acres and consists of one tax parcel, which can be more specifically described as Suffolk County Tax Map Number: District 400, Section 268, Block 2, Lot 18.

NPV is a professional environmental and planning firm with qualifications and expertise to prepare economic and fiscal impact analyses, and has a track record of similar completed projects, as well as residential and commercial market analysis and related economic development services to private and municipal clients. The economic qualifications of the firm and personnel are provided in **Attachment A**.

This analysis examines the fiscal and economic impacts that are anticipated to occur through the construction and annual operations of the proposed **mixed-use multifamily, townhouse, and commercial development**. The proposed development will consist of a four-story mixed-use building containing **156 rental residential units, 7,500 sf of bistro/food shop space (to be separated into three separate shopfronts of 2,500 sf each), 11,500 sf of office space**, as well as **12 for-sale townhouses** located in two buildings. The multi-family residential units will consist of studios, one-bedroom and two-bedroom units, while the townhouses will all be three-bedroom units. Thirty-two of the multi-family units will be affordable/work force units while one of the townhouses will be affordable.

The redevelopment of the subject property will be in accordance with the Melville Town Center Overlay District (MTCOD) which was created in order to foster the development of a new Town Center in Melville with a mix of retail, office, commercial services, residential uses and community public spaces.

The proposed project responds to the public need for additional quality housing, including affordable housing opportunities in the hamlet of Melville and the Town of Huntington. The project provides a positive contribution toward addressing demand for such housing needs.

The proposed project is expected to contribute to the long-term economic health of the community. More specifically, the proposed project will establish many new construction jobs and housing opportunities for new families, individuals, and residents. Housing costs have skyrocketed and the shortage of housing and demand impacts many across the employment spectrum. The residents of the proposed housing units will support local businesses in the community, bringing increased patronage and spending power to the community. The proposed project will also create a short- and long-term economic benefit by providing revenue to taxing jurisdictions. Consumer activity will ripple through the local community, creating beneficial fiscal and economic impacts throughout the hamlet of Melville, the Town of Huntington, Suffolk County, and the region as a whole.

Section 2.0 outlines the methodology and the sources of data used to project the fiscal and economic impacts generated in this analysis. **Section 3.0** outlines the direct economic impacts, as well as those indirect and induced impacts that are expected to occur – on output, employment and labor income – during both the 24-month construction period, and annually upon stabilized operations of the proposed mixed-use residential commercial development. A summary of these key economic findings is provided in **Table 1**.

TABLE 1
SUMMARY OF KEY ECONOMIC FINDINGS

Impact Type	Output (Total Revenue)	Employment (Total Number of Jobs)	Labor Income (Total Wages)
<i>Economic Impacts during 24-Month Construction</i>			
Direct Impact	\$62,100,000	211	\$24,340,953
Indirect Impact	\$16,314,433	63	\$5,714,529
Induced Impact	\$17,953,425	87	\$6,029,860
Total Impact	\$96,367,858	361	\$36,085,342
<i>Projected Economic Impacts during Annual Operations (Combined Residential and Commercial Components)</i>			
Direct Impact	\$5,931,392	50	\$3,898,439
Indirect Impact	\$1,579,759	7	\$563,477
Induced Impact	\$24,145,573	117	\$8,138,403
Total Impact	\$31,656,724	174	\$12,600,319

Source: Data provided by Terwilliger Bartone Properties LLC; Analysis by Urbanomics, via IMPLAN software.

Section 3.0 also summarizes the existing fiscal conditions – including enrollment, budget, and current tax rates and levies for the Half Hollow Hills CSD. This section summarizes the land use and tax base composition, detailed budgets and the current tax rates and levies for the Town of Huntington and Suffolk County. Moreover, this section summarizes the fiscal impacts that are anticipated to result from the proposed project. These include tax revenues that would be allocated to each of the local taxing jurisdictions.

The Applicant is expected to submit an application to the Suffolk County IDA to participate in its Payment in Lieu of Taxes (PILOT) program. IDA tax deferral promotes beneficial development/redevelopment and creates jobs while supplementing taxes and meeting other goals such as housing options including affordable housing. The exact terms of the PILOT have not yet been finalized; however, this analysis can assist with structuring a PILOT agreement.

At full build-out and during annual operations, the proposed project is projected to generate significantly more tax revenue than the current conditions of the property. It is estimated that the proposed project will generate **\$968,017 in annual taxes** under full taxation of the property,

of which approximately **\$649,606** (67% of the total taxes generated) **would be allocated to the Half Hollow Hills CSD**. In comparison, the subject property currently generates \$16,523 in annual taxes, with \$11,088 allocated to the school district. The distribution of anticipated tax revenues is shown in **Table 2**.

Lastly, **Section 4.0** outlines the references and sources of information utilized in this analysis.

TABLE 2
TAX REVENUE COMPARISON

Taxing Jurisdiction	Current Tax Revenue	Projected Tax Revenue	Increase in Tax Revenue	Percent of Total Tax Revenue
School District - Half Hollow Hills	\$11,088	\$649,606	\$638,517	67.1%
Library District - Half Hollow Hills	\$458	\$26,859	\$26,401	2.8%
SC Community College Tax	\$9	\$541	\$532	0.1%
County	\$143	\$8,373	\$8,230	0.9%
County Police District	\$2,209	\$129,430	\$127,220	13.4%
Out of County Tuition	\$24	\$1,425	\$1,400	0.1%
Town/Pt. Town	\$806	\$47,191	\$46,385	4.9%
Highway Tax	\$602	\$35,269	\$34,667	3.6%
Lighting District- Town Wide	\$56	\$3,300	\$3,243	0.3%
NYS Real Property Tax Law	\$222	\$12,994	\$12,772	1.3%
Open Space	\$21	\$1,211	\$1,190	0.1%
Fire District - Melville (Res)	\$621	\$36,369	\$35,749	3.8%
Water District - South Huntington Orig. Dist	\$264	\$15,450	\$15,186	1.6%
TOTAL: ALL TAXING JURISDICTIONS	\$16,523	\$968,017	\$951,494	100%

Source: Data provided by the Town of Huntington Assessor's Office; Analysis by Nelson, Pope & Voorhis, LLC.

2.0 METHODOLOGY

Various data from federal, state, local, and commercial data sources were used to analyze the existing conditions and projected fiscal and economic impacts stemming from the construction and annual operation of the proposed development.

Terwilliger Bartone Properties LLC supplied information regarding the proposed project, unit mix, construction cost and construction schedule.

Half Hollow Hills CSD provided data pertaining to the district budget, enrollment trends and per-pupil education costs.

The Town of Huntington and Suffolk County provided information regarding current tax rates for the subject property. This tax information was used to compare the existing revenues to those that are projected to be generated upon full build-out and full taxation of proposed project.

New York State Education Department provided New York State District Report Cards and the Fiscal Accountability Summary reports specific to the Half Hollow Hills CSD.

New York State Office of Real Property Services supplied data pertaining to the existing tax base and tax revenues for the Town of Huntington. This information was used to better understand how local budgets and taxing jurisdictions will be affected by the proposed project.

United States Census Bureau provided the latest population counts and other pertinent demographic data for the hamlet of Melville, the Town of Huntington, and Suffolk County.

Rutgers University, Center for Urban Policy Research provides residential demographic multipliers specific to the occupants of new housing in New York State. The data is specific to the number of bedrooms within various housing types and housing values, and allows for a projection of the number of residents and school-aged children anticipated to live within the proposed project.

Rutgers University, Center for Real Estate provides residential demographic multipliers specific to school aged children in rental units in New Jersey. This data is specific to the number of bedrooms within the rental unit, the height of the multi-family building, as well as income level of residents.

Stony Brook University, REI provides residential demographic multipliers specific to school aged children in multi-family units on Long Island.

IMPLAN (formerly known as the Minnesota IMPLAN Group) developed an economic impact modeling system called IMPLAN, short for “impact analysis for planning.” The program was developed in the 1970s through the United States Department of Agriculture’s Forest Service, and was privatized in 1993.

IMPLAN is built on a mathematical input-output (I-O) model to express relationships between various sectors of the economy in a specific geographic location. The I-O model assumes fixed relationships between producers and their suppliers based on demand, and the inter-industry relationships within a region largely determine how that economy will respond to change. In an I-O model, the increase in demand for a certain product or service causes a multiplier effect; increased demand for a product affects the producer of the product, the producer’s employees, the producer’s suppliers, the supplier’s employees, and so on, ultimately generating a total impact in the economy that is greater than the initial change in demand.

The IMPLAN model is a method for estimating local economic multipliers, including those pertaining to production, value-added, employment, wage and supplier data. IMPLAN differentiates in its software and data sets between 528 sectors that are recognized by the United States Department of Commerce. Multipliers are available for all states, counties and zip codes, and are derived from production, employment and trade data from sources including the United States Census Bureau, County Business Patterns, Annual Survey of Government Employment, Annual Survey of Retail Trade; United States Bureau of Labor Statistics, Quarterly Census of Employment and Wages, Consumer Expenditure Survey; United States Department of Labor; Office of Management and Budget; United States Department of Commerce; Internal Revenue Service; United States Department of Agriculture, National Agricultural Statistical Service; Federal Procurement Data Center; and United States Bureau of Economic Analysis, Regional Economic Information System, Survey of Current Business, among other national, regional, state and local data sources.

IMPLAN is widely accepted as the industry standard for estimating how much a one-time or sustained increase in economic activity in a particular region will be supplied by industries located in the region. Federal government agencies such as the Army Corps of Engineers, Bureau of Economic Analysis, Bureau of Land Management, Environmental Protection Agency, Federal Reserve Bank, Fish and Wildlife Service, and National Park Service have used the multipliers to study the local impact of government regulation on specific industries and to assess the local economic impacts of Federal actions. State and local governments including New York State Department of Labor, New York State Division of the Budget, New York State Office of the State Comptroller, New York State Assembly and New York City Economic Development Corporation, have used the multipliers to estimate the regional economic impacts of government policies and projects and of events, such as the location of new businesses within their state, or to assess the impacts of tourism. Likewise, businesses, universities and private consultants have used the multipliers to estimate the economic impacts of a wide range of projects, such as building a new

sports facility or expanding an airport; of natural disasters; of student spending; or of special events, such as national political conventions.

NPV collaborates with Urbanomics, a firm renowned for its expertise in economic analysis, to execute the IMPLAN model on behalf of our clients in the preparation of comprehensive economic reports. An Input-Output Analysis is utilized to determine the economic benefits of the capital investment and operating expenditures by tracing the dynamic relationships between economic sectors. Urbanomics will calibrate the IMPLAN model to Suffolk County to quantify the ripple effects of direct construction and operations expenditures through the local economy in terms of jobs created, wages paid, and contributions to the local GDP. For the purpose of this analysis, multipliers specific to socio-economic data in Suffolk County's "Construction of new multifamily residential structures" industry were analyzed to determine the direct, indirect and induced economic impacts during the construction period of the proposed project. Moreover, multipliers specific to socio-economic data in Suffolk County's "Households \$70,000 - \$100,000" industry, "Households \$100,000-\$150,000" industry, "Households \$150,000-\$200,000" industry, "Households \$200,000+" industry, "Administrative Services" industry, "Limited-service restaurant" industry, and "Services to Buildings" Industry were analyzed to determine the direct, indirect and induced economic impacts during the annual operations of the proposed project. A summary of these economic impacts can be found in **Section 3.0** of this analysis.

3.0 SUMMARY OF ECONOMIC AND FISCAL IMPACTS

As noted in **Section 1.0**, this analysis summarizes the existing conditions and the fiscal and economic impacts that are associated with the development of the proposed mixed-use residential and commercial development. Fiscal impacts include the generation of property tax revenues and their distribution among local taxing jurisdictions, upon full taxation of the parcels. Economic impacts include direct, indirect and induced benefits on output, employment and associated labor income during the 24-month construction phase and during a stabilized year of annual operations.

The proposed project will increase the distribution of tax ratables throughout the Half Hollow Hills CSD, the Hamlet of Melville, Town of Huntington and Suffolk County, upon full build-out and full-taxation of the development. Moreover, the proposed project will generate immediate construction jobs as well as permanent employment opportunities for Town and area residents. Such fiscal and economic benefits are most crucial for the economic well-being throughout the Melville community, the greater Long Island region and New York State.

A summary of findings is provided herein, with detailed methodologies and references provided throughout this analysis. This analysis was prepared using methods, data and information that are considered to be industry standard for such fiscal and economic impact analyses.

Definition of Economic Impacts

A **direct impact** arises from the first round of buying and selling and includes the production of changes and expenditures made as a result of the proposed action. These direct impacts can be used to identify additional rounds of buying and selling for other sectors of the economy and to identify the impact of spending by local households. During construction, the direct impact includes the number of construction employees, their salaries, and most of the expenditures that are anticipated to be incurred by the developer. It generally includes expenditures related to demolition, site work, construction, engineering, architecture, and environmental consultants.

An **indirect impact** refers to the increase in sales of other industry sectors stemming from business-to-business purchases in the supply chain due to the initial input purchases, which include further round-by-round sales. The indirect impacts on output related to construction include additional business to business rounds of buying and selling throughout the supply chain.

An **induced impact** accounts for the changes in household spending resulting from the labor income generated by the employees of the proposed action during construction and operations, resulting from direct and indirect impacts.

The **total impact** is the sum of the direct, indirect and induced impacts.

Key Findings

Economic Impacts of Construction

A detailed analysis of direct, indirect and induced impacts generated during the 24-month construction period is outlined below. It is important to note that each of these impacts are temporary and are projected to occur only while the proposed project is being constructed.

- For the purpose of this analysis, it is anticipated that construction of the proposed project will commence in Quarter 3 of 2027, with the construction period anticipated to occur over a period of approximately 24 months.¹
- The proposed project is projected to represent approximately \$62.1 million² over the total 24-month construction period.³ This \$62.1 million in direct annual output is projected to generate an indirect impact of over \$16.3 million, and an induced impact of nearly \$18.0 million, bringing the total economic impact on output to nearly \$96.4 million during the 24-month construction period.
- During the construction period, direct employment refers to the number of short-term jobs necessary to complete the construction of the proposed project. The construction period is anticipated to generate 211 direct jobs.
- The 211 jobs created during the construction period are expected to have an indirect impact of 63 employees and an induced impact of 87 employees in other industry sectors, bringing the total impact of the 24-month construction period to 361 total jobs.
- Labor income is projected to total over \$24.3 million in collective earnings among the construction employees. This labor income is projected to have an indirect impact of over \$5.7 million and an induced impact of over \$6.0 million, bringing the total economic impact of the 24-month construction period to nearly \$36.1 million in labor income.

A summary of key economic findings projected to occur during the 24-month construction period is provided in **Table 3**.

¹ Construction schedule provided by Terwilliger Bartone Properties LLC, in July 2026.

² For the purpose of this analysis, this figure and all other figures in the construction portion of this analysis reflect 2026 dollars, since future year assumptions can be unreliable.

³ Construction costs provided by Terwilliger Bartone Properties LLC, in July 2026. It is important to note that all costs are estimates based upon market conditions as of the date of preparation of this analysis.

TABLE 3
SUMMARY OF KEY ECONOMIC FINDINGS
DURING 24-MONTH CONSTRUCTION PERIOD

Impact Type	Output (Total Revenue)	Employment (Total Number of Jobs)	Labor Income (Total Wages)
Direct Impact	\$62,100,000	211	\$24,340,953
Indirect Impact	\$16,314,433	63	\$5,714,529
Induced Impact	\$17,953,425	87	\$ 6,029,860
Total Impact	\$96,367,858	361	\$36,085,342

Source: Data provided by Terwilliger Bartone Properties LLC; Analysis by Urbanomics, via IMPLAN software.

Economic Impacts of Annual Operations

A detailed analysis of direct, indirect and induced impacts generated annually during operations resulting from the rental residential units, for-sale townhouses, and commercial space is outlined below. It is important to note that each of these impacts is permanent and on-going, and they are projected on an annual basis, assuming continued stabilized operations.

- The annual operational output (revenue) is estimated to be over \$5.9 million per year for the rental residential units, for sale townhouses, and commercial space. This revenue is projected to generate an indirect impact of nearly \$1.6 million and an induced impact of over \$24.1 million per year.
- The sum of the direct, indirect and induced impacts results in a total economic impact on output of over \$31.6 million during annual operations.
- The proposed project is anticipated to generate 50 total jobs on site.
- The 50 total jobs are anticipated to have an indirect impact of 7 employees and an induced impact of 117 employees in other industry sectors, bringing the total economic impact of employment to 174 total jobs during annual operations.
- The 50 total direct jobs are expected to generate a total of over \$3.8 million in collective labor income, which is estimated to result in an indirect impact of approximately \$560,000 and an induced impact of over \$8.1 million, bringing the total economic impact of labor income to over \$12.6 million during annual operations.

A summary of key economic findings projected to occur during annual operations is provided in **Table 4**.

TABLE 4
SUMMARY OF KEY ECONOMIC FINDINGS DURING ANNUAL OPERATIONS

Impact Type	Output (Total Revenue)	Employment (Total Number of Jobs)	Labor Income (Total Wages)
Direct Impact	\$5,931,392	50	\$3,898,439
Indirect Impact	\$1,579,759	7	\$563,477
Induced Impact	\$24,145,573	117	\$8,138,403
Total Impact	\$31,656,724	174	\$12,600,319

Source: Data provided by Terwilliger Bartone Properties LLC; Analysis by Urbanomics, via IMPLAN software.

Existing Fiscal Conditions

- According to the U.S. Census Bureau, there are 19,714 persons residing within 7,489 housing units in the hamlet of Melville and 204,059 persons residing in 73,982 housing units in the Town of Huntington.⁴
- The Town of Huntington contains over 74,146 individual tax parcels. The vast majority of these parcels are residential properties, comprising 87.3% of the total number of parcels, followed by vacant properties (4.8% of total parcels) and commercial parcels (4.4% of parcels).⁵
- The Town of Huntington adopted a 2026 budget consisting of \$241.5 million in revenues and \$245.3 million in expenditures compared to the 2025 adopted budget consisting of \$234.0 million in revenues and \$237.9 million in expenditures.⁶
- Suffolk County adopted a 2026 operating budget with revenues of \$5.045 billion and expenditures of \$4.296 billion, compared to the 2025 operating budget of \$4.913 billion in revenues and \$4.081 billion in expenditures.⁷
- The proposed project is located in the Half Hollow Hills CSD and will result in additional revenue for the school district. The latest Census estimates suggest that 95.2% of all school-aged children who are enrolled in school and reside within the school district boundaries attended public schools; the remaining 4.8% of school-aged children attend private schools.
- Student enrollment within the Half Hollow Hills UFSD has decreased by 1,542 students, or 17.4% – over the ten (10) years between the 2014-15 and 2024-25 academic years.⁸
- According to the Half Hollow Hills CSD, expenditures were \$21,007 per student in grades

⁴ 2024 American Community Survey 5-Year Estimates, via the U.S. Census Bureau.

⁵ New York State Office of Real Property Services, 2025 Annual Assessment Rolls, 2025 Parcel Counts by Individual Property Class Code.

⁶ Town of Huntington, “2026 Adopted Budget,” and “2025 Adopted Budget.”

⁷ Suffolk County, “2026 Adopted Operating Budget Suffolk County Volume 1” and “2025 Adopted Operating Budget Suffolk County Volume 1”

⁸ New York State Department of Education. Half Hollow Hills Central School District.

K-6 and \$30,693 per student in grades 7-12, resulting in an average of \$25,850 per student during the 2024-25 academic year. Since the exact grade of each potential student is unknown at this time, the overall average was utilized for this analysis.

- The Half Hollow Hills CSD fiscal year 2025 budget included total revenues of over \$308.2 million, of which over \$224.6 million was levied through real property taxes and assessments, nearly \$47.8 million through state aid, and nearly \$4.8 million through federal aid. Total expenditures were nearly \$302.4 million, of which nearly \$190.6 million was spent on education and over \$77.4 million on employee benefits.⁹
- The Half Hollow Hills CSD adopted a balanced budget for the 2025-26 academic year, with revenues and expenditures totaling nearly \$307.7 million.¹⁰
- Prior to the coronavirus pandemic of 2020-22, unemployment had been decreasing substantially since its peak in 2010-2012. Unemployment in the Town, County, Long Island and New York State increased significantly in 2020; but started to decline in 2021 and continued to decline throughout 2022. Annual unemployment rates in 2023 were slightly higher than unemployment rates for 2022 for the Town, County, and Long Island; but were slightly lower for New York State. Annual unemployment rates for 2024 continued to increase slightly for all geographies analyzed. Annual unemployment rates for 2025 remained the same as 2024 for the Town of Huntington and Long Island and increased by 0.1% for Suffolk County and decreased by 0.1% for New York. As of May 2026, approximately 3,700 persons – 3.3% of the Town’s labor force – were unemployed. The May 2026 unemployment rate for the Town was slightly lower than Suffolk County’s unemployment rate (approximately 29,100 persons or 3.6% of the County’s labor force) and Long Island’s unemployment rate (3.5% of the labor force – or 54,100 persons). The Town, County, and Long Island unemployment rates are all lower than New York State’s overall unemployment rate of 4.2% (423,900 persons).
- The project site is currently taxed at a rate of 393.416 per \$100 of assessed valuation. This translates into a current generation of \$16,523 in property tax revenues for the subject property.¹¹ The existing distribution of tax revenues for the Town, County, and School District is shown in **Table 5**.

⁹ Office of the New York State Comptroller. These data represent the most currently published data at the time of submission of this analysis.

¹⁰ Half Hollow Hills Central School District.

¹¹ Town of Huntington Assessor’s Office.

TABLE 5
EXISTING TAX REVENUES

Taxing Jurisdiction 2025-2026	Current Tax Rate (per \$100 Assessed Valuation)	TOTAL Existing Tax Revenue	Percent Distribution
School District - Half Hollow Hills	264.009	\$11,088	67.1%
Library District - Half Hollow Hills	10.916	\$458	2.8%
SC Community College Tax	0.22	\$9	0.1%
County	3.403	\$143	0.9%
County Police District	52.602	\$2,209	13.4%
Out of County Tuition	0.579	\$24	0.1%
Town/Pt.Town	19.179	\$806	4.9%
Highway Tax	14.334	\$602	3.6%
Lighting District- Town Wide	1.341	\$56	0.3%
NYS Real Property Tax Law	5.281	\$222	1.3%
Open Space	0.492	\$21	0.1%
Fire District - Melville (Res)	14.781	\$621	3.8%
Water District - South Huntington Orig. Dist	6.279	\$264	1.6%
TOTAL: ALL TAXING JURISDICTIONS	393.416	\$16,523	100.0%

Source: Tax bill provided by the Town of Huntington; Analysis by Nelson, Pope & Voorhis, LLC.

Anticipated Fiscal Impacts

- To determine the anticipated tax revenue resulting from the full buildout and full taxation of the property, first the total assessed value was determined. Estimated market valuation of the proposed project is based upon the total annual rental rates of the residential units and commercial space, as well as the sales prices of the townhouses. The gross annual rent is estimated at \$6.3 million for the rental apartments, \$855,000 for the commercial component and the full market evaluation is estimated at \$13.5 million for the for-sale townhouses which collectively equates to \$20.7 million in total revenue for the proposed development.¹²
- Rental Apartments Assessed Value – After applying estimated loss from vacancies of 5%, as well as an expense ratio of 40%, a capitalization rate of 0.1 and a Town equalization rate of 0.45%, the estimated assessed valuation of the rental apartment component upon

¹² Residential/commercial rental rates and townhouse sales price provided by Terwilliger Bartone Properties LLC in July 2026.

full build-out and occupancy is approximately \$156,313. This is shown in **Table 6**.

- **Townhouse Assessed Value** – For taxing purposes, the estimated assessed value was calculated based on the anticipated selling price of the townhomes, and the Town of Huntington equalization rate of 0.45 percent for an assessed value of \$60,885. This is shown in **Table 7**.
- **Commercial Assessed Value** – After applying estimated loss from vacancies of 5%, as well as an expense ratio of 20%, a capitalization rate of 0.1 and a Town equalization rate of 0.45%, the estimated assessed valuation of the commercial component upon full build-out and occupancy is approximately \$28,856. This is shown in **Table 8**.
- Collectively, the proposed project has an assessed value of \$246,054. This is shown in **Table 9**.

TABLE 6
PROJECTED ASSESSED VALUATION
RENTAL APARTMENTS

Gross Annual Rent	\$6,315,684
Estimated Loss from Vacancies	5%
Expense Ratio	40%
Net Income	\$3,473,626
Capitalization Rate	0.1
Estimated Market Value	\$34,736,262
Equalization Rate	0.45%
Assessed Value: Rental Apartments	\$156,313

Sources: Terwilliger Bartone Properties LLC; Town of Huntington Tax Assessor; Analysis by Nelson, Pope & Voorhis, LLC.

TABLE 7
PROJECTED ASSESSED VALUATION
TOWNHOUSES

Number of Townhouses	12
Anticipated Selling Price (Market)	\$1,200,000
Anticipated Selling Price (Affordable)	\$330,000
Full Market Evaluation	\$13,530,000
Equalization Rate	0.45%
Total Assessed Value	\$60,885

Sources: Terwilliger Bartone Properties LLC; Town of Huntington Tax Assessor; Analysis by Nelson, Pope & Voorhis, LLC.

TABLE 8
PROJECTED ASSESSED VALUATION
COMMERCIAL

Gross Annual Rents	\$855,000
Vacancy Loss	5%
Expense Ratio	20%
Net Income	\$641,250
Capitalization Rate	0.1
Estimated Market Value	\$6,412,500
Equalization Rate	0.45%
Assessed Value: Commercial Component	\$28,856

Sources: Terwilliger Bartone Properties LLC; Town of Huntington Tax Assessor; Analysis by Nelson, Pope & Voorhis, LLC.

TABLE 9
PROJECTED ASSESSED VALUATION
SUMMARY TABLE

Proposed Use	Projected Assessed Value
Apartments	\$156,313
Townhouses	\$60,885
Commercial	\$28,856
TOTAL	\$246,054

Sources: Terwilliger Bartone Properties LLC; Town of Huntington Tax Assessor; Analysis by Nelson, Pope & Voorhis, LLC.

- Fiscal impacts are projected based on a stabilized year of operations and full taxation based on current assessments and projected revenues.
- During a stabilized year of full taxation, the proposed project is projected to generate approximately \$968,017 in annual property taxes. The distribution of tax revenues is shown in **Table 10**.
- It is important to note that the information provided in **Table 10** was derived from the current assessment factors and tax rates provided by Suffolk County and the Town of Huntington, as well as the total projected assessed valuation for the proposed project upon the rental of the 156 apartment units, 19,000 sf of commercial and sale of the 12 townhouses. It is also important to note that all analyses are based on current tax dollars, and the revenue allotted among taxing jurisdictions will vary from year to year, depending

on the annual tax rates, assessed valuation and equalization rates. Further, the final assessment and levy will be determined by the sole assessor at the time of occupancy. Projections included herein are as accurate as possible using fiscal impact methodologies, for the purpose of the planning and land use approval process.

TABLE 10
ANTICIPATED TAX REVENUE GENERATION

Taxing Jurisdiction 2025-2026	Current Tax Rate (per \$100 Assessed Valuation)	Projected Tax Revenue	Increase in Tax Revenue	Percent Distribution
School District - Half Hollow Hills	264.009	\$649,606	\$638,517	67.1%
Library District - Half Hollow Hills	10.916	\$26,859	\$26,401	2.8%
SC Community College Tax	0.22	\$541	\$532	0.1%
County	3.403	\$8,373	\$8,230	0.9%
County Police District	52.602	\$129,430	\$127,220	13.4%
Out of County Tuition	0.579	\$1,425	\$1,400	0.1%
Town/Pt. Town	19.179	\$47,191	\$46,385	4.9%
Highway Tax	14.334	\$35,269	\$34,667	3.6%
Lighting District- Town Wide	1.341	\$3,300	\$3,243	0.3%
NYS Real Property Tax Law	5.281	\$12,994	\$12,772	1.3%
Open Space	0.492	\$1,211	\$1,190	0.1%
Fire District - Melville (Res)	14.781	\$36,369	\$35,749	3.8%
Water District - South Huntington Orig. Dist	6.279	\$15,450	\$15,186	1.6%
TOTAL: ALL TAXING JURISDICTIONS	393.416	\$968,017	\$951,494	100.0%

Source: Tax bill provided by the Town of Huntington; Analysis by Nelson, Pope & Voorhis, LLC.

Anticipated Fiscal Impacts on Schools

- An analysis of housing occupancy estimates allows for the determination of the number of school-aged children that would likely result from the proposed project. This data is important in projecting fiscal impacts to the school district as related to tax revenue, state aid, and cost of education.

- To estimate the number of school-aged children (SAC) that could potentially be generated by the proposed development, this analysis evaluated three demographic studies that analyze school-aged children generation rates associated with residential development. These studies were used to estimate the approximate number of school-aged children that could be generated by the development of 168 residential units. These studies include:
 - *Residential Demographic Multipliers – Estimates of the Occupants of New Housing* (“Rutgers Study”), published in 2006 by Rutgers University Center for Urban Policy and Research.
 - *School-Age Children in Rental Units in New Jersey: Results from a Survey of Developers and Property Managers* (“New Rutgers Study”), published in 2018 by Rutgers University Center for Urban Policy and Research.
 - *Market Rate Apartment School-Aged Children Study* (“REI at Stony Brook Study”), published in April 2019 by the Real Estate Institute (REI) at Stony Brook University College of Business.
- Based on the demographic multipliers derived from these studies, the 168 residential units are estimated to generate approximately 12-to-19 public school aged students. The following breaks down the methodology used to estimate the number of students.
- The Rutgers Study (2006) multipliers are most appropriate for calculating the expected school-aged children for townhouses. While this study is older, it is the only reference source that accounts for unit type, number of bedrooms, and ownership vs rental. While Rutgers is appropriate for the townhouse calculations, there are more recent studies that may be more accurate to use for estimating school aged children for the multi-family rental apartment units. For this reason, this analysis presents three different methodologies for calculating school aged children:
 1. Rutgers Study (2006) multipliers for the townhouse units and apartment units
 2. Rutgers Study (2006) multipliers for townhouse units and Stony Brook REI multipliers for apartment units
 3. Rutgers Study (2006) multipliers for townhouse units and New Rutgers Study (2018) multipliers for apartment units
- The Rutgers Study (2006) used Census data for New York State to calculate residential unit occupancy based on building size, style, ownership, and cost. The following table presents the applicable Rutgers Study SAC multipliers for the proposed unit mix. Based on these multipliers, it is projected that 20 school-aged children between the ages of 5 and 17 years old would reside within the new 168 residential units, as shown in **Table 11**. The latest Census estimates report that 95.2% of all school-aged children who are enrolled in school and reside within the Half Hollow Hills CSD boundaries attend public schools; the remaining 4.8% of school-aged children attend private schools. As such, 1 of the projected 20 students are anticipated to attend private school, with 19 students

estimated to attend public schools.

TABLE 11
IMPACT ON POPULATION
RUTGERS (2006)

RUTGERS STUDY (2006)					
Unit Type	Studio	One-Bedroom	Two-Bedroom	Townhouse	Total
Number of Units	36	102	18	12	168
Rutgers Category	5+ Units - Rent, One Bedroom, More than \$1,000	5+ Units - Rent, One Bedroom, More than \$1,000	5+ Units - Rent, Two Bedroom, More than \$1,100	Single Family Attached, 2 Bedroom, more than \$194,500	-
Multipliers					
Infants/Toddlers per Unit (0-4 years)	0.08	0.08	0.19	0.28	-
School-Aged Children per Unit (5-17)	0.08	0.08	0.24	0.38	-
Adults per Unit	1.5	1.5	1.87	2.16	-
Population Estimate					
Total Infants/Toddlers	2.88	8.2	3.4	3.4	17.8
Total School-Aged Children	2.88	8.2	4.3	4.6	20.0
Total Adults	54.0	153.0	33.7	25.9	266.6
Total New Residents	59.76	169.3	41.4	33.8	304.4

- More recent studies, such as the “Market Rate Apartment School Aged Children Study” published by the Real Estate Institute at Stony Brook University College of Business in 2019 (REI at Stony Brook Study), provide a more updated representation of school-aged children for the apartment units; however, this study does not include multipliers for townhouses which function more similarly to single-family homes than apartment units. The REI at Stony Brook Study examined public school enrollment data for 14 market rate multi-family apartment complexes containing 200 or more dwelling units, constructed between 2004 and 2016 throughout Long Island. For this reason, a blended rate was used to calculate anticipated school aged children with Rutgers University (2006) multipliers used for the 12 townhouses (at a rate of 0.38 students per townhome) and Stony Brook University REI multipliers used for the 156 apartment units (at a rate of 0.09 students per apartment unit). Based on these multipliers, it is projected that 19 school-aged children between the ages of 5 and 17 years old would reside within the new 168 residential units,

as shown in **Table 12**. Based on Census estimates, 1 of the projected 19 students are anticipated to attend private school with 18 estimated to attend public schools.

TABLE 12
IMPACT ON POPULATION
RUTGERS (2006) + STONY BROOK REI

RUTGERS STUDY	
Unit Type	Townhouse
Number of Units	12
Multiplier- SAC per Unit (5-17)	0.38
Population Estimate - SAC	4.6
STONY BROOK REI	
Unit Type	Studio/One-bed/Two-bed
Number of Units	156
Multiplier- Average	0.09
Population Estimate - SAC Average	14.04
TOTALS	
Rutgers Townhouse Stony Brook REI Multifamily (average)	19.0

- The New Rutgers Study (2018) investigated the difference between apartment types based on age of construction with the idea that apartments built in the modern era have a different intended market than apartments built in the last century. It also looked at the effects of building height on student generation. The New Rutgers Study noted the following variables are essential to accurately predict the number of school-age children arising from new development: (i) the distribution of the number of bedrooms, (ii) the product type of the development – High-rise (10+ floors), Mid-rise (4-9 floors) or Low-rise (1-3 floors), and (iii) the expected household income of market-rate residents. The table below presents the applicable multipliers from Table 1: School-Age Children per 100 Units from the New Rutgers Study for the proposed unit mix at Melville Crossing. However, it is noted that the New Rutgers Study only included data from rental apartments in New Jersey and did not include for-sale units. The analysis utilizes the Rutgers Study (2006) multipliers for townhouses and presents the closest applicable multipliers for the multifamily units assuming that all units would be occupied by households in the highest income bracket from the New Rutgers Study (i.e., greater than \$100,000 household income). Based on these multipliers, it is projected that 13 school-aged children between the ages of 5 and 17 years old would reside within the new 168 residential units, as shown in **Table 13**. Based on Census estimates, 1 of the projected 13 students are anticipated to attend private school with 12 estimated to attend public schools.

TABLE 13
IMPACT ON POPULATION
RUTGERS (2006) + NEW RUTGERS (2018)

RUTGERS STUDY (2006)	
Unit Type	Townhouse
Number of Units	12
Multiplier- SAC per Unit (5-17)	0.38
Population Estimate - SAC	4.6
NEW RUTGERS STUDY (2018)	
Unit Type	Studio/One-bed/Two-bed
Number of Units (Studio + 1-bed, Low Rise)	138
Multiplier	0.019
Population Estimate - SAC	2.62
Number of Units (2-bed, low rise)	18
Multiplier	0.282
Population Estimate - SAC	5.08
TOTALS	
Rutgers (2006) Townhouse	13
Rutgers (2018) Multifamily	

- Based on the annual expenditure of \$25,850 per pupil¹³, it is estimated that the 12-19 additional public school aged children will result in additional costs to the Half Hollow Hills CSD amounting to between \$310,200 and \$491,150 per academic year.
- In 2025, State Aid totaling \$47,772,563 was provided to the School District, resulting in approximately \$6,537 in State Aid per student based on the enrollment data for that year. Assuming state aid remains constant to current levels, and when applied to the between 12 and 19 additional school-aged children, it is assumed that state aid will generate between \$78,444 and \$124,203 in additional funds.
- The increase in state aid, in addition to the tax revenue generated for the school district (\$649,606 per year), more than offsets the expenditure associated with the increase in student enrollment, as outlined in **Table 15**.
- In addition, the applicant has agreed to adhere to the same payment agreement with the Half Hollow Hills CSD as Steel Equities agreed to. This agreement specifies the quantity to be paid to the school district per unit per year for the length of the 15-year PILOT program, as seen in **Table 14**. This payment will provide additional payment to the school district per year based on the unit mix, as seen in **Table 15**. This additional payment has been applied to each of the proposed rental units. Proposed townhomes were not included since they would not likely be eligible for a PILOT program and would therefore, pay their full tax amount annually.

¹³ Half Hollow Hills Central School District.

TABLE 14
HALF HOLLOW HILLS CENTRAL SCHOOL DISTRICT
PAYMENT AGREEMENT – 15 YEAR PILOT

Unit Type	# of Units	Payment Per Unit (15 Year PILOT)	Total Payment
Studios	36	\$75	\$2,700
1-bed	102	\$330	\$33,660
2-bed	18	\$1,750	\$31,500
TOTAL			\$ 67,860

- Factoring in both the additional state aid money as well as the school district payment agreement, the school district net revenue will be between \$350,519 and \$485,710 as seen in **Table 15**.
- The school children will be added incrementally to the school district when units are built and occupied. It will take a few years to construct and sell all of the new homes. During that time, the school district will receive increased revenue as new homes are constructed and a proportional increase in state aid.

TABLE 15
FISCAL IMPACT ON SCHOOL DISTRICT
RUTGERS

Impacts to School District	Multi-Family and Townhouse – High End Estimate	Multi-Family and Townhouse – Low End Estimate
Projected School Aged Children	20	13
Percentage Attending Private Schools	4.8%	4.8%
School-Aged Children Attending Private Schools	1	1
School-Aged Children Attending Public School	19	12
Expenditure per Pupil	\$25,850	\$25,850
Additional Expenditures Incurred by District	\$491,150	\$310,200
Tax Revenue Allocated to School District	\$649,606	\$649,606
Net Revenue (without State Aid)	\$158,456	\$339,406
State Aid: Additional Revenue	\$124,203	\$78,444
Net Revenue (with State Aid)	\$282,659	\$417,850
School District Payment Agreement	\$67,860	\$67,860
Net Revenue (with State Aid + School District Payment)	\$350,519	\$485,710

The proposed project is expected to result in an increase in the number of school-age children attending the Half Hollow Hills CSD, leading to higher expenditures associated with these students. However, the students generated by the project would also be anticipated to generate additional increased property tax revenue, increased state aid revenue for the school district, and an additional annual payment per unit to the School District, which will offset these increased costs and potentially provide a surplus of revenue, thereby reducing the financial burden on current taxpayers. In addition, as noted, the student population of the Half Hollow Hills CSD has decreased by 17.4% or 1,542 students over the past 10 years. This, coupled with the anticipated revenues, strongly supports the conclusion that the half Hollow Hills CSD will not face a significant financial burden as a result of the proposed project.

The proposed project will provide increased housing in an area with very low inventory of homes for sale and associated increase in consumer base to support local commerce and service industries. The proposed project will also provide tax revenues throughout the Town of Huntington and Suffolk County. Such fiscal benefits are most crucial to the economic well-being throughout the community, the school district, the Town, and the County.

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ATTACHMENT A

Nelson, Pope & Voorhis, LLC

Fiscal/Economic Analysis Qualifications

STATEMENT OF QUALIFICATIONS ECONOMIC AND FISCAL IMPACT ANALYSIS



NELSON POPE VOORHIS
environmental • land use • planning

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INTRODUCTION

Nelson, Pope & Voorhis, LLC (“Nelson Pope Voorhis” or “NPV”) is an environmental planning and consulting firm established in 1997 that serves governmental and private sector clients preparing creative solutions specialized in the area of complex environmental project management and land use planning/analysis. Our offices are strategically located in Melville, Long Island, NY and Suffern, NY in the Hudson River Valley. NPV consists of three divisions, created to better serve clients with high quality, innovative and responsive consulting services in all aspects of environmental planning. The three divisions are:

- **Environmental and Community Planning Division:** prepares comprehensive plans, long-term planning studies, corridor redevelopment studies, brownfield plans and comprehensive and strategic zoning amendments. The group is effective in the use of geographic information systems (GIS) mapping to evaluate issues and present baseline data. Effective community outreach strategies are developed and tailored for each project and the community in which the project is taking place. The group represents a number of planning boards in the region.
- **Phase I/II ESA and Remediation Division:** prepares Phase I/II Environmental Site Assessments with soil and groundwater sampling services, lead based paint, asbestos and radon inspection services, and all forms of environmental sampling. The division evaluates the implications of past and/or present contamination and property uses on future land uses.
- **Environmental Resource and Wetland Division:** conducts ecological assessment and planning, landscape and coastal restoration, wetland delineation and restoration, habitat assessment, conducts stormwater modeling and green infrastructure planning and implementation. This division assists clients through permitting and SEQRA processes.

The primary focus of the firm is to provide quality consulting services that meet the needs and goals of our clients while respecting the environment. We pride ourselves being extremely responsive to each client. Clients rely on NPV’s depth of experience and expertise to provide solutions to each unique project within budget and on schedule. Our clientele, some of whom we have represented for decades, recognize NPV’s capabilities and are secure in knowing that they receive quality professional services from project inception through completion. NPV’s multidisciplinary staff includes AICP-certified planners, economists, ecologists, hydrologists, certified environmental professionals, grants specialists, and GIS specialists.

As a local firm, NPV has significant expertise in performing both Economic and Fiscal Impact Analyses as well as Market Studies. We have served as a primary consultant to many private developers as well as municipalities and have established a solid track-record of completed projects and local government references throughout Long Island, with an emphasis on economic related projects.

NPV has the capabilities to provide the following services:

PHASE I/II ESA AND REMEDiation	COMMUNITY AND LAND PLANNING	ENVIRONMENTAL AND WETLAND ASSESSMENT
<u>ENVIRONMENTAL AUDITS</u> Phase I ESA & Due Diligence Investigations Phase II ESA Groundwater Investigations Soil Sampling, Boring and Classifications Soil Gas Surveys Monitoring Wells & Piezometers Tank Sampling Pesticide Sampling & Plans Soil Management Plans Remediation Brownfield/Voluntary Cleanup Plans RCRA Closures Superfund Sites Asbestos Surveys Influent/Effluent Sampling Lead Based Paint Surveys Subsurface Investigations Ground Penetrating Radar (GPR) Dewatering Services Pipe Camera Magnetometer Groundwater Monitoring Studies Flow Studies Water Supply Studies Nitrogen Load/TMDL Evaluation <u>ENVIRONMENTAL ANALYSIS</u> NYS SEQRA/NYC CEQR Administration NEPA Analysis/Documentation EIS/EAF Preparation GEIS & Regional Impact Analysis Noise Monitoring & Assessment Air Impact Analysis Visual Assessment	<u>ECONOMIC</u> Fiscal Impact Analysis Economic Impact Analysis IMPLAN and RIMS II Economic Impact Modeling School District/Community Service Impact Analysis Market Studies Niche Market Analysis Demographic Studies Economic Development Planning Business Retention & Expansion Strategies Downtown Revitalization IDA Financing Assistance <u>PLANNING</u> Development of Feasibility Studies LEED Planning Public Outreach Meetings Demographic Analysis Municipal Review Services Planning & Zoning Analysis Build Out Analysis GIS Analysis Code Preparation & Review Downtown Revitalization Regional Planning & Land Use Plans Recreation Planning LWRP & Harbor Management Plans Grant Writing & Administration Public Outreach & Community Surveys Community Visioning District Mapping Spatial Analysis of Call Database Needs Assessment Demographic Analysis	<u>STORMWATER MANAGEMENT</u> Stormwater Permitting Stormwater Pollution Prevention Plans (SWPPP) Erosion & Sediment Control Plans NYSDEC “Qualified Inspectors” for Construction Field Monitoring Stormwater Management Programs NYSDEC Annual Reports Construction Stormwater Field Monitoring Outfall & Infrastructure Inventory GIS Mapping & Analysis Stormwater BMP’s Stormwater Management Planning Low Impact Design <u>ECOLOGY & WETLANDS</u> Wetland Delineation and Permits Permit Plans Restoration/Mitigation Plans Ecological Studies and Surveys Endangered Species Surveys Pond Management Plans Invasive Species Control Water Quality Evaluation Habitat Management Watershed Management Plans Environmental Education /Outreach <u>COASTAL & WATERFRONT MANAGEMENT</u> Waterfront Management Plans Waterfront Certifications Coastal Erosion Hazard Area FEMA Compliance Shoreline Restoration Planning Ecological Landscape Design

Economic and Fiscal Impact Analyses & Market Studies

NPV performs economic impact analyses and utilizes the software IMPLAN (a model that combines a set of extensive databases, economic factors, multipliers, and demographic statistics) to estimate short and long-term employment projections generated by a development. Economic impacts are determined by inputting the anticipated direct spending from construction and operations of each of the development through the IMPLAN model which may be calibrated to reflect local spending patterns. The IMPLAN model estimates the full-time job creation during construction and under operation — and the direct, indirect and induced economic benefits related to purchase of goods and services. Direct effects are the immediate result of the project

implementation. Indirect benefits stem from the purchase by local businesses/industries of goods and services from other local businesses/industries (also known as intermediate expenditures). Induced benefits reflect the spending of wages from residents (accounting for household purchases made by paid employees or from new residents in housing developments).

For fiscal impact analyses, NPV identifies project benefits and/or impacts in terms of tax revenue projections and demand for community services from various providers – including the ramifications of development on local school districts.

NPV prepares market studies to evaluate the need for a particular type of development, which include housing needs assessments, evaluation of retail gaps and surpluses, and niche market and branding studies.



KEY PERSONNEL

All NPV professionals are available to assist on an as-needed basis. Kathy Eiseman will serve as the project coordinator, working as the primary contact and assigning projects to the various professionals on the team. Specific individuals expected to provide services and their individual roles for Economic and Fiscal Impact Analyses initiatives are noted as follows:

Personnel	Qualifications, Project Role
Kathryn J. Eiseman, AICP Partner	Project Oversight
Charles J. Voorhis, CEP, AICP Principal	Project Coordination
Taylor Garner, AICP Project Manager	Project Coordination, Preparation of Reports
Valerie Monastra, AICP Principal Planner	Preparation of Reports

Nelson Pope Voorhis is managed by a select group of partners. Each provides specific expertise in the field of environmental planning, land use planning/analysis, remediation, engineering and land surveying that is unique within the industry. The diverse leadership of NPV couples the experience of our senior partners with the innovation and enthusiasm of our younger staff. Many of the team's staff have advanced technical degrees and/or technical certifications. Such as LEED Accredited Professional (LEED AP), OSHA 40 Hour HAZWOPER, and American Institute of Certified Planners (AICP), etc.

Kathryn J. Eiseman, AICP is a Partner and Division Manager of the Environmental & Community Planning Division. She has over 20 years of planning experience in environmental planning and manages both private and public planning projects. Current projects include the Local Waterfront Revitalization Program for the Town of Islip and Brownfield Opportunity Area (BOA) for the Town of Riverhead BOA. Ms. Eiseman is the planner for the Villages of Southampton and Sag Harbor Planning Boards and directs her staff to perform site plan and subdivision reviews and advises the Board on a regular basis. She is skillful in managing complex projects and working with team members both in house and as subconsultants. Her staff is proficient in the use of GIS and design software for preparation of high-quality graphic products. Ms. Eiseman is experienced in the art of public participation and education and tailors her approach to the unique needs of each project community. She is an enthusiastic and creative planner who endeavors to bring a fresh approach to each project as well as to her position as Treasurer for the Long Island Section of the American Planning Association.

Charles Voorhis, CEP, AICP is a Principal of NPV and has over 40 years of experience in environmental planning on Long Island and in the New York metropolitan area. Mr. Voorhis is a member of the American Institute of Certified Planners (AICP) and is a Certified Environmental Professional (CEP). He has a wealth of experience in managing large scale municipal projects including regional environmental planning, downtown revitalization and action planning, Generic Environmental Impact Statements, stormwater management, wetlands and coastal management, and municipal consulting. Mr. Voorhis and his firm serve as environmental planning consultants to many of New York Towns and Villages and are currently in the process of preparing several long-range planning initiatives for several Towns in Nassau and Suffolk Counties.

Taylor Garner, AICP is a Project Manager with an undergraduate degree in Environmental Science from Villanova University and a master's degree in Urban Planning with a concentration in Sustainability and the Environment from Hunter College. Ms. Garner has undergone the Formal training course in the IMPLAN Economic Modeling System IMPLAN. She oversees the preparation of market analyses and feasibility studies, niche market studies and branding plans, school district analyses, economic development strategies, as well as fiscal (projecting taxes and the impact to local jurisdictions) and economic (projecting job creating and associated revenues circulating throughout the economy) impact analyses for residential, commercial, office, industrial, recreational, hospitality, tourism and mixed-use developments. She has experience in analyzing demographic data and preparing grant applications. Ms. Garner has been involved with comprehensive plans, local waterfront revitalization plans, brownfield development, zoning plans, and public participation and community visioning processes. Ms. Garner is also experienced in the preparation and review of environmental assessment documents, including SEQRA and CEQR documents, and site plan review for the Villages of Southampton and Sag Harbor and the Town of Oyster Bay.

Valerie Monastra, AICP is a Certified Environmental Planner with over 18 years of experience throughout the Hudson Valley in management and planning pertaining to land use development, zoning, environmental review, affordable housing and community development projects. Her educational and employment history encompass both urban and environmental planning as well as governmental administration. Ms. Monastra has experience providing planning services to New York State agencies including DOS, DEC, OPRHP and ESD and is expert in the SEQRA and NEPA processes. Ms. Monastra serves as the President of the Westchester Municipal Planning Federation. She has vast experience working on the local level with municipalities to complete plans and navigate projects through the land use approval process.

Detailed resumes can be provided upon request.

RELEVANT EXPERIENCE

The following list of projects have been selected to demonstrate the team's qualifications and capabilities.

City of New Rochelle Downtown Overlay Zone (DOZ) Zoning Amendments (New Rochelle, NY)

NPV prepared an economic and fiscal impact analysis for the proposed 2021 Amendments to the City of New Rochelle Downtown Overlay Zone (DOZ), located in the downtown area of New Rochelle, New York. The City is proposing updates to the Theoretical Development Scenario (TDS), which was originally evaluated as part of the 2015 Generic Environmental Impact Statement (GEIS). The GEIS was prepared to evaluate potential impacts that could result from the adoption of the DOZ. The 2021 TDS changes are proposed to address the shift in demand away from certain commercial uses and to provide for additional residential and live/work options, as well as retail and restaurant options designed to integrate the outdoors and new outdoor recreational opportunities into the DOZ. Additionally, the 2021 DOZ Amendments include the continuation of the DO Zones to the south and east to add a new "Waterfront Overlay District" ("DO-7 Zone") to allow for development on or near a newly created publicly accessible waterfront. Collectively, the 2021 DOZ Amendments (the "Proposed Action") are intended to continue the successful growth within the entire DOZ while re-balancing the potential development impacts of a revised TDS.

The analysis examines the economic and fiscal impacts that are anticipated to occur through the implementation, construction and annual operations of the revised TDS, intended to continue growth within various zoning districts within the City's downtown and waterfront.

Greybarn Sayville (Sayville, NY)

NPV has updated this fiscal and economic impact analysis for the Greybarn-Sayville Planned Development District (PDD) as part of the Draft Environmental Impact Statement (DEIS). The proposed project is on the site of a former Country Club, a 114.33-acre property in the hamlet of Sayville of the Town of Islip. The proposed project will include the development of 1,365 multi-family residential rental units, on-site stormwater and sanitary wastewater treatment systems, connections to the public water supply, recreational and commercial amenities (limited to the site's residents, and including small retail/commercial spaces, interior open spaces, outdoor pool/patio areas, and an internal walking trail network), and a 25±-acre public open space along the perimeter of the site, in which a pedestrian path is proposed. The proposed project also includes expanded wastewater treatment capabilities for wastewater from downtown Sayville, and installation of a sewer main from downtown Sayville to the on-site sewage treatment plant (STP).

The project responds to the public need for increased quality rental housing opportunities in the area. The proposed project has been designed using smart growth development principles, by incorporating features and characteristics including internal walkability, sense-of-place features, safe and convenient pedestrian access to on-site amenities (within the site and limited to use of the site's residents), and on-site recreational amenities for its residents. In addition, the proposed project will create strong economic activity by providing jobs and a solid tax base.

Concern for Independent Living (Southampton, NY)

NPV prepared a fiscal and economic impact summary to examine the fiscal and economic impacts that are anticipated to occur through the construction and annual operations of a proposed residential development with 60 workforce rental apartment units to be located on County Road 39 in the Village of Southampton. Due to the generally affluent nature of the south fork of Long Island, and many parts of Southampton in particular, the demand for workforce housing units in Southampton is strong, and there is documented need for this type of housing in the community. The proposed project responds to the Town's and community's desire to provide such rental housing opportunities in the area, as recognized in various comprehensive planning documents and evidenced by current conditions within the surrounding community.

There also remains an unmet demand for veteran housing, including housing for disabled veterans who may have a need for accessible housing and supportive services. The units will be comprised of 36 one-bedroom and 24 two-bedroom apartment units, and the proposed project will also include a 5,000 square foot (SF) community building with a gym, computer room, and community room for use by residents and staff, as well as service provision for the supportive housing units. All of the units will be designated as "affordable" units under the Town Code and will be occupied by households that meet applicable economic standards as administered by the Town. A portion of the units will be occupied by veterans, including disabled veterans and disabled veterans in need of support. The project will benefit the community by transforming an overgrown and littered site into attractive, high-quality workforce housing that will enhance the community. As economic stability returns following the coronavirus pandemic of 2020, the proposed project is expected to contribute to the long-term economic health of the community.

Superblock Long Beach (Long Beach, NY)

NPV prepared a Fiscal Impact Analysis and a Household Buying Power Analysis for a residential development in Long Beach, New York. This analysis will assist the developer in quantifying the fiscal impact that the new residential development will have on the local tax base, and the economic impact that new household spending will have on the local economy. Economic impact including construction and operational job creation was addressed in detail in the Economic Impact Summary Analysis prepared by NPV earlier in 2020. This analysis examines the fiscal impacts and the household spending that is anticipated to occur during annual operations of a new residential development including: 200 one- and two-bedroom condominiums; and, 238 market-rate and workforce studio, one- and two-bedroom rental units.

Prior to the coronavirus pandemic of 2020, the condominium market in Long Beach has been quite attractive, with a strong demand and a supply of such housing units proximate to the boardwalk, and/or with water views. The rental market has suffered from a dearth of new transit-oriented communities. The proposed residential development is responsive to this demand in Long Beach, and as economic stability returns, is expected to contribute to the long-term economic health of the community through the provision of such newly constructed luxury housing opportunities. The proposed residential development is expected to create strong economic activity by providing a solid tax base upon completion and full taxation of the project. The new residents living within the 200 condominiums and 238 rental units proposed for development will patronize downtown establishments, bringing significant new disposable income to the merchants in the community. Consumer activity will ripple through the local community, creating beneficial fiscal and economic impacts throughout Long Beach, Nassau County, and the region as a whole. Consequently, economic activity including job creation and

consumer buying power will be generated by the project.

Storage Deluxe (Valley Stream, NY)

NPV prepared a market feasibility, fiscal and economic impact summary analysis for a commercial storage facility in Valley Stream, New York. This analysis examines the feasibility in the local market, as well as fiscal and economic impacts that are anticipated to occur through the construction and annual operations of a new four-story, 140,000 square foot (SF) commercial storage facility. With the decline in the number of warehouse facilities in the region, and rising commercial rents, many companies can no longer afford large warehouses. Such businesses have nowhere to store their inventory, which is a major roadblock to their success and growth. The proposed commercial storage facility is responsive to this need and anticipates serving the needs of hundreds of local businesses in Valley Stream and surrounding communities, in a cost-effective manner.

The proposed commercial storage facility will create strong economic activity by providing new employment opportunities and will provide a tax revenue and/or payment in lieu of taxes. The analysis served to accompany the IDA application to the Town of Hempstead.

RD Industrial Site (Yaphank, NY)

NPV prepared a series of economic and fiscal calculations as part of the Land Use Application being prepared for a 47+ acre project site is located the hamlet of Yaphank, Town of Brookhaven. The proposed project includes the development of two one-story distribution warehouses, as well as a three-story self-storage building. For the purpose of this analysis, it was assumed that both distribution warehouse buildings will be occupied by a mix of industrial and office uses, with a split of 90%/10% favoring pure industrial use.

As economic stability returns following the coronavirus pandemic of 2020-21, the proposed project is expected to contribute to the long-term economic health of the community. More specifically, the proposed project will establish many new construction and operational jobs that will help in the pre- and post-pandemic recovery, as well as a solid tax base upon full build-out and full-taxation of the property.

Canoe Place Inn and Hampton Boathouses (Hampton Bays, NY)

The Canoe Place Inn (CPI) has a longstanding history and serves as an important part of the character of the Hampton Bays community. The rehabilitation the formerly vacant CPI included synergistic uses on the site reminiscent of its history, working together to draw interest for destination weddings, charity events, business conferences and other special events.

In the 2014 preparation of the Environmental Impact Statement, NPV prepared a Fiscal Impact Analysis and Assessment of Needs and Benefits for the Canoe Place Inn and Hampton Boathouses properties. The study examined and quantified the beneficial impacts to the local school district as well as the generation of annual property tax revenues. Moreover, the analysis projected the economic impacts – on output, employment and labor income – during both the construction period and annually, upon a stabilized year of operations of the rehabilitated CPI and residential project components. NPV also prepared a Residential Market Analysis for the Hampton Boathouses property on Shinnecock Canal. The analysis analyzed the relationship between the demand for, and supply of, comparable residential developments and ultimately,

quantified the amount and type of housing units that could be supported by the target market – including both those for year-round residents and seasonal residents.

In 2019, NPV prepared a Market Feasibility Analysis for CPI, for submission to the Suffolk County Industrial Development Agency (SCIDA) for tax deferral and other financial assistance. The analysis examined the demand for CPI, the local and regional tourism market and forecasted growth, and determined that CPI will establish a tourism destination that is likely to attract a significant number of visitors from outside the economic development region, and therefore eligible for SCIDA assistance.

Danford's Hotel, Marina & Spa: Economic Planning Analysis(Port Jefferson, NY)

Danford's Hotel, Marina & Spa is an integrated water-dependent facility in Port Jefferson, New York, and is referred to as "the anchor of Port Jefferson." The hotel, marina, spa and restaurant are inter-related uses that support recreational/commercial boating, marine trades, marine material suppliers and related industries. The combined facility is an economic engine for Port Jefferson and the region, with the annual maintenance to, and operations of, the facility creating strong economic activity. An abundant amount of consumer activity ripples through the

local community, contributing vastly to the economy of downtown Port Jefferson, and into the Town of Brookhaven, Suffolk County and the region as a whole.

NPV prepared an Economic Planning Analysis that quantified the beneficial economic impacts associated with Danford's Hotel, Marina & Spa. The analysis examined the direct, indirect and induced impacts on output, employment and labor income, during the annual maintenance and repair construction of the facility, as well as during annual operations of the hotel, marina & spa.

TopGolf Market Feasibility Analysis (Holtsville, New York)

Topgolf is a global sports and entertainment community, which was first launched in the United States in 2005. It has served as the pioneer in the golf entertainment industry ever since. The most recent location in Holtsville, NY includes a 65,000 square foot, state-of-the-art, multi-level golf entertainment complex, and allows for a unique experience that can be enjoyed year-round. No such facility currently exists on Long Island. The synergistic uses provided at the Topgolf Holtsville location will work together to draw interest for local residents, college students and employers, as well as persons originating from outside of the area for patronage, corporate and charity events, business conferences and other special activities. This broad combination of guests will provide economic activity both at the site and into the surrounding community.

In 2016, NPV prepared a Economic and Fiscal Impact Analysis that examined and quantified the beneficial tax revenue benefits as well as economic impacts – on output, employment and labor income – during both the construction period and annually, upon a stabilized year of operations of the proposed Entertainment Recreation Facility. In 2019, NPV prepared a Market Feasibility Analysis for Topgolf, to accompany the Industrial Development Agency (IDA) application to the Town of Brookhaven. The analysis examined the strength of the regional entertainment recreation industry, the demand for this type of use, the lack of supply of comparable facilities in the local and regional economy, and various benefits that would be accrued to the local economy and community at large, through the annual operations of the Topgolf project. The analysis concluded that

Topgolf would provide a combined entertainment and recreation facility, that but for the project, would not be reasonably available to the residents of the Town of Brookhaven or Suffolk County, and therefore it was deemed eligible and appropriate for IDA assistance.

Economic Development Chapter of the Comprehensive Plan Update (Town of Southold)

In an effort to achieve the Town's vision, five goals and numerous objectives were formed to provide direction for future decision-making pertaining to the Town's economy. Much of the Town's economic vitality is based on the Town's unique rural, historic and maritime-based character as well as its natural resources. NP&V prepared the economic chapter of the Comprehensive Plan Update for the Town of Southold to allow for the formation of appropriate recommendations and implementation strategies focused on long-term economic sustainability throughout the Town.

One of the specific tasks involved with the economic chapter of the Town's Comprehensive Plan is the zoning/build-out analysis. The Town of Southold is facing development pressure and is concerned about the impact that the current zoning may have on the Town's resources. The Town of Southold prepared a build-out analysis of several zoning districts, and NP&V funneled these findings into a model to assess the regional impact of full build-out and modified development scenarios. Ensuring quality of life, protection of environmental resources, housing needs and maintenance of the tax base were key elements of the model. This project involved the creation of a model to synthesize multiple evaluation factors to analyze the impact of full build out of the Town of Southold under its current zoning.

Niche Market and Branding Plan & Build-Out/Tax Base Analysis(Bellport, NY)

NPV worked with the Town of Brookhaven on a niche market and branding plan for the Greater Bellport community. The focus of this plan was to form a set of recommendations that outlined the necessary steps that members in the Greater Bellport community can take in order to successfully create a sense of place, community pride and positive perceptions through a more niche-oriented position in the local market. NPV recommended various initiatives to make the Greater Bellport community unique and marketable, creating a place that people want to be, where people are comfortable, and a place that people remember and come back to time and again. The niche market and branding plan strives to promote the community's niche market to new residents, visitors and economic development opportunities alike, offering the Greater Bellport community the opportunity to develop a theme that they want to be known for. NPV worked with the Town of Brookhaven on a build-out/tax base analysis, to analyze how the local school district could be impacted by growth. NPV created a GIS model to compare tax assessments for various land use scenarios to ensure an adequate tax base to support increased growth in school population without disproportionate increases in residential tax rates. This model was used to test assumptions for future development and to analyze various alternatives in an automated fashion, allowing for easy comparison of scenarios and results. Ultimately, the model will provide a reality check for future planning with respect to provision of quality community services and may provide support for creating additional commercial tax base within the district.

APPENDIX C-1

Schematic Building Layouts, Elevations & Renderings



VIEW FROM BAYLIS ROAD



PROPOSED RESIDENTIAL BUILDING
MELVILLE, NEW YORK

15 SEPTEMBER 2026





VIEW OF COURT



PROPOSED RESIDENTIAL BUILDING MELVILLE, NEW YORK

15 SEPTEMBER 2026





VIEW OF OUTDOOR AREA



PROPOSED RESIDENTIAL BUILDING MELVILLE, NEW YORK

15 SEPTEMBER 2026





TOWN HOMES



PROPOSED RESIDENTIAL BUILDING
MELVILLE, NEW YORK

15 SEPTEMBER 2026





BAYLIS ROAD ELEVATION



COURT ELEVATION

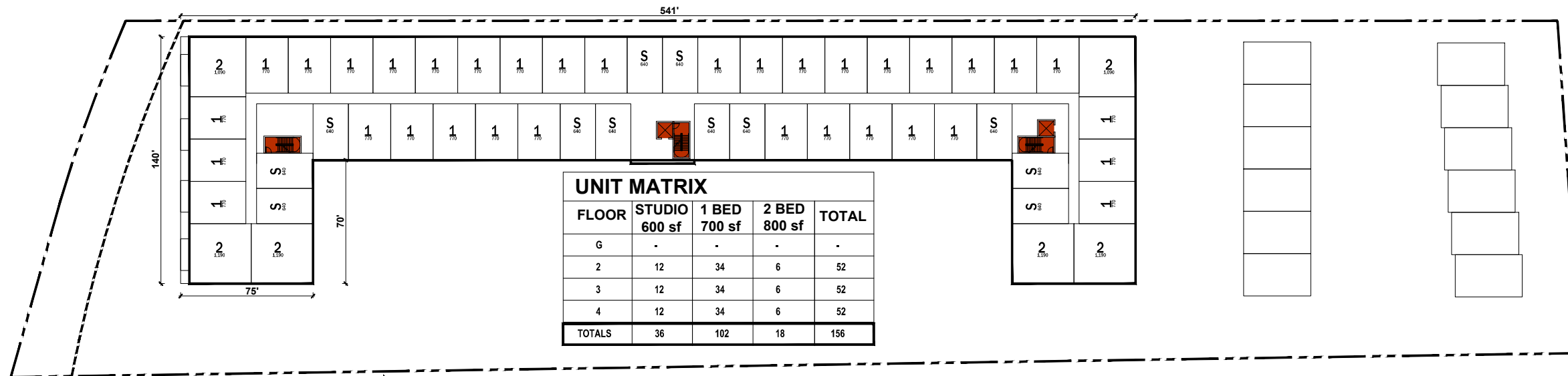
SCHEMATIC ELEVATIONS



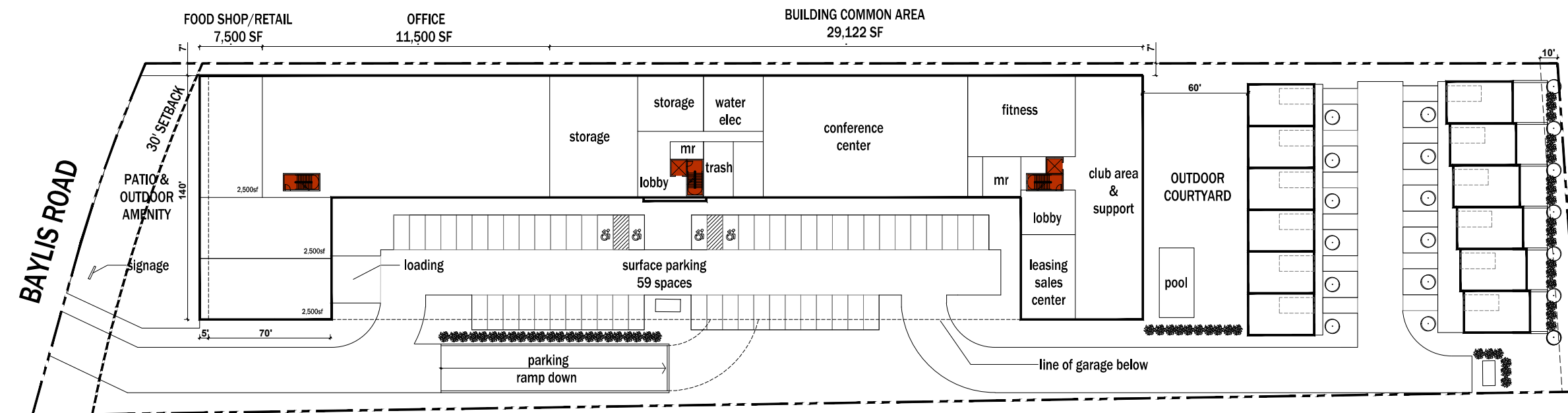
PROPOSED RESIDENTIAL BUILDING MELVILLE, NEW YORK

15 SEPTEMBER 2026





FLOORS 2,3 & 4 - 52 units per floor
47,320 GSF X 3 = 141,960 GSF



GROUND FLOOR PLAN
48,122 GSF

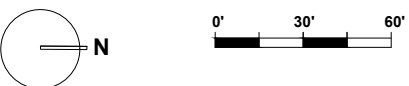
APARTMENT BUILDING 156 units 190,082 GSF
restaurant + office + common = 48,122 SF
254 parking spaces (195 below grade/ 59 surface)

TOWN HOMES 12 units 2,000 gsf each (24'x38')
garage + driveway
2 1/2 stories

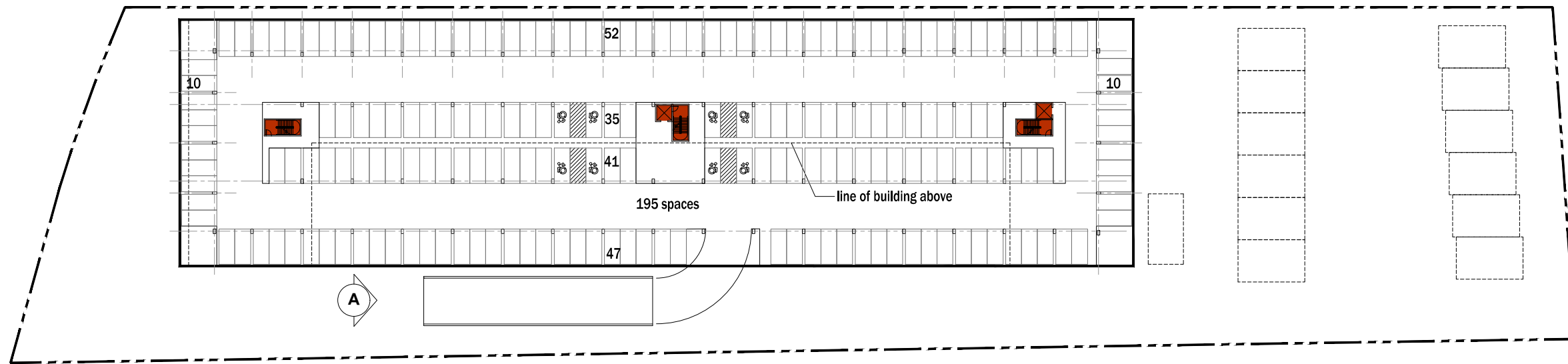
SCHEMATIC LAYOUT



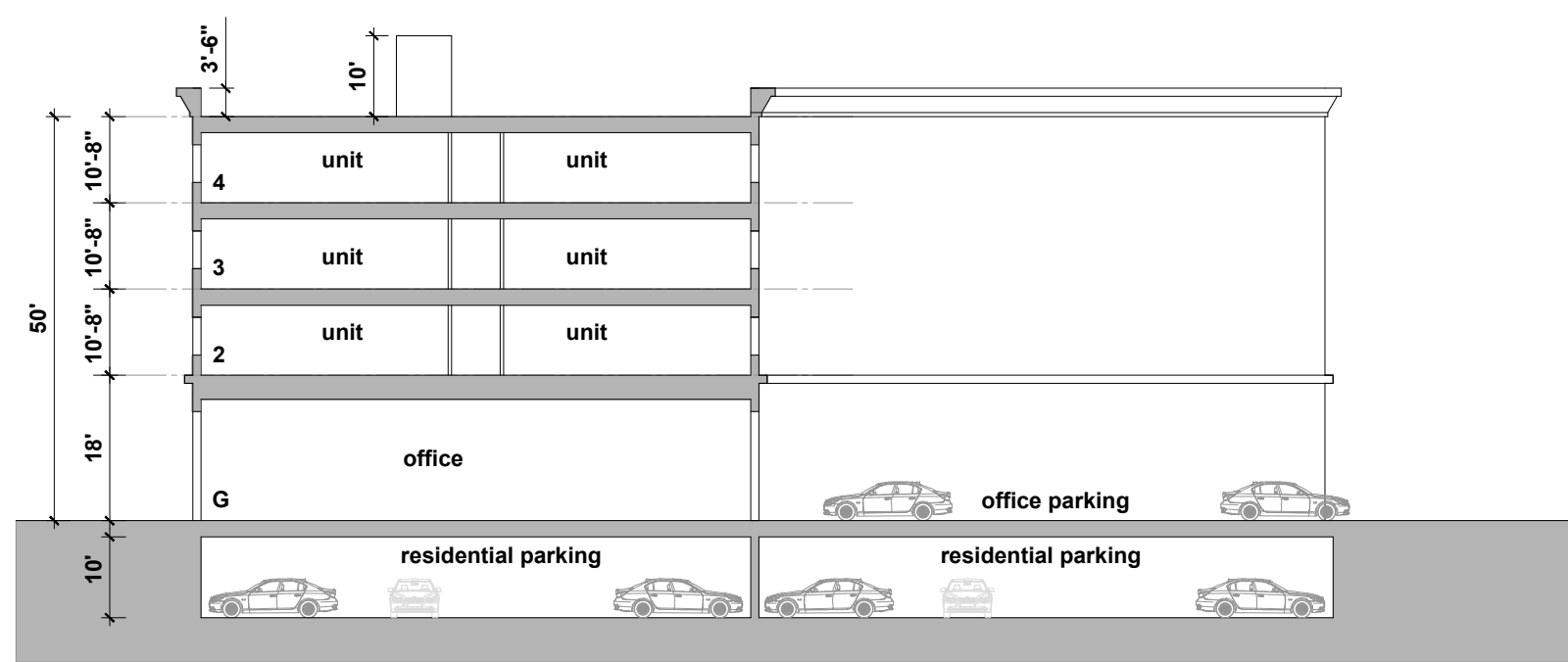
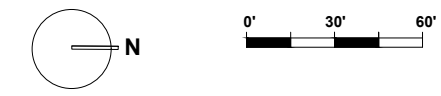
PROPOSED RESIDENTIAL BUILDING
MELVILLE, NEW YORK



X:\1717282 (Terwilliger & Bartone)\1717282\1717282-01-Proposed Residential & Commercial-Retail Building\1717282-01-Proposed Residential & Commercial-Retail Building.dwg last modified: Aug 21, 2026 - 2:55pm Placed on: Aug 21, 2026 - 3:01pm By: TBlack



BELOW GRADE PARKING
75,850 GSF



SECTION

SCHEMATIC LAYOUT



PROPOSED RESIDENTIAL BUILDING MELVILLE, NEW YORK

15 SEPTEMBER 2026

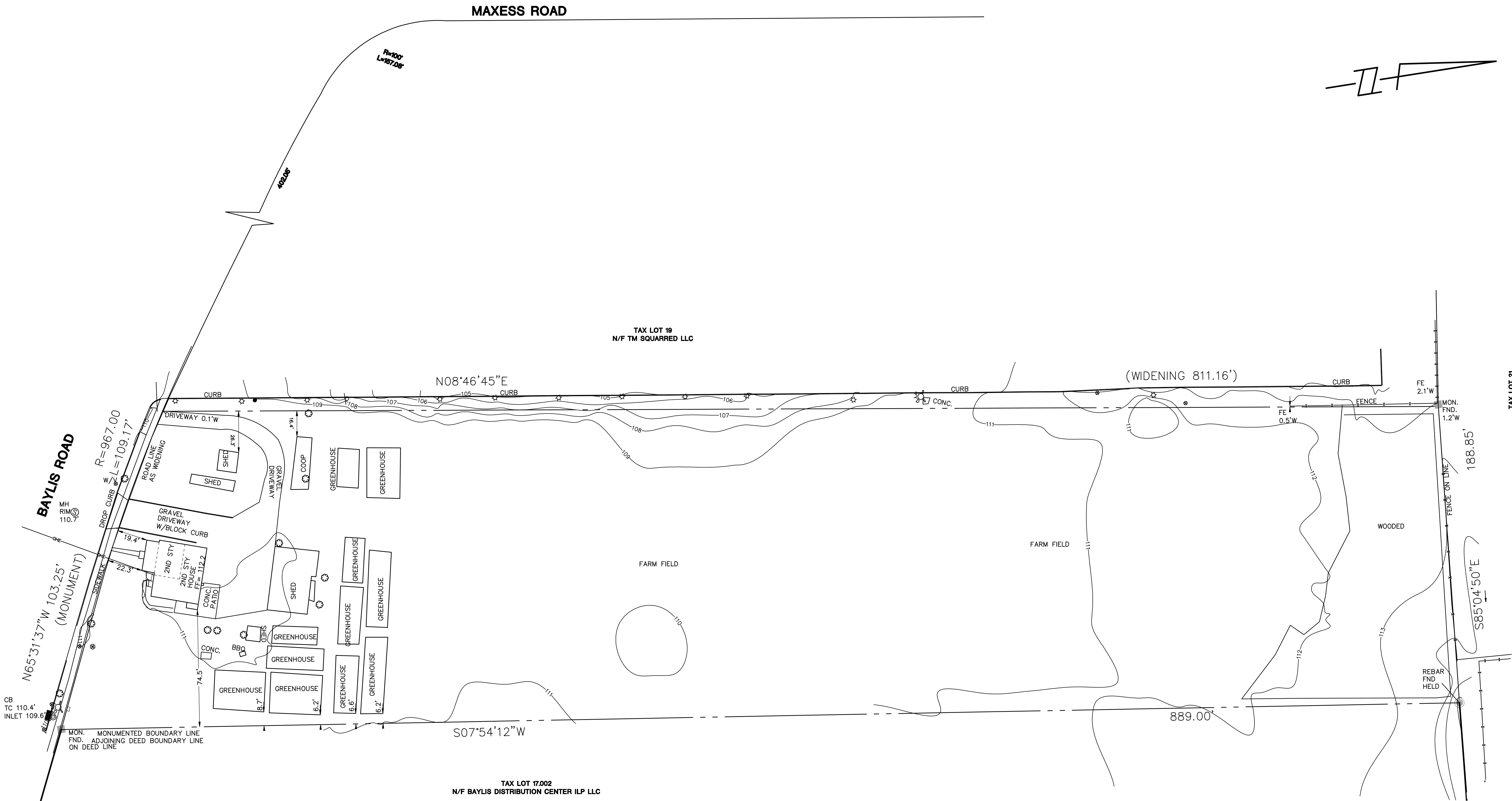


APPENDIX C-2 SURVEY

P:\LandProjects\New York\NY842\dwg\Bartone\001-00021-Boundary Surveys.dwg 9/26/2025 11:52:08 PM EDT

DATE	DESCRIPTION
05-13-25	NEW ADJOINERS DEED LINE
05-12-25	ADDED BOUNDARY NOTES
04-29-25	REVISED BOUNDARY AS PER WIDENING OF BAYLIS ROAD PROVIDED
04-24-25	REVISED AS REQUESTED
04-14-25	ADD CERTIFICATION AS REQUESTED
DATE	DESCRIPTION
REVISIONS	

LEGEND
MONUMENT
MANHOLE
SIGN
STORM MANHOLE
SANITARY MANHOLE
STORM INLET
FIELD INLET
CATCH BASIN
HYDRANT
LIGHT POLE
UTILITY POLE
WATER VALVE
BOLLARD
GUY WIRE
WATER METER
FENCE
SANITARY CLEAN OUT
ELECTRIC MANHOLE
TELEPHONE MANHOLE
PROPERTY LINE



- NOTES**
- ELEVATIONS BASED ON NAVD 1988 VERTICAL DATUM.
 - SURVEYOR IS NOT RESPONSIBLE FOR ANY UNDERGROUND UTILITY LOCATIONS NOT SHOWN ON THIS SURVEY.
 - SURVEYOR IS NOT RESPONSIBLE FOR ANY UNWRITTEN OR UNRECORDED EASEMENTS OR CLAIMS OF WRITES.

CERTIFIED TO:
FIRST AMERICAN TITLE INSURANCE COMPANY
TERWILLIGER & BARTONE PROPERTIES
ABSTRACTS INCORPORATED

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 2700, subdivision 2, of the New York State Education Law."

"Copies from the original of this survey map not marked with an original of the land surveyor's seal and on the enclosed seal and not be considered to be a valid this copy."

"Certification indicated herein signify that the survey was prepared in accordance with the Surveying Code of Practice for Land with the exception of the New York State Education or Professional Land Surveyor."

"Certification and fee only to the person for whom the survey is prepared and on his behalf to the state, professional agency and public distribution shall mean, and to the signature of the land institution. Certifications are not transferable to additional institutions or subsequent owners."

RUSSELL H. LEWIS Co.
LAND SURVEYOR
57 CONKLIN AVENUE, WHEATLEY HEIGHTS, NY 11798
TEL. No. (516) 474-3665

RUSSELL H. LEWIS, N.Y. L.S. #050265

SURVEY
FOR
115 BAYLIS ROAD

SITUATED IN
MELVILLE, TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK

PROJECT NO.	NY842
DATE	MARCH 27, 2025
SCALE	1"=30'
DRAWING NO.	FOLDER-21
SHEET	1 OF 1

APPENDIX E

SHWD 2025 DRINKING WATER QUALITY REPORT

South Huntington Water District

Board of Commissioners

Paul Tonna, Chairman
Ciro DePalo, Treasurer
Joseph Perry, Secretary

2025 Drinking Water Quality Report

Public Water Supply Identification No.: 5103263

ANNUAL WATER SUPPLY/CONSUMER CONFIDENCE REPORT

February 2026

The South Huntington Water District is pleased to present to you this year's Water Quality Report. This report is required to be delivered to all residents of our District in compliance with Federal and State regulations. Our constant goal is to provide you with a safe and dependable supply of drinking water every day. We also want you to understand the efforts we make to continually improve the water treatment process and protect our water resources. The Board of Water Commissioners and the District employees are committed to ensuring that you and your family receive the highest quality water at the lowest possible cost.

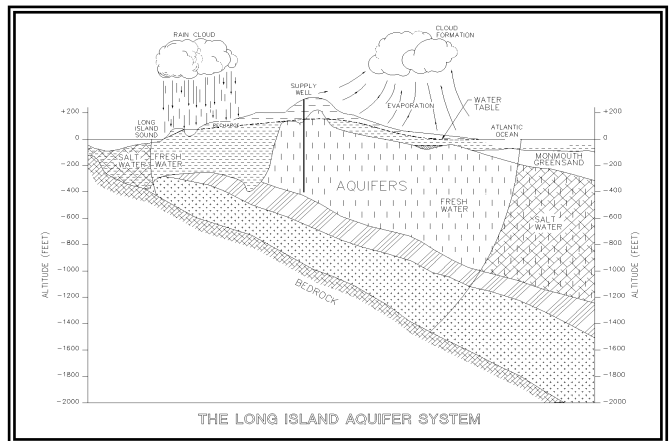
SOURCE OF OUR WATER

The source of water for the District is groundwater pumped from 18 active wells located throughout the community that are drilled into the Glacial and Magothy aquifers beneath Long Island, as shown on the adjacent figure. Generally, the water quality of the aquifer is good to excellent, although there are localized areas of contamination.

The population served by the South Huntington Water District during 2025 was 81,760. The total amount of water withdrawn from the aquifer in 2025 was 3.27 billion gallons, of which approximately 98.0 percent was billed directly to consumers.

Throughout the United States the sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activities.

Contaminants that may be present in source water include microbial contaminants; inorganic contaminants; pesticides and herbicides; organic chemical contaminants; and radioactive contaminants.



COST OF WATER

The District bills each customer quarterly based on the rates shown below effective January 1, 2026:

Minimum Bill: 0 – 5,000 gallons	\$8.00
6,000 - 50,000 gallons	\$1.50 per 1,000 gallons
51,000 - 100,000 gallons	\$2.01 per 1,000 gallons
101,000 gallons and over	\$2.31 per 1,000 gallons

In addition, there is a \$25 per quarter surcharge to cover the cost of water quality treatment improvement projects.

CONTACTS FOR ADDITIONAL INFORMATION

We are pleased to report that our drinking water meets all Federal and State requirements. If you have any questions about this report or concerning your water service, please contact Chief Plant Operator Michael McGovern at (631) 427-8190 or the Suffolk County Department of Health Services at (631) 852-5810. We want our valued customers to be informed about our water system. If you want to learn more, please attend any of our regularly scheduled meetings. They are normally held every Wednesday at 8:30 a.m. at the Water District office or by conference call. Please contact the Water District for call-in number if you wish to listen in.

The South Huntington Water District routinely monitors for different parameters and contaminants in your drinking water as required by Federal and State laws. All sources of drinking water, including bottled drinking water, may be reasonably expected to contain at least small amounts of some constituents or contaminants. It's important to remember that the presence of these constituents does not necessarily pose a health risk. In order to ensure that tap water is safe to drink, the State and the EPA prescribe regulations which limit the amount of certain contaminants in water provided by public water systems. The State Health Department and the FDA's regulations establish limits for contaminants in bottled water which must provide the same protection for public health. For more information on contamination and potential health risks, please contact the USEPA Safe Drinking Water Hotline at 1-800-426-4791.

Water from the South Huntington Water District has elevated levels of nitrates, but well below the maximum contaminant level of 10.0 parts per million. Nitrate in drinking water at levels above 10 ppm is a health risk for infants of less than six months of age. High nitrate levels in drinking water can cause blue baby syndrome. The source of the nitrates is the nitrogen in fertilizers and from on-site septic systems. Nitrate levels may rise quickly for short periods of time because of rainfall or agricultural activity. If you are caring for an infant, you should ask advice from your health care provider.

Some people may be more vulnerable to disease causing microorganisms or pathogens in drinking water than the general population. Immuno-compromised persons such

as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly and infants can be particularly at risk from infections. These people should seek advice from their health care provider about their drinking water. EPA/CDC guidelines on appropriate means to lessen the risk of infection by microbial pathogens are available from the Safe Drinking Water Hotline (800-426-4791).

WATER CONSERVATION MEASURES

The underground water system of Long Island has more than enough water for present water demands. However, saving water will ensure that our future generations will always have a safe and abundant water supply.

In 2020, the South Huntington Water District revised its water conservation program in order to minimize any unnecessary water use as part of this program. The District established a mandatory ODD/EVEN day of the month lawn irrigation restriction program. The pumpage for 2025 is down 17% over the last 10 years.

Residents of the District can also implement their own water conservation measures such as complying with odd-even lawn sprinkling schedule, retrofitting plumbing fixtures with flow restrictors, modifying automatic lawn sprinklers to include rain sensors, repairing leaks in the home, installing water conservation fixtures/appliances, and maintaining a daily awareness of water conservation in their personal habits. Besides protecting our precious underground water supply, water conservation will produce a cost savings to the consumer in terms of both water and energy bills (hot water).

WATER TREATMENT

The South Huntington Water District provides treatment at all wells to improve the quality of the water pumped prior to distribution to the consumer. The pH of the pumped water is adjusted upward to reduce corrosive action between the water and water mains and in-house plumbing by the addition of small amounts of sodium hydroxide.

**SOUTH HUNTINGTON WATER DISTRICT
2025 WATER QUALITY REPORT
TABLE OF DETECTED PARAMETERS**

Contaminants	Violation (Yes/No)	Date of Sample	Level Detected (Maximum Range)	Unit Measurement	MCLG	Regulatory Limit (MCL or AL)	Likely Source of Contaminant
Lead & Copper Rule							
Lead	No	7/2/2024	ND - 15.6 1.3 ⁽¹⁾	ug/l	0	AL = 15	Corrosion of household plumbing; erosion of natural deposits
Copper	No	7/11/2024	0.0083 - 0.44 0.2 ⁽¹⁾	mg/l	1.3	AL = 1.3	Corrosion of household plumbing systems; Erosion of natural deposits; leaching from wood preservatives
Inorganic Contaminants							
Barium	No	3/5/2025	ND - 0.025	mg/l	2	MCL = 2.0	Discharge of drilling wastes; Discharge from metal refineries; Erosion of natural deposits.
Sodium	No	5/16/2025	2.9 - 21.9	mg/l	n/a	No MCL ⁽²⁾	Naturally occurring; Road salt; Water softeners; Animal waste.
Chloride	No	5/16/2025	4.3 - 47.9	mg/l	n/a	MCL = 250	Naturally occurring or indicative of road salt contamination.
Iron	No	3/4/2025	ND - 0.062	mg/l	n/a	MCL = 0.3	Naturally occurring
Nickel	No	2/18/2025	ND - 0.0084	ug/l	n/a	No MCL	Naturally occurring
Nitrate as N ⁽³⁾	No	12/17/2025	0.42 - 7.9	mg/l	10	MCL = 10	Runoff from fertilizer and leaching from septic tanks and sewage; Erosion of natural deposits
Nitrite as N	No	3/24/2025	ND - 0.092	mg/l	1	MCL = 1	Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits
Chromium	No	3/4/2025	ND - 7.2	ug/l	n/a	MCL = 100	Discharge from steel and pulp mills; Erosion of natural deposits
Sulfate	No	5/16/2025	ND - 8.5	mg/l	n/a	MCL = 250	Naturally occurring
Zinc	No	3/13/2025	ND - 0.051	mg/l	n/a	MCL = 5.0	Naturally occurring; Mining waste.
Cyanide	No	4/4/2025	ND - 11.5	ug/l	n/a	MCL = 50	Discharge from steel/metal factories; Discharge from plastic and fertilizer factories
Disinfection By-Products							
Total Trihalomethanes (TTHMS)	No	2/18/2025	ND - 8.9	ug/l	n/a	MCL = 80	By-product of drinking water chlorination needed to kill harmful organisms. TTHMs are formed when source water contains organic matter
Chlorate	No	8/4/2025	ND - 71.7	ug/l	n/a	No MCL	Disinfection by-product
Volatile Organic Contaminants							
1,1-Dichloroethane	No	10/29/2025	ND - 2.5	ug/l	n/a	MCL = 5	Released into the environment as fugitive emissions and in wastewater during production and use as a chemical intermediate solvent; used in vinyl chloride manufacturing; chlorinated solvent intermediate; coupling agent in
1,1,1-Trichloroethane	No	7/31/2025	ND - 0.84	ug/l	n/a	MCL = 5	Discharge from metal degreasing sites and other factories
1,1-Dichloroethene	No	7/31/2025	ND - 0.97	ug/l	n/a	MCL = 5	
1,2-Dichloropropane	No	4/7/2025	ND - 2.5	ug/l	0	MCL = 5	
cis -1,2-Dichloroethene	No	10/29/2025	ND - 4.4	ug/l	n/a	MCL = 5	
Trichloroethene	No	7/31/2025	ND - 1.7	ug/l	0	MCL = 5	
Tetrachloroethene	No	7/31/2025	ND - 0.54	ug/l	n/a	MCL = 5	Discharge from factories and dry cleaners; Waste sites; Spills

SOUTH HUNTINGTON WATER DISTRICT
2025 WATER QUALITY REPORT
TABLE OF DETECTED PARAMETERS

Contaminants	Violation (Yes/No)	Date of Sample	Level Detected (Maximum Range)	Unit Measurement	MCLG	Regulatory Limit (MCL or AL)	Likely Source of Contaminant
Trichlorofluoromethane (Freon 11)	No	4/7/2025	ND - 1.1	ug/l	n/a	MCL = 5	This compound was primarily released to the environment during its use as a propellant in aerosol sprays. However, this use was banned in the United States in 1978. Other sources of emissions include its use as a solvent, chemical intermediate, blowing agent for polyurethane foams, dry cleaning agent, aerosol propellant and in fire extinguishing agent.
Radionuclides							
Gross Alpha	No	10/10/2025	0.158	pCi/L	0	MCL = 15	Decay of natural deposits and man-made emissions; Erosion of natural deposits
Radium 226 and 228 Combined ⁽⁴⁾	No	10/10/2025	0.18 - 1.4	pCi/L	0	MCL = 5 ⁽⁵⁾	Erosion of natural deposits
Disinfectant							
Chlorine Residual	No	Continuous	1.0 - 1.5	mg/l	n/a	MRDL = 40	Measure of disinfectant
Physical Characteristics							
Ca Hardness as CaCO ₃	No	5/16/2025	1.4 - 31.0	mg/l	n/a	No MCL	Naturally occurring
Total Hardness	No	5/16/2025	2.7 - 54.6	mg/l	n/a	n/a	Measure of calcium and magnesium
Synthetic Organic Compounds (SOCs)							
1,4-Dioxane ⁽⁶⁾	No	10/29/2025	ND - 0.96	ug/l	n/a	MCL = 1.0 ⁽⁷⁾	Released into the environment from commercial and industrial sources and is associated with inactive and hazardous
Perfluorooctanesulfonic Acid (PFOS)	No	10/20/2025	ND - 2.47	ng/l	n/a	MCL = 10 ⁽⁹⁾⁽¹⁰⁾	Released into the environment from widespread use in commercial and industrial applications ⁽¹¹⁾
gamma-BHC (Lindane)	No	4/3/2025	ND - 0.078	ug/l	n/a	MCL = 0.2	Runoff/leaching from insecticide used on cattle, lumber, gardens
Heptachlor	No	4/3/2025	ND - 0.057	ng/l	n/a	MCL = 400	Residue of banned pesticide.
Aldehydes							
Formaldehyde	No	3/4/2025	ND - 10.4	ug/l	n/a	MCL = 50	By-Product of oxidation
Unregulated Contaminant Monitoring Rule - Phase 3 (UCMR3) - Continued Monitoring							
Chromium, Hexavalent	No	3/4/2025	ND - 7.3	ug/l	n/a	No MCL	Erosion of natural deposits
Unregulated Contaminant Monitoring Rule - Phase 5 (UCMR5)⁽¹²⁾							
Perfluorobutanoic Acid (PFBA)	No	10/10/2025	ND - 6.44	ng/l	n/a	MCL = 50,000 ⁽¹³⁾	Released into the environment from widespread use in commercial and industrial applications
Perfluorohexanesulfonic Acid (PFHxS)	No	10/20/2025	ND - 2.21	ng/l	n/a	MCL = 50,000 ⁽¹³⁾	
Perfluoropentanoic Acid (PFPeA)	No	10/22/2025	ND - 3.59	ng/l	n/a	MCL = 50,000 ⁽¹³⁾	

SOUTH HUNTINGTON WATER DISTRICT

2025 WATER QUALITY REPORT

TABLE OF DETECTED PARAMETERS

Definitions:

Maximum Contaminant Level (MCL) - The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible.

Maximum Contaminant Level Goal (MCLG) - The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin

Maximum Residual Disinfection Level (MRDL) - The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is

Maximum Residual Disinfection Level Goal (MRDLG) - The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

Health Advisory (HA) - An estimate of acceptable drinking water levels for a chemical substance based on health effects information; a health advisory is not a legally enforceable Federal standard, but serves as technical guidance to assist Federal, State and local officials.

Action Level (AL) - The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

Milligrams per liter (mg/l) - Corresponds to one part of liquid in one million parts of liquid (parts per million - ppm).

Micrograms per liter (ug/l) - Corresponds to one part of liquid in one billion parts of liquid (parts per billion - ppb).

Nanograms per liter (ng/l) - Corresponds to one part liquid in one trillion parts of liquid (parts per trillion - ppt).

Picocuries per liter (pCi/l) - picocuries per liter is a measure of the radioactivity in water.

Non-Detects (ND) - Laboratory analysis indicates that the constituent is not present.

Millirems per year (mrem/yr) - Measure of radiation absorbed by the body.

⁽¹⁷⁾ - During 2024, we collected and analyzed 31 samples for lead and copper. The result indicated represents the 90th percentile as defined by the Lead and Copper Rule. Only one sample exceeded the action level for lead. This location was resampled and was found below the action level. Next testing is scheduled for 2027. Lead can cause serious health effects in people of all ages, especially pregnant people, infants (both formula-fed and breastfed), and young children. Lead in drinking water is primarily from materials and parts used in service lines and in home plumbing. The South Huntington Water District is responsible for providing high quality drinking water and removing lead pipes but cannot control the variety of materials used in the plumbing in your home. Because lead levels may vary over time, lead exposure is possible even when your tap sampling results do not detect lead at one point in time. You can help protect yourself and your family by identifying and removing lead materials within your home plumbing and taking steps to reduce your family's risk. Using a filter, certified by an American National Standards Institute accredited certifier to reduce lead, is effective in reducing lead exposures. Follow the instructions provided with the filter to ensure the filter is used properly. Use only cold water for drinking, cooking, and making baby formula. Boiling water does not remove lead from water. Before using tap water for drinking, cooking, or making baby formula, flush your pipes for several minutes. You can do this by running your tap, taking a shower, doing laundry or a load of dishes. If you have a lead service line or galvanized requiring replacement service line, you may need to flush your pipes for a longer period. If you are concerned about lead in your water and wish to have your water tested, contact the South Huntington Water District at (631) 427-8190. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available at <https://www.epa.gov/safewater/lead>. If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young

⁽²⁾ - No MCL has been established for sodium. However, 20 mg/l is a recommended guideline for people on high restricted sodium diets and 270 mg/l for those on moderate sodium

⁽³⁾ - Nitrate in drinking water at levels above 10 mg/l is a health risk for infants of less than six months of age. High nitrate levels in drinking water can cause blue baby syndrome.

Nitrate levels may rise quickly for short periods of time because of rainfall or agricultural activity. If you are caring for an infant, you should ask for advice from your health care

⁽⁴⁾ - MCL for Radium is for Radium 226 and Radium 228 combined.

⁽⁵⁾ - The State considers 50 pCi/L to be the level of concern for beta particles.

⁽⁶⁾ - Well Nos. 7-1 and 7-2 are blended together to reduce concentrations of 1,4-Dioxane below the MCL. Well Nos. 15-1 and 15-2 are blended together to reduce concentrations of

⁽⁷⁾ - The New York State Dept. of Health (NYSDOH) established a new MCL for 1,4 dioxane at 1 part per billion (ppb) starting in August 2020.

⁽⁹⁾ - It is used as a solvent for cellulose formulations, resins, oils, waxes and other organic substances. It is also used in wood pulping, textile processing, degreasing, in lacquers, paints, varnishes, and stains; and in paint and varnish removers. Also used in personal care products including detergents.

⁽¹⁰⁾ - The US environmental Protection Agency (EPA) has established a life time interim health advisory level (HAL) of 0.004 parts per trillion (ppt) for PFOA and 0.02 ppt for PFOS. The New York State (NYS) maximum contaminant level (MCL) is 10 ppt for PFOA and 10 ppt for PFOS as of August 2020.

⁽¹¹⁾ - USEPA Health Advisory Levels identify the concentration of a contaminant in drinking water at which adverse health effects and/or aesthetic effects are not anticipated to occur over specific exposure durations. Health Advisory Levels are not to be construed as legally enforceable federal standards and are subject to change as new information becomes

⁽¹²⁾ - PFOA/PFOS has been used to make carpets, leathers, textiles, fabrics for furniture, paper packaging, and other materials that are resistant to water, grease, or stains. It is also used in firefighting foams. Many of these uses have been phased out by its primary U.S. manufacturer; however, there are still some ongoing uses.

⁽¹³⁾ - All perfluoroalkyl substances, besides PFOA and PFOS, are considered Unspecified Organic Contaminants (UOC) which have an MCL = 50,000 ng/L

The South Huntington Water District conducts over 15,000 water quality tests throughout the year, testing for over 190 different contaminants. The following contaminants have not been detected in our water supply:

Antimony	3-Hydroxycarbofuran	1,3-Dichloropropane	Cyclohexanone
Apparent Color	Alachlor	2,2-Dichloropropane	Decanal
Beryllium	Aldicarb	2-Chlorotoluene	Glyoxal
Bromate	Aldicarb Sulfone	4-Chlorotoluene	Heptanal
Bromide	Aldicarb Sulfoxide	Aldrin	Hexanal
Cadmium	Atrazine	Bromobenzene	Methyl Glyoxal
Chlorite	Benzo(A)Pyrene	Bromochloromethane	Nonanal
Fluoride	Bis(2-Ethylhexyl)Adipate	Bromomethane	Octanal
Manganese	Bis(2-Ethylhexyl)Phthalate	Chlorodifluoromethane	Pentanal
Mbas, Calculated As Las	Carbofuran	Chloroethane	Propanal
Mercury	Chlordane (Technical)	Chloromethane	Butachlor
Nitrogen, Ammonia	Dalapon	Cis-1,3-Dichloropropene	Carbaryl
Odor @ 60 Degrees C	Dicamba	Dibromomethane	11CL-PF3OUDS
Selenium	Dinoseb	Dichlorodifluoromethane	8:2FTS
Silver	Endrin	Dieldrin	4:2FTS
Thallium	Heptachlor Epoxide	Isopropylbenzene (Cumene)	6:2FTS
1,1,2-Trichloroethane	Hexachlorobenzene	Methylene Chloride	HFPO-DA
1,1,2-Trichlorotrifluoroethane	Hexachlorocyclopentadiene	N-Butylbenzene	ADONA
1,2,4-Trichlorobenzene	Methomyl	N-Propylbenzene	9CL-PF3ONS
1,2-Dichlorobenzene	Methoxychlor	P-Isopropyltoluene	NFDHA
1,2-Dichloroethane	Metolachlor	Sec-Butylbenzene	PFEESA
1,4-Dichlorobenzene	Metribuzin	Tert-Butylbenzene	PFMPA
Benzene	Oxamyl	Trans-1,3-Dichloropropene	PFMBA
Carbon Tetrachloride	Pcb Screen	Bromochloroacetic Acid	PFBS
Chlorobenzene	Pentachlorophenol	Bromodichloroacetic Acid	PFDA
Ethylbenzene	Perfluorooctanoic Acid (Pfoa)	Chlorodibromoacetic Acid	PFDOA
Hexachloro-1,3-Butadiene	Picloram	Dibromoacetic Acid	PFHpS
M&P-Xylene	Propachlor	Dichloroacetic Acid	PFHpA
Methyl-Tert-Butyl Ether	Simazine	Haloacetic Acids (Total)	PFHxA
O-Xylene	Toxaphene	Monobromoacetic Acid	PFNA
Styrene	1,1,1,2-Tetrachloroethane	Monochloroacetic Acid	PFPeS
Toluene	1,1,2,2-Tetrachloroethane	Tribromoacetic Acid	PFUnA
Trans-1,2-Dichloroethene	1,1-Dichloropropene	Trichloroacetic Acid	NMEFOSAA
Vinyl Chloride	1,2,3-Trichlorobenzene	E.Coli	NETFOSAA
1,2-Dibromo-3-Chloropropane	1,2,3-Trichloropropane	Acetaldehyde	PFTRDA
1,2-Dibromoethane (Edb)	1,2,4-Trimethylbenzene	Benzaldehyde	PFTA
2,4,5-Tp (Silvex)	1,3,5-Trimethylbenzene	Butanal	PFOA
2,4-D	1,3-Dichlorobenzene	Crotonaldehyde	Arsenic

A copy of this water quality report can also be found on the web at www.shwd.org/whats-new/water-quality-reports/. Copies of a Supplemental Data Package, which includes the water quality data for each of our supply wells utilized during 2025, are available at the South Huntington Water District office located at 75 5th Avenue South, Huntington Station, New York, and the local public library.

We at South Huntington Water District work around the clock to provide the highest quality water to every tap throughout the community. We ask that all our consumers help us protect our water resources, which are the heart of our community, our way of life and our children's future.

The District also adds small amounts of calcium hypochlorite (chlorine) as a disinfection agent and to prevent the growth of bacteria in the distribution system.

Air stripping facilities are located at Well Nos. 9, 10-1 and 10-2 for the removal of volatile organic chemicals. Granular activated carbon filters are installed at Well Nos. 3-2/3-3, 4, 6, 7-1/7-2, 8, 15-1/15-2 and 20 for the removal of volatile organic chemicals. The District has completed the construction and is operating state-of-the-art treatment systems to remove 1,4-Dioxane at Plant No. 10 on Whitson Lane, Plant No. 3 on Amityville Road in Huntington Station and Plant No. 8 on Wolf Hill Road in Melville.

WATER QUALITY

In accordance with State regulations, the South Huntington Water District routinely monitors your drinking water for numerous parameters. We test your drinking water for coliform bacteria, turbidity, inorganic compounds, lead and copper, nitrate, nitrite, volatile organic contaminants, total trihalomethanes, haloacetic acids, radiological and synthetic organic contaminants. Over 190 separate parameters are tested for in each of our wells numerous times per year. The Water District conducts more testing than required by the State Health Department to ensure your water is safe to drink. The enclosed table depicts which parameters or contaminants were detected in your drinking water. It should be noted that many of these parameters are naturally found in all Long Island drinking water and do not pose any adverse health affects. All of our water meets the drinking water standards after treatment. In addition to the table of detected parameters, the District tested for over 150 contaminants that were not detected in our water, including pesticides, herbicides, and organic chemicals contaminants.

SOURCE WATER ASSESSMENT

The NYSDOH has completed a source water assessment for this system, based on available information. Possible and actual threats to this drinking water source were evaluated. The State Source Water Assessment includes a susceptibility rating based on the risk posed by each potential source of contamination and how easily contaminants can move through the subsurface to the wells. The susceptibility

rating is an estimate of the potential for contamination of the source water, it does not mean that the water delivered to consumers is or will become contaminated. See section "Water Quality" for a list of the contaminants that have been detected. The source water assessments provide resource managers with additional information for protecting source waters into the future.

As mentioned before, our water is derived from 18 drilled wells. The source water assessment has rated most of the wells as having a high susceptibility to industrial solvents and nitrates. The susceptibility to nitrates is due primarily to point sources of permitted discharge facilities (industrial/commercial facilities that discharge wastewater into the environment and are regulated by the State and/or Federal government), agricultural practices and activities associated to high density land use, such as fertilizing lawns. The susceptibility to industrial solvents is primarily due to point sources of contamination related to industrialized activities in the assessment area.

A copy of the assessment, including a map of the assessment area, can be obtained by contacting the Water District.

WATER SYSTEM IMPROVEMENT

The District is in the process of undertaking a major water system improvement program that provides specialized wellhead treatment at several wells for the removal of the contaminant 1,4-Dioxane. The District has four wells that exceed the new MCL for 1,4-Dioxane. AOP (Advanced Oxidation Process) Treatment Systems to remove 1,4-Dioxane have recently been installed at Plant No. 10 on Whitson Road (2022), Plant No. 3 on Amityville Road (2023) and at Plant No. 8 on Wolf Hill Road (2023).

The new booster upgrades at Plant No. 12 are complete. Construction of a new AOP Treatment System at Plant No. 15 is expected to begin construction this summer. Design of a new PFAS Treatment Facility at Plant No. 17 and Booster upgrades at Plant No. 11 are underway.

INFORMATION ON LEAD SERVICE LINE INVENTORY

A Lead Service Line (LSL) is defined as any portion of pipe that is made of lead which connects the water main to the building inlet. An LSL may be owned by the water system, owned by the property owner, or both. The inventory includes both potable and non-potable SLs within a system. In accordance with the federal Lead and Copper Rule Revisions (LCRR) our system has prepared a lead service line inventory and have made it publicly accessible on our website at <https://experience.arcgis.com/experience/7198c4a6d2cd40b38aade49c11307022/>. Please note that no lead water service lines have been identified to date within the South Huntington Water District. A small portion of water service line material identification within our District remains unknown. If you notice your service line is listed as UNKNOWN on the map, please call the District office at (631) 427-8190 to schedule an appointment for one of our service operators to inspect your water service line at the first point of entry to your home or business.

Or if you would prefer to self-inspect your water service line, please review the questions in the form at the link below, complete the form and submit your results. Examples of what to look for and how to identify your service line material are depicted in the questionnaire: <https://survey123.arcgis.com/share/>

NOTICE OF VIOLATION

Over the past year our water system failed to conduct required monitoring. Even though this was not an emergency, as our customers, you have a right to know what happened and what we did to correct the situation.

We are required to monitor your drinking water for specific contaminants on a regular basis. Results of regular monitoring are an indicator of whether or not your drinking water meets health standards. During the third quarter of 2025, we did not monitor or test for SOC's from Well No. 19-2 and, therefore, cannot be sure of the quality of your drinking water during that time.

It should be noted that all other SOC testing performed throughout the year were either non-detect or well below any MCL. After the missed event, the Suffolk County Dept. of Health was consulted and at the time did not require a notice to be distributed as there was no immediate risk to the consumer. If this was an emergency, you would have been notified immediately, however, as our customers you have a right to know what happened and what was done to correct the situation.

What Should I Do?

There is nothing you need to do at this time.

What Does This Mean?

This is not an immediate risk. If it had been, you would have been notified immediately.

What is Being Done?

Upon discovery, the District reviewed internal procedures, and implemented corrective actions to ensure future resamples are collected on schedule. These actions included implementing a review procedure to flag required resamples for first detects and coordinating with the laboratory to prevent future missed resampling events.

For more information, please contact Michael McGovern at (631) 427-8190, 375 5th Avenue South, Huntington Station, New York 11746, or the Suffolk County Department of Health Services at (631) 852-5810.

Please share this information with all the other people who drink this water, especially those who may not have received this notice directly (for example, people in apartments, nursing homes, schools and businesses). You can do this by posting this notice in a public space or distributing copies by hand or email.

This notice is being posted by Michael McGovern of the South Huntington Water District.

State Water System ID#:5103263.

APPENDIX F

SONIR INFORMATION

APPENDIX F-1

SONIR User's Manual

SONIR MODEL USER'S GUIDE

Simulation of Nitrogen in Recharge (SONIR) Nelson, Pope & Voorhis, LLC Microcomputer Model

July 29, 2026

INTRODUCTION

SONIR is a microcomputer model developed by Charles J. Voorhis, CEP, AICP and copyrighted with the Library of Congress for exclusive use by Nelson, Pope & Voorhis, LLC (NPV) in order to simulate the hydrologic water budget of a site and determine total nitrogen and nitrogen present in recharge in connection with land use projects. The model was developed on the Microsoft Excel Spreadsheet (trademark of Microsoft Products) for IBM (trademark of International Business Machines, Inc.) or compatible Personal Computers capable of running Excel. SONIR is updated periodically by NPV to account for updated references and data in keeping with industry standards and environmental changes. NPV is a professional environmental planning consulting firm with expertise in water resource management and impact assessment, nitrogen budget modeling, watershed management plans, and groundwater, soil and air sampling and environmental monitoring.

Nitrogen has been identified as a source of contamination primarily from sanitary discharge and lawn fertilization. Nitrogen is of concern as a drinking water contaminant, and there is an established health limit of 10 milligrams per liter (mg/l) in drinking water. Nitrogen is also of concern in surface water, as it is a nutrient that when present in high concentrations can cause algal blooms (including harmful algal blooms, HABs), resulting in biological oxygen demand as algae is biologically decomposed as well as unsafe and potentially toxic conditions in the case of cyanobacteria. Depleted oxygen in surface waters causes conditions unfavorable to fish species and can result in extremely undesirable aesthetic impacts, primarily related to odors. Accordingly, it is necessary to understand the concentration of nitrogen in recharge as well as nitrogen load, as related to a proposed site development, examination of mitigation measures and comparison of alternatives.

Utilizing a mass-balance concept, and applying known hydrologic facts and basic assumptions, it is possible to predict the concentration of nitrogen in recharge to the shallow aquifer underlying a given site. This prediction can in turn be used to determine impacts and significance of impacts in consideration of hydrogeologic factors. Similar techniques have been used to simulate nitrogen in recharge as published by the New York State Water Resources Institute, Center for Environmental Research at Cornell University, Ithaca, New York (**Hughes and Pacenka, 1985**). SONIR is intended to provide a more versatile model based upon the BURBS Mass-Balance concept. SONIR allows for use of the model to predict nitrogen impact from many sources including sewage treatment plants, and further allows for determination of a wider variety site coverage and recharge components under the hydrologic water budget

section. SONIR has more versatility in the input of information, and also provides a printout of each step performed by the model, in order for regulatory agencies and review entities to understand how values are derived.

This text describes in detail the definition of terms, supported by referenced information regarding input of data for the simulation. The concept of determining the concentration of nitrogen in recharge involves a predication of the weight (mass) of nitrogen introduced to the site, as compared to the quantity of recharge resulting from precipitation and wastewater water discharge. Losses due to evapotranspiration and runoff must be accounted for in the simulation. The values and relationship associated with these parameters determines the quantity of recharge which enters the site. The prediction is generally annualized due to the availability of average annual hydrologic data; however, data input can be determined on a seasonal basis if information is available.

The model includes four (4) data sheets identified as follows:

- Data Input Field - Sheet 1
- Site Recharge Computations - Sheet 2
- Site Nitrogen Budget - Sheet 3
- Nitrogen in Recharge Output Field - Sheet 4

All information required by the model is input in Sheet 1- Data Input Field. Sheets 2 and 3 utilize data from Sheet 1 to compute the Site Recharge and the Site Nitrogen Budget. Sheet 4 utilizes the total values from Sheets 2 and 3 to perform the final Nitrogen in Recharge computations. Sheet 4 also includes tabulations of all conversion factors utilized in the model.

It should be noted that the simulation is only as accurate as the data which is input into the model. An understanding of hydrologic principles is necessary to determine and justify much of the data inputs used for water budget parameters. Further principles of environmental science and engineering are applied in determining nitrogen sources, application and discharge rates, degradation and losses, and final recharge. Users must apply caution in arriving at assumptions in order to ensure justifiable results.

Since the preparation of the EEAF, information has become available from the Long Island Nitrogen Action Plan (LINAP), which is useful updating nitrogen budget model assumptions. LINAP included a metadata analysis of all available information to establish recommended nitrogen application rates, leaching rates, population data, pet waste assumptions and updated methods to determine atmospheric deposition. LINAP assumptions were received from the Suffolk County Department of Health Services and the New York State Department of Environmental Conservation as of January, 2017 and are used where appropriate for many updated nitrogen budget analyses in SONIR. A copy of the LINAP assumptions is included as **Attachment B** to this SONIR Model User's Guide.

SITE RECHARGE COMPUTATIONS

Overview

SONIR utilizes the basic hydrologic equation for determining the quantity of recharge anticipated by subtracting recharge losses from total precipitation. The quantity of recharge resulting from a given site is determined using the hydrologic budget equation (**Koszalka, 1984; p. 19**):

$$R = P - (E + Q)$$

where:

R = recharge

P = precipitation

E = evapotranspiration

Q = overland runoff

The quantity of recharge must be determined for each type of land use existing on a site, in order to determine the resultant site recharge. Surfaces commonly considered include: impervious surfaces; turfed areas; and natural areas; however, SONIR allows for a variety of land cover types to be considered in the model. In addition, site recharge occurs as a result of irrigation and wastewater discharge. In cases where water is imported to a site via a public water system, this quantity of recharge must be considered as additional water recharged on site. SONIR allows for all of these recharge components to be included in the simulation. Many sites have fresh surface water in the form of lakes and ponds. Precipitation falls upon these surfaces; however, such features generally act as a mechanism for water loss as a result of evaporation. SONIR includes a Water Area Loss component in determining the site Hydrologic Water Budget and in computing recharge nitrogen.

Data Input - Sheet 1

The following provides a discussion of data sources and assumptions associated with the hydrologic water budget, corresponding to the Data Input Field in Sheet 1 of SONIR:

1. *Area of Site* - The total area of the site (in acres) that is capable of recharging precipitation is entered in this data cell. For sites that include tidal wetlands, the area that is inundated by tidal waters should be excluded, as recharge from these areas should not be considered in the context of nitrogen simulation. For sites that include fresh surface water, the area can be included, provided evaporative water loss from surface water is considered by entering the acreage of surface water in Data Cell 15 noted below.
2. *Precipitation Rate* - Precipitation in the form of rainfall and snowmelt is determined using long-term recorded values from local weather stations. Cornell University

maintains the Northeast Regional Climate Center, from which long-term precipitation data for Long Island weather stations is available. Monthly precipitation averages are published for the period 1951-1980 in Thornthwaite and Mather's Climatic Water Budget Method (**Snowden and Pacenka, 1985**). More updated precipitation data from the NOAA National Climatic Data Center for the period 1981 to 2010 was obtained from <http://www.currentresults.com/Weather/New-York/average-yearly-precipitation.php>. The nearest precipitation monitoring station was in Islip, NY. Islip is listed as 46.0 inches per year. Data entry is in inches.

3. *Acreage of Fertilized (SONIR allows multiple categories of fertilizer dependent vegetation to be entered)* - The total area fertilized (in acres) is entered in this Data Cell. This area includes all lawn/turf area that is irrigated and fertilized. If there is no lawn area, a value of zero (0) is entered.
4. *Fraction of Land in Fertilized* - No entry need be made in this Data Cell. SONIR will compute the Fraction of Land in Fertilized by dividing the lawn area by total area.
5. *Evapotranspiration from Fertilized* - Evapotranspiration is the natural water loss attributed to evaporation and plant utilization. Rainwater that is evaporated and transpired by plants is returned to the atmosphere as vapor. There are various methods for determining evapotranspiration, including direct measure and calculation. A commonly recognized method is the Thornthwaite and Mather Climatic Water Budget Method. Evapotranspiration rates for various locations on Long Island have been determined by the U.S. Geological Survey, as documented in: "Ground-Water-Recharge Rates in Nassau and Suffolk Counties, New York" (**Peterson, 1987; p. 10**). The following general rates as a percent of total precipitation are excerpted from that reference:

<u>Location</u>	<u>Soil Type</u>	<u>Vegetation</u>	<u>ET (in)</u>	<u>ET (%)</u>
Bridgehampton	sandy loam	shallow root	21.2	46.6
	silt loam	shallow root	21.4	47.2
LaGuardia	sand	shallow root	24.2	52.9
	clay loam	shallow root	25.4	55.5
	sandy loam	moderate root	26.2	57.2
JFK Airport	sand	shallow root	22.5	53.8
	clay loam	shallow root	23.9	57.3
	sandy loam	moderate root	25.0	60.0
Mineola	sand	shallow root	22.4	47.8
	sand-silt	shallow root	23.8	51.0
	sandy loam	moderate root	25.1	53.7
	sandy loam	orchards	25.5	54.5
Patchogue	fine sand	mature forest	25.5	53.5
Riverhead	sandy loam	shallow root	22.4	49.3
		orchards	24.8	54.7
Setauket	sandy loam	mature forest	26.8	57.9

Upton	silt loam	deep root	23.9	48.4
	sandy loam	moderate root	23.0	46.5

The most applicable rate for this project is 23.0 inches per year, based on the soils and land cover associated with Upton, NY.

6. *Runoff from Fertilized* - Runoff is the quantity of water that travels overland during a precipitation event. Soil infiltration capacity is the critical factor in determining runoff; however, factors such as slope and vegetation also determine runoff characteristics to a lesser extent on Long Island because of soil conditions. Less urbanized areas of Long Island with characteristically dry soils with groundcover will have a low runoff percentage as a function of total precipitation, as compared to the more urbanized portions of western Long Island. Peterson (1984; p. 14) estimates runoff as a percent of total precipitation for Nassau County (2.1 %); Suffolk County (0.7 %), and Long Island in general (1.0 %). If an average precipitation rate of 45-50 inches per year is assumed, runoff will vary from 0.31 to 0.94 inches. Fertilized areas would be expected to be in the higher end of the range. Judgements of higher and lower runoff can be made on a site-specific basis depending upon slope and groundcover types.
7. *Acreage of Unvegetated* - The total acreage of unvegetated area is entered in this Data Cell. This area includes sand, barren soils, and porous drives and trails. If there is no unvegetated area, a value of zero (0) is used.
8. *Fraction of Land Unvegetated* - No entry need be made in this Data Cell. SONIR will compute the Fraction of Land Unvegetated by dividing the unvegetated area by total area.
9. *Evapotranspiration from Unvegetated* - Evapotranspiration from Unvegetated areas is determined to be 30% of the evapotranspiration for vegetated surfaces due to lack of groundcover vegetation.
10. *Runoff from Unvegetated* - The runoff coefficients noted in the discussion for Data Cell 6 above, are applied to unvegetated areas on a site-specific basis. Runoff in the middle to the higher end of the range (2.1% of precipitation) is expected due to lack of groundcover vegetation.
11. *Acreage of Water (this category could include irrigation ponds and/or other surface water features)* - SONIR considers evaporation from surface water in the computation of site recharge. Surface water, particularly groundwater fed lakes and ponds are a source of water loss in the water budget. The quantity of fresh surface water (in acres) is entered in this Data Cell.

12. *Fraction of Land in Water* - No entry need be made in this Data Cell. SONIR will compute the Fraction of Water on the site by dividing the water area by total area.
13. *Evaporation from Water* - Surface water features will cause evaporation of water in excess of normal evapotranspiration as documented by **Warren et al, 1968**, Hydrology of Brookhaven National Laboratory and Vicinity Suffolk County, New York. It is estimated that the upper limit of evaporation from a large free-water surface is approximately 30.00 inches per year (**Warren et al, 1968; p. 26**). This value is entered in Data Cell 17 as the most accurate approximation.
14. *Makeup Water* - SONIR allows for consideration of the impact of man-made lakes on site recharge. Lakes are generally lined with an impermeable material. Evaporation occurs from the surface of the lake at a rate of 30.00 inches per year. In order to maintain a constant water level, an on-site well is generally installed to provide make-up water to the lake or pond. The quantity of make-up water is equivalent to the quantity of evaporation, given the fact that the function of the well is to replace water that is evaporated. Therefore, for cases where make-up water is used to maintain a constant water level, a value of 30.00 inches per year is entered in Data Cell 18.
15. *Acreage of Natural* - The total quantity of natural area (in acres) is entered in this Data Cell. This area includes naturally vegetated areas such as woodland, meadow, etc. If there is no natural area, a value of zero (0) is entered.
16. *Fraction of Land Natural* - No entry need be made in this Data Cell. SONIR will compute the Fraction of Land Natural by dividing the natural area by total area.
17. *Evapotranspiration from Natural* - Evapotranspiration from Natural areas is determined in the same manner as described for Data Cell 5 above.
18. *Runoff from Natural* - The runoff coefficients noted in the discussion for Data Cell 6 above, are applied to natural areas on a site-specific basis. Generally lower values in the range of 0.7 % of precipitation are expected due to groundcover and canopy vegetation.
19. *Acreage of Impervious* - The total area of impervious surface (in acres) is entered in this Data Cell. This area includes paved driveways, parking areas, roofs, roads, etc. If there are no impervious surfaces, a value of zero (0) is entered.
20. *Fraction of Land Impervious* - No entry need be made in this Data Cell. SONIR will compute the Fraction of Land in Impervious by dividing the impervious area by total area.
21. *Evaporation from Impervious* - Impervious surfaces will allow water to evaporate, particularly during summer months. There is no vegetation; therefore there is no transpiration by plants. Evaporation from Impervious is estimated to be approximately

10 % of total precipitation (**Hughes and Porter, 1983; p. 10**). This value accounts for evaporation from parking lots and other surfaces during summer months, averaged over the entire year. This indicates that recharge/runoff would comprise the remaining 90% of precipitation. This assumption coincides with most drainage computations required by Code Subdivision Regulations for determined leaching pool capacity.

22. *Runoff from Impervious* - The approximation of Evaporation from Impervious would indicate that recharge/runoff would comprise the remaining 90% of precipitation, as there are no other losses from impervious surfaces. In consideration of paved areas, runoff is not transported off the site or to surface water as a loss. Runoff is diverted to leaching pools and allowed to re-enter the hydrologic system beneath a given site. Therefore, in terms of site recharge computations, the value for Runoff from Impervious is zero (0).
23. *Acreage of Other Area (SONIR provides this portion of the model to customize additional cover types)* - This is a general category which can be used to include additional groundcover types in the simulation. Acreage of Other Area is entered (in acres). This Data Cell can be used to include site recharge considerations from a portion of the site that has different hydrologic properties, such as rain gardens, a moist hardwood forest or vegetated freshwater wetland, where evapotranspiration would be high and runoff would be extremely low or is a placeholder to customize data input/analysis.
24. *Fraction of Land in Other Area* - No entry need be made in this Data Cell. SONIR will compute the Fraction of Land in Other Area by dividing the land in other area by total area.
25. *Evapotranspiration from Other Area* - Evapotranspiration from Other areas is determined in the same manner as described for Data Cell 5 above. Value can be varied depending upon the hydrologic properties of the groundcover type. For rain gardens, this value would be high and similar to wetlands and surface water at 30 inches/year.
26. *Runoff from Other Area* - The runoff coefficients noted in the discussion for Data Cell 6 above, are applied to Other Areas on a site-specific basis. Value can be varied depending upon the hydrologic properties of the groundcover type. For rain gardens, no runoff would be expected.
27. *Acreage of Land Irrigated* – Use of water for irrigation purposes is an additional site recharge component not considered in any of the Data Cells above. The quantity of land irrigated on a given site is entered in this Data Cell (in acres).
28. *Fraction of Land Irrigated* - No entry need be made in this Data Cell. SONIR will compute the Fraction of Land Irrigated by dividing the Land Irrigated area by total area.

29. *Irrigation Rate* - The rate of irrigation must be entered in this Data Cell (in inches). Hughes and Porter (1983; p. 19) indicated that lawn irrigation is estimated to be about 5.5 inches per year; however, many sources recommend that irrigation be used to supplement natural rainfall to ensure that at least 1 inch of water is applied per week (<http://www.gardening.cornell.edu/homegardening/scene7866.html>). Assuming a growing season after spring when rainfall is more abundant and summer is hotter with typically less rainfall than spring, a 16-24 week period from May through October is used, with an irrigation rate of 1 inch per week. This value (16-24 inches) is entered in Data Cell 29 as the most accurate approximation for subdivision use.
30. *Number of Dwellings* - The number of dwellings is entered in this Data Cell in order to allow for computation of wastewater disposal from residential use. Wastewater imported to a site, or even withdrawn from on-site wells and recharged through sanitary effluent is an additional recharge component that must be considered. If the project is for a commercial use or utilizes a denitrification system, the number of dwellings should not be entered in the Data Entry Field, as the wastewater flow will include recharge and nitrogen components. The EEAF contains information regarding the number of dwellings.
31. *Water Use per Dwelling* - The water use should correspond to the total site non-irrigation water use, divided by the number of units. An average of 300 gpd is used for this analysis.
32. *Wastewater Design Flow (units)* - No entry need be made in this Data Cell if the analysis is for single family homes. SONIR will compute the Wastewater Design Flow by multiplying the Number of Dwellings by the Water Use per Dwelling. If multifamily homes, the wastewater design flow should be used.
33. *Wastewater Design Flow* - SONIR permits the consideration of recharge and nitrogen input based on wastewater design flow if this is more appropriate than a determination based on number of units. This could include residential wastewater flow (e.g., combined units and clubhouse), commercial projects, denitrification systems and sewage treatment plants. SCDHS design flow factors are typically used to determine wastewater design flow. Once computed, the anticipated wastewater flow is entered in this Data Cell. If the project involves connection to the municipal sewer system, 0 should be entered, since wastewater will be disposed of off-site at a municipal treatment facility.

Site Recharge Computations - Sheet 2

Once data entry is complete for Site Recharge Parameters, SONIR will complete a series of detailed Water Budget computations for the overall site. The following describes the computations that are performed by the model:

- A. *Fertilizer Area Recharge* - Fertilizer Area Recharge is determined by use of the basic Hydrologic Budget Equation $[R = P - (E + Q)]$ as defined previously. The quantity of recharge determined by this method is then multiplied by that portion of the site occupied by Lawn Area to determine the component of Lawn Area Recharge in overall site recharge.
- B. *Unvegetated Area Recharge* - Unvegetated Area Recharge is determined by use of the basic Hydrologic Budget Equation. The quantity of recharge determined by this method is then multiplied by that portion of the site occupied by Unvegetated Area to determine the component of Unvegetated Area Recharge in overall site recharge.
- C. *Water Area Loss* - The Hydrologic Budget Equation is modified to consider Water Area Loss. This is particularly useful in water quantity stressed areas of Long Island. If runoff (Q) is considered be zero (0), then lake storage/recharge without make-up water would be Precipitation minus Evaporation ($P - E$). The resultant quantity of lake storage/recharge is then reduced by the amount of make-up water (M). The final quantity of loss is then multiplied by that portion of the site occupied by water to determine the component of water loss as related to the overall site water budget.
- D. *Natural Area Recharge* - Natural Area Recharge is determined by use of the basic Hydrologic Budget Equation. The quantity of recharge determined by this method is then multiplied by that portion of the site occupied by Natural Area to determine the component of Natural Area Recharge in overall site recharge. This area can also include land that is revegetated to natural conditions.
- E. *Impervious Area Recharge* - Impervious area recharge is also determined using the Hydrologic Budget Equation; however, the value for runoff is zero (0) due to the fact that runoff is controlled by conveyance to on site leaching facilities or is allowed to runoff into depressions where runoff is recharged on site.
- F. *Other Area Recharge* - Other Area Recharge is determined by use of the basic Hydrologic Budget Equation. The quantity of recharge determined by this method is then multiplied by that portion of the site occupied by Other Area to determine the component of Other Area Recharge in overall site recharge.
- G. *Irrigation Recharge* - Irrigation recharge is an additional recharge component artificially added on sites where irrigation occurs. This quantity is determined in the same manner

as the Hydrologic Water Budget except that the irrigation rate (in inches) is substituted for precipitation. The resultant recharge is multiplied by the area of the site that is irrigated, in order to determine the Irrigation Recharge in overall site recharge.

- H. *Wastewater Recharge* - Wastewater is also a recharge component artificially added to a site. SONIR annualizes the wastewater design flow and assumes it is applied over the entire by multiplying Wastewater Design Flow by the Area of the Site, resulting in a per foot measure of wastewater over the site. This is converted to inches to be included in overall site recharge.

Once the eight (8) series of Site Recharge Computations are complete, SONIR totals each individual component to determine Total Site Recharge. The sum of these recharge contributions, is that quantity of water that is expected to enter the site on an annual basis due to precipitation, after the development is completed. This value is important in determining the concentration of nitrogen in recharge, and is important as a means of determining hydrologic impacts of a project in terms of changes to site recharge.

SITE NITROGEN BUDGET

Overview

The total nitrogen released on a given site must be determined in order to provide a means of simulating nitrogen in recharge. Nitrogen sources include: sanitary nitrogen; fertilizer nitrogen; pet waste nitrogen; precipitation nitrogen; and water supply nitrogen (wastewater and irrigation). The total of these quantities represents total site nitrogen.

Data Input - Sheet 1

The following provides a discussion of data sources and assumptions associated with the nitrogen budget, corresponding to the Data Input Field in Sheet 1 of SONIR:

1. *Persons per Dwelling* – For residential projects the number of persons per dwelling is a demographic multiplier used in the determination of human population of a site. The US Census Bureau publishes data for household population. The average population per household for a senior development is 1.5 persons per dwelling. For single family homes, the household population is based on US Census data for the Melville Census Designated Place (CDP), which is 2.65 persons per household.¹
2. *Nitrogen per Person per Year* – For untreated wastewater, annual nitrogen per person is a function of nitrogen bearing waste in wastewater. For residential land use the population of the development is determined and the nitrogen generated is assumed to

¹ <https://www.census.gov/quickfacts/elwoodcdpnewyork>

be 10 pounds per capita per year (**Hughes and Porter, 1983; p. 8**). This value is also consistent with LINAP assumptions.

3. *Sanitary Nitrogen Leaching Rate* - For normal residential systems, Porter and Hughes report that 50% of the nitrogen entering the system is converted to gaseous nitrogen and the remainder leaches into the soil (**Porter and Hughes, 1983; p. 14**). LINAP provides updated values for leaching from a conventional sanitary system, finding that there is 6% loss/attenuation from the septic tank and 10 percent attenuation from leaching rings/plume, indicating an 84% leaching rate. This rate is used for conventional sanitary system leaching. A higher leaching rate of 90% is used for innovative/alternative onsite wastewater treatment systems, and a 100% leaching rate is used for sewage treatment plants.
4. *Area of Land Fertilized 1* - The area of land fertilized is input in Data Cell 4. This value may correspond to the Acreage of Lawn and/or the Acreage of Land Irrigated, but is not necessarily the same value. This entry should be determined on a site-specific basis.
5. *Fertilizer Application Rate 1* - Fertilizer nitrogen is determined by a fertilizer application rate over a specified area of the site. The fertilizer application rates vary depending upon the type of use. The following table indicates the rate of fertilization as a function of use as excerpted from the Non-Point Source Management Handbook (**Koppelman, 1984; Chapter 5, p.6**):

Residential (contract)	1.5 lbs/1000 sq ft
Residential (unmanaged)	2.3 lbs/1000 sq ft
Commercial	3.5 lbs/1000 sq ft
Golf Course	3.5 lbs/1000 sq ft
Sod Farms	4.0 lbs/1000 sq ft
Recreational Lands	0.2 lbs/1000 sq ft

If a use has a Fertilizer Management Plan then the plan should be consulted for application rates. In addition, a commercial landscaping firm has been interviewed to determine trends in commercial fertilizer application. Various fertilizer formulations are used including 10-6-4, 16-4-8 and 20-10-5 (nitrogen-phosphate-potash) depending upon season. Heavier nitrogen application rates are generally used in the spring. Fertilizer used is 50% organic nitrogen. This is applied in a dry form approximately 2-3 times per year, and a 50-pound bag is applied over approximately 16,000 square feet. Based on this rate if 20-10-5 nitrogen were applied in the spring, and 16-4-8 were applied during summer and fall, this would result in an application rate of 1.5-2.1 pounds per 1000 square feet. The high of this range is a conservative value based on three applications of relatively high nitrogen fertilizer. Judgment must be used to determine the application rates per above and further review of references as appropriate or for

specific instances. LINAP fertilization rates are found in **Attachment B**; however, there is no rate for commercial application.

For golf course use, specific information may be consulted regarding empirical data of fertilizer applied for existing golf courses, and/or planned application rates for a given golf course.

For agricultural use, Porter & Hughes (1983) provides information on N-fertilizer application rates that were researched for the study "Land Use and Groundwater Quality in the Pine Barrens of Southampton." Various farm uses were assessed and it was found that nurseries fertilized at a rate of 168.3 lbs/acre of nitrogen (or 3.86 lbs/1000 SF), potato farms applied 175 lbs/acre of nitrogen (4.02 lbs/1000 SF) and vegetable crops applied 140 lbs/acre of nitrogen (3.21 lbs/1000 SF). Other advancements in farming practice are expected to have occurred, such that application rates are less than what was found in 1983.

6. *Fertilizer Nitrogen Leaching Rate 1* - Nitrogen applied as fertilizer is subject to plant uptake (20 to 80%; 50% on average) and storage in thatch and soils (36 to 47%), thereby reducing the total amount of nitrogen leached. The percentage of plant uptake and storage are based on studies cited in the LIRPB's Special Groundwater Protection Area Plan. Those studies estimated a conservative nitrogen leaching rate of 14-15%. LINAP leaching rates are found in **Attachment B**. LINAP estimates leaching rates from residential lawn turf to be 30% and golf course leaching rates to be less, at 20%. Further work by the Cornell University School of Integrative Plant Science, Horticulture Section was consulted as well as references from A. Martin Petrovic, Ph.D. at Cornell University (1990, Petrovic, A.M.). Further review of references from this source finds a useful comparison of turfgrass fertilizer leaching rates from various land cover types including golf courses and lawns. When considering four (4) field studies of golf course fertilizer nitrogen leaching, the leaching rates ranged from 0.02% to 13.2% and averaged 3%. When considering field studies for lawn nitrogen leaching rates, the average was 9.61% (2008, Petrovic, A.M.). The purpose of the document was to advise the Massachusetts Estuary Program on appropriate turfgrass leaching rates for the Pleasant Bay Region on Cape Cod.² Though lawn and golf course leaching rates were not substantially different, the results did identify residential lawns as having a higher leaching average leaching rate based on field studies. Local conditions should be considered in terms of the level of detail needed for nitrogen budget analysis; however, a range of 5-10% for golf courses (noted to be greater than the average of 3% from field studies) is supported for golf courses, particularly when subject to a Golf Course Management plan to properly prepare soils and turf for maximum nutrient uptake.

² Hydrogeologic conditions on Cape Cod are similar to Long Island due to glacial origin, bays and estuaries.

7. *Area of Land Fertilized 2* - More than one fertilizer nitrogen input is provided in order allow consideration of mixed use and/or golf course projects where land is fertilized at different rates.
8. *Fertilizer Application Rate 2* - Fertilizer Application Rates for this entry can be determined based upon Data Cell 5 above.
9. *Fertilizer Nitrogen Leaching Rate 2* - Fertilizer Nitrogen Leaching Rates can be determined based upon Data Cell 6 above.
10. *Outdoor Cat Population* – This section of SONIR considers LINAP information for pet waste nitrogen. Pet waste nitrogen results from the excretion of domestic pets in the outside environment. There is relatively little definitive information concerning this nitrogen source; however, several references were located and are analyzed herein. The 208 Study provides a table of nitrogen concentration in manure for various animals, not including dogs or cats. Total nitrogen values in the range of 0.30-0.43 lbs/day/1000 lbs live weight are reported for cattle, sheep and horses (**Koppelman, 1978; Animal Waste report p. 3**). It is assumed that dogs constitute the major source of animal waste that would be present in the yards of residential developments. Cat waste would be significantly less due to the lesser live weight of cats and the fact that many cat owners dispose of cat waste in solid waste by using an indoor litter box. If an average of 0.35 lbs of nitrogen is assumed for dogs, and an average of 25 pounds live weight is assumed per dog, then the total annual nitrogen per pet would be 3.19 lbs/year. The only other reference identified for this User Manual that approximates nitrogen in pet waste is Land Use and Ground-Water Quality in the Pine Barrens of Southampton (**Hughes and Porter, 1983; p. 10**). This reference assumed an application rate of 6.5 lbs/acre of nitrogen. Pet waste was assumed to be deposited evenly over all turf. This assumption was not correlated to population density or pet density, but only to turfed acreage. In comparison of the two values, the per pet value corresponds to approximately 2 turfed acres. For the purpose of this model, the value of 3.19 lbs/pet/year is considered to be the most justifiable value for pet waste and is entered in this Data Cell.

Pet waste is also subject to a leaching rate factor. Pet waste is generally found to be a minor contributor of nitrogen in an overall nitrogen budget. A conservative leaching rate of 50% of the nitrogen applied to the ground to be removed through N reduction processes.

LINAP examined pet waste and has revised some of the assumptions that came from prior reports based on a metadata search of available literature through January 2017. LINAP estimates indoor and outdoor cat populations at 1.16 cats/household and 0.74 cats/household, respectively, and an outdoor dog population of 1.4 dogs/household. LINAP further estimates the pounds of nitrogen per year at 3.22 lbs/year for cats and

4.29 lbs/year for dogs, and further estimates a volatilization rate of 75% or a leaching factor 25%. These updated assumption values are used in this document, subject to consideration of the type of land use anticipated. Single family residential use would be expected to have a higher population of cats, and greater potential for outdoor occupancy. Multiple family use would be expected to have a lower population of cats and a lower likelihood of outdoor pet occupancy, with more indoor cats and therefore greater use of litter boxes and alternative disposal of cat waste (i.e., landfill disposal as compared to land surface defecation). For multiple family and senior citizen MF use, a lower cat population would be expected (on the order of one-quarter), and some uses may prohibit cats. Adjustments can be made as needed to reflect practical rates and expected conditions.

11. *Cat Waste Nitrogen Load* - This is quantified as 3.22 lbs/year of nitrogen per cat for outdoor cats per LINAP. This would apply to single family residential use. For multiple family use, indoor cats are assumed.
12. *Outdoor Dog Population* – This is quantified as 1.4 dogs/household per LINAP. This would apply to single family residential use. For multiple family use, a lower dog population would be expected, and some uses may prohibit dogs. Adjustments can be made as needed to reflect practical rates and expected conditions.
13. *Dog Waste Nitrogen Load* – This has been updated to 4.29 lbs/year of nitrogen per dog per LINAP. This would apply to single family residential use. For multiple family use, less dogs as well as effective “pick up after your pet” programs are assumed, resulting in one-quarter the expected Dog Waste Nitrogen Load for multifamily and senior MF housing.
14. *Pet Waste Nitrogen Leaching Rate* – This has been updated to 25% based on LINAP assumptions, which seem reasonable due to waste deposited on the ground and subject additional “weathering” and volatilization in the surface environment prior to recharge.
15. *Adjusted Pet Waste (if applicable)(days/year occupied)* – This entry allows for an adjustment for seasonal communities where year round occupancy is not expected. An estimated occupancy rate is inserted in this cell.
16. *Area of Land Irrigated* - No entry need be made in this Data Cell. This value is the same as Data Cell 27 of the Site Recharge Parameters and SONIR will transfer the data entry to this Cell.
17. *Irrigation Rate* - No entry need be made in this Data Cell. This value is the same as Data Cell 29 of the Site Recharge Parameters and SONIR will transfer the data entry to this Cell.

18. *Irrigation Nitrogen Leaching Rate* - Hughes and Porter (1983; p. 10) states “plant uptake and gaseous losses are assumed to remove at least 85% of the nitrogen entering in precipitation.” Irrigation nitrogen would be expected to be subject to the same losses as applied to fertilizer leaching; therefore, a leaching rate in the range of 10-15% can be assumed and entered in this Data Cell.
19. *Atmospheric Nitrogen Application/Load* – This section of SONIR is based on LINAP information. The Draft EIS assessed Precipitation Nitrogen using the concentration of Nitrogen in Precipitation and the Precipitation Nitrogen Leaching Rate described in the Draft EIS as follows: “*Nitrogen in Precipitation* - Groundwater nitrogen is partially derived from rainwater. Nitrate-nitrogen concentrations in precipitation have been reported to be on the order of 1-2 mg/l in Nassau and Suffolk Counties (SCDHS, 1987; p. 6-4), with some evidence of decrease since preparation of the SCCWRMP. A conservative value of 0.75 mg/l was used.” “*Precipitation Nitrogen Leaching Rate*, which was described as follows: “A slightly higher nitrogen leaching rate may be appropriate for precipitation which falls generally on natural as well as turfed surfaces. While turfgrass leaching has been extensively documented and found to reduce leaching as a result of plant uptake and thatch/root zone processes, natural areas in sandy soils may result in less uptake. A factor of 15% is applied to precipitation nitrogen as based on Hughes and Porter) (1983; p. 10).” For the Draft EIS, there was also a *Nitrogen in Water Supply* factor, described as follows: “The concentration of Nitrogen in Water Supply determines the quantity of nitrogen that enters the site as a result of irrigation nitrogen and wastewater flow. Local water supply data should be utilized if available, otherwise a value of between 1 and 2 mg/l could be utilized.”
- LINAP has conducted more updated research regarding Atmospheric Deposition. An Atmospheric Deposition Application/Load is assumed to be 0.041 lbs/1000 SF of land area. This is then subject to various leaching rates depending on the type of groundcover.
20. *Atmospheric N Leaching Rate (Natural/Wetlands)* – The estimated leaching rate value for natural area/wetlands is 25% per LINAP.
21. *Atmospheric N Leaching Rate (Turf 30%/Golf 20%)* – The estimated leaching rate value for turfed areas is 30% and for golf course turfed areas is 20% per LINAP.
22. *Atmospheric N Leaching Rate (Agriculture; Impervious; Other)* - Agricultural land leaching is estimated to be 40% as are other surfaces not specifically identified as natural, wetlands, turf or golf turf.
23. *Nitrogen in Water Supply* – An entry cell for nitrogen in water supply is provided if this is needed for analysis.

24. *Nitrogen in Commercial/STP Flow 1* - This data entry allows SONIR to compute the quantity of nitrogen resulting from commercial discharge, denitrification systems and/or sewage treatment plants. Total nitrogen in community wastewater is identified as having a total nitrogen concentration of 20 mg/l in weak effluent; 40 mg/l in medium strength effluent, and 85 mg/l in strong effluent (**Metcalf & Eddy, Inc, 1991**). For comparison purposes, it is recommended that a value of 50 mg/l be used for total nitrogen concentration in sanitary systems.³ Properly functioning denitrification systems and sewage treatment plants are capable of reducing total nitrogen to less than 10 mg/l in accordance with discharge limitations. A value of 10 mg/l can be entered in this data cell for such systems or other applicable value dependent on specific treatment efficiencies. A value of 8 mg/l is commonly used to demonstrate improved treatment efficiencies. Alternative wastewater systems for single family homes are being considered in Suffolk County; such systems are achieving treatment to reduce nitrogen to the range of 19 mg/l. The SONIR model computes the number of pounds of nitrogen in sanitary discharge as a function of concentration. The absolute nitrogen is utilized in the model; however, it must be recognized that from the discharge point, nitrogen is nitrified through conversion of ammonia to nitrate in the leaching area beneath the discharge point. Further, natural transformation in the form of denitrification occurs as a result of bacteria. This causes release of nitrogen gas and may account for further reduction of 50% or more subsequent to discharge (**Canter and Knox, 1979; pp. 77-78; Hughes and Porter, 1983; p. 14**). As a result SONIR is conservative in predicting the concentration of nitrogen in recharge, and when natural denitrification of sanitary effluent is considered, actual concentration would be less.
25. *Nitrogen in Commercial/STP Flow 2* – An additional entry cell is provided for an alternative concentration should this be needed for analysis.

Site Nitrogen Budget - Sheet 2

Once data entry is complete for Nitrogen Budget Parameters, SONIR will complete a series of detailed computations to determine the individual component of nitrogen from each source and the total nitrogen for the overall site and use. The following describes the computations that are performed by the model:

- A. *Sanitary Nitrogen - Residential* - SONIR establishes the site population using the number of units on the site, and the demographic multiplier. The nitrogen load factor is then applied and reduced by the leaching rate, resulting in the total residential nitrogen component. If the project is for a commercial use or

³ SCDHS General Guidance Memo #28 includes guidelines for siting proposed or expanded STPs; this memo indicates: "A total nitrogen concentration of 50 mg/l may be used when calculating the equivalent mass loadings."

residential sanitary wastewater flow is used to determine nitrogen from residential, then the resultant value should be zero (0).

- B. (B) *Cat Waste Nitrogen* – The pet waste nitrogen was determined on a per pet basis; however, the number of pets for a given residential project must be determined. In order to correlate the number of pets to human population, a ratio was determined using information contained in the 208 Study, wherein it was estimated that there is 1 dog per 5 residents in suburban areas and 1 dog per 7 residents in urban areas (**Koppelman, 1978; Animal Waste Report, pp. 6**). This results in an average number of dogs based upon of 17% of the human population. Accordingly, this multiplier is used based upon the population of a land use project in order to estimate the nitrogen waste from pets. The pet waste nitrogen is subject to reduction as a function of the leaching rate, leading to the total pet waste nitrogen in pounds.”

Updated analysis is provided based on LINAP assumptions which determine both Cat Waste and Dog Waste Nitrogen by using an updated pet population (number of pets per dwelling), an updated pet waste nitrogen load and an updated leaching rate. Cat Waste Nitrogen uses the numbers inserted in the Nitrogen Budget Parameter sheet in SONIR as described above.

(B') *Dog Waste Nitrogen* - Dog Waste Nitrogen is also determined by using an updated pet population (number of pets per dwelling), an updated pet waste nitrogen load and an updated leaching rate. Dog Waste Nitrogen uses the numbers inserted in the Nitrogen Budget Parameter sheet in SONIR as described above.

- C. *Sanitary Nitrogen (Commercial/STP)* - SONIR utilizes the Commercial/STP Flow that is converted to liters and multiplied by the nitrogen concentration in waste. This provides a weight of nitrogen in milligrams, which is converted to pounds for the total nitrogen from this component.
- D. *Water Supply Nitrogen* (other than wastewater, if applicable) - SONIR utilizes the residential wastewater design flow to compute the weight of nitrogen contributed from the water supply. The method of calculation is the same as Sanitary Nitrogen (Commercial/STP). For commercial projects, this value is accounted for in the Commercial/STP Flow and as a result, the value is zero (0).
- E. *Fertilizer Nitrogen 1 (Fertilized Landscaping)* - This calculation utilizes data entry from the Area of Land Fertilized 1, in the Data Input Field, to determine the weight of fertilizer nitrogen applied to the area. The area is multiplied by the application rate and reduced by the leaching rate documented previously to arrive at total weight.

- F. *Fertilizer Nitrogen 2 (Optional Fertilization Rate)* - If fertilization rates vary, the Area of Land Fertilized 2, is utilized to determine nitrogen from this source.
- G. *Atmospheric Nitrogen* – Updated analysis is provided based on LINAP assumptions which determine Atmospheric Deposition using the Nitrogen Budget Parameters outlined above. The deposition rate of 0.041 lbs/1000 SF is multiplied by the square footage of each cover type, and then subject to an individual leaching rate based on the cover type. Section G computes the resultant Atmospheric Deposition.
- H. *Irrigation Nitrogen* - Although a very small component, the Irrigation Nitrogen is determined using the Irrigation Recharge R(irr) computed in the Site Recharge Computations, over the irrigated area of the site to produce a volume of irrigation recharge. The Irrigation Recharge value is used in order to account for reduction of recharge due to evapotranspiration, since this component is only intended to determine nitrogen leaching into soil as a result of irrigation nitrogen in the water supply. This value is converted to liters and multiplied by the concentration of nitrogen in irrigation water supply. The Irrigation Nitrogen Leaching Rate (expected to be the same as for precipitation) is applied to the weight to determine the total nitrogen from this source.

Once the eight (8) series of Site Nitrogen Budget computations are complete, SONIR totals each individual component to determine the Total Site Nitrogen. This value is used in determining the weight per volume ratio of nitrogen in recharge as computed in Sheet 4 of the SONIR model.

FINAL COMPUTATIONS AND SUMMARY

SONIR utilizes data generated in Sheets 2 and 3 of the model to compute a mass/volume ratio for nitrogen in recharge. Nitrogen in recharge is converted from pounds to milligrams in order to provide units compatible for mass/volume concentration. Likewise, the quantity of site recharge is applied over the site in order to determine an overall volume number for site recharge. This is then converted to liters. The final computation divides the total weight of nitrogen in milligrams, by the total volume of recharge in liters, to arrive at the Nitrogen in Recharge ratio in milligrams per liter (mg/l). This concentration represents the Final Concentration of Nitrogen in Recharge, which is highlighted on Sheet 4.

Sheet 4 also provides a site recharge summary in order to compare recharge between natural conditions, a proposed project and/or alternatives. Total Site Recharge is presented in both inches, and as a volume in cubic feet/year, gallons/year and million gallons/year (MGY). The

final sheet also summarizes the Conversions Used in SONIR. Conversions are standard conversion multipliers as found in standard engineering references.

◆ ◆ ◆ ◆ ◆

SONIR is a valuable tool allowing for versatile determination of site recharge as determined from many components of site recharge. SONIR determines the weight of nitrogen applied to a site from a variety of sources as well. SONIR is a fully referenced model utilizing basic hydrologic and engineering principals, in a simulation of nitrogen in recharge. Input data should be carefully justified in order to achieve best results. SONIR can be used effectively in comparing land use alternatives and relative impact upon groundwater due to nitrogen. By running the model for Existing Conditions, Proposed Project conditions and/or alternative land uses, comparison of impacts can be made and mitigation can be evaluated for consideration in land use decision-making. Questions, comments or suggestions concerning this model should be addressed to: Nelson, Pope & Voorhis, LLC, 572 Walt Whitman Road, Melville, New York 11747.

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

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ATTACHMENT A

LINAP ASSUMPTIONS – JANUARY 2017

Attachment B LINAP Assumptions

N Source	Application Load (lb-N/1,000sf/yr)	% of Parcel Fertilized	Leaching Rate (%) / Soil	Vadose Zone Loss	Aquifer Loss	Notes	Reasoning
Fertilizer	2.04	20-60%	30%	0%	0-15%	Residential; 1 lb-N/1,000 sf per application; 49% > 1 application per year (3-4); 31% 1 application per year; 4.5% 1 application every 3 years; 15.5% No fertilizer; Represent averages. Vaudrey gives average, low and high values	Modified from Vaudrey. 40% leaching rate is double the leaching rate used by MEP and between that and the NLM values. Leaching rate doubled due to age of turf and irrigation practices in Suffolk County. No strong evidence for vadose zone losses. Aquifer denitrification potential will be tested in sensitivity simulationsm as will a range of leaching rates (20 to 61%). Use Cornell % Turf for residential. Golf course application consistent with Cornell/Porter.
	3.89	Greens and Fairways	20%	0%	0-15%	golf courses	
	0.92	75%	30%	0%	0-15%	Parks and athletic fields; Assumes 50% of parks use fertilizer; Assumes 75% of the land is fertilized	
	0.46	90%	40%	0%	0-15%	Pasture/hay	Generally a permanent, non-rotating form of ag
	1.61	90%	40%	0%	0-15%	Orchards	Generally a permanent, non-rotating form of ag
	0.34	90%	40%	0%	0-15%	Vineyards (vinifera grapes)	Generally a permanent, non-rotating form of ag
	5.74	90%	40%	0%	0-15%	Sod	Generally a permanent, non-rotating form of ag
	2.53	90%	40%	0%	0-15%	Other Crops	Rotating crops. This represents the weighted average of the other crop types.

N Source	Application Load (lb-N/1,000sf/yr)	Leaching Rate (%) / Soil	Vadose Zone Loss	Aquifer Loss	Notes	Reasoning
Atmospheric	0.041	25%	0%	0-15%	Natural vegetation	Application load reduced to correspond with Southold Cedar Beach data and CASTNET data from surrounding stations. Leaching rates from TNC (2016).
		30%	0%		Turf	
		40%	0%		Agriculture	
		25%	0%		Wetlands	

N Source	Load (lbs-N/person/yr)	Attenuation Factors			Reasoning
		Septic Tank (Suffolk)	Leaching Ring & Plume	Aquifer	
On-Site Wastewater Systems (Residential)	10	6%	10%	0-15%	This loading estimate is consistent with what was used on Long Island and the NLM but slightly reduced from the 10.58 (NLM) and the 11 lbs/person/yr mentioned by the Chesapeake report to account for additional N load from non-residential sources. The 6% lost in the septic tank from NLM. 10% from leaching rings and plume. 15% from aquifer as per Young, Kroeger and Hanson (2013), but this is likely the high end for Long Island. This will be evaluated with sensitivity simulations. For residential developments served by STPs, use County DMR data (No individual load appied to parcels served by STPs). People per household supplied by the Towns / Census

Population (people per household)
See Population_EastEnd and Population_WestEnd
Eastern towns will be weighted for seasonal population (assuming July and August)

On-Site Wastewater Systems (Non-Residential)	Approach	
	Use County DMR data. For sites without DMR data, use Suffolk County Commercial Sewer Standards (flow per unit area), building footprints and an assumed effluent of 60 mg-N/L.	
	Land Use Type	Flow (gpd/sf)
	Commercial	0.07
	Industrial	0.04
	Institutional	0.06
	Downtown Commercial	0.07
	PLUS an assumed 2 dwelling units	
	For Parks	
	Number of cars/trucks per park per year (from SCDHS) x 4 people per vehicle (SCHDS) x 5 gallons per person (SCDHS) x 60 mg-N/L	

Animal N Load (lbs-N/animal/yr)	Cats	Dogs	% Lost to Volatilization	Geese & Ducks	Deer
	3.22	4.29	75%	*	*

Cat & Dog Population (number per household)		
	Indoor	Outdoor
Cats	1.16	0.74
Dogs	0	1.4

APPENDIX F-2

SONIR Existing Conditions

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

SHEET 1

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

NAME OF PROJECT

Cornerstone Melville

Melville, NY

7/1/2026

DATA INPUT FIELD

A		Site Recharge Parameters	Value	Units	B		Nitrogen Budget Parameters	Value	Units
1	Area of Site		3.82	acres	1	Persons per Dwelling		2.92	persons
2	Precipitation Rate		46.00	inches	2	Nitrogen per Person per Year		10.0	lbs
3	Acreage of Fertilized Landscaping		2.79	acres	3	a. Sanitary Nitrogen Leaching Rate		84%	percent
4	Fraction of Land in above		0.730	fraction	3	b. Treated Sanitary Nitrogen Leaching Rate		100%	percent
5	Evapotranspiration from above		23.80	inches	4	Fertilized Landscaping		2.79	acres
6	Runoff from above		0.40	inches	5	Fertilizer Application Rate (for above)		1.50	lbs/1000 sq ft
7	Acreage of Natural Landscaping/Reveg		0.00	acres	6	Fertilizer Nitrogen Leaching Rate (for above)		20%	percent
8	Fraction of above		0.000	fraction	7	Fertilized Land (other, if applicable)		0.00	acres
9	Evapotranspiration from above		23.80	inches	8	Fertilizer Application Rate (for above)		0.00	lbs/1000 sq ft
10	Runoff from above		0.40	inches	9	Fertilizer Nitrogen Leaching Rate (for above)		0%	percent
11	Acreage of Unvegetated/Dirt Roads		0.10	acres	10	Outdoor Cat Population		0.19	pets/dwelling
12	Fraction of above		0.026	fraction	11	Cat Waste Nitrogen Load		3.22	lbs/pet/year
13	Evapotranspiration from above		23.80	inches	12	Outdoor Dog Population		0.35	pets/dwelling
14	Runoff from above		0.60	inches	13	Dog Waste Nitrogen Load		4.29	lbs/pet/year
15	Acreage of Water/Ponds		0.00	acres	14	Pet Waste Nitrogen Leaching Rate		25%	percent
16	Fraction of Site in above		0.000	fraction	15	Area of Land Irrigated		2.79	acres
17	Evaporation from above		30.00	inches	16	Irrigation Rate		24.00	inches
18	Makeup Water (if applicable)		0.00	inches	17	Irrigation Nitrogen Leaching Rate		10%	percent
19	Acreage of Natural		0.80	acres	18	Atmospheric Nitrogen Application/Load		0.04	lbs/1000 sq ft
20	Fraction of above		0.209	fraction	19	Atmos. N Leaching Rate (Natural/Wetlands)		25%	percent
21	Evapotranspiration from above		23.80	inches	20	Atmos. N Leaching Rate (Turf/Landscaped)		30%	percent
22	Runoff from above		0.40	inches	21	Atmos. N. Leaching Rate (Ag; Imperv; Other)		40%	percent
23	Acreage of Impervious/Paved/Bldgs		0.13	acres	22	Nitrogen in Water Supply		2.00	mg/l
24	Fraction of Land in above		0.034	fraction	23	Nitrogen in Sanitary Flow		10.00	mg/l
25	Evapotrans. from above		4.60	inches					
26	Runoff from Impervious		0.00	inches					
27	Acreage of Other		0.00	acres					
28	Fraction of Land in above		0.000	fraction					
29	Evapotrans. from above		23.80	inches					
30	Runoff from above		0.00	inches					
31	Acreage of Land Irrigated		2.79	acres					
32	Fraction of Land Irrigated		0.730	fraction					
33	Irrigation Rate		24.00	inches					
34	Number of Dwellings		1	units					
35	Water Use per Dwelling		300	gal/day					
36	Wastewater Design Flow (existing uses)		0	gal/day					

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

SHEET 2

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

Cornerstone Melville

SITE RECHARGE COMPUTATIONS

A	Fertilized Landscaping	Value	Units	B	Unfertilized Landscaping	Value	Units
1	A = Fraction of Land in Cover Type	0.730	fraction	1	A = Fraction of Land in Cover Type	0.000	fraction
2	P = Precipitation Rate	46.00	inches	2	P = Precipitation Rate	46.00	inches
3	E = Evapotranspiration Rate	23.80	inches	3	E = Evapotranspiration Rate	23.80	inches
4	Q = Runoff Rate	0.40	inches	4	Q = Runoff Rate	0.40	inches
5	R(a) = P - (E + Q)	21.80	inches	5	R(b) = P - (E + Q)	21.80	inches
6	R(A) = R(a) x A	15.92	inches	6	R(B) = R(b) x A	0.00	inches

C	Unvegetated/Dirt Roads	Value	Units	D	Water/Ponds	Value	Units
1	A = Fraction of Land in Cover Type	0.026	fraction	1	A = Fraction of Site in Water	0.000	fraction
2	P = Precipitation Rate	46.00	inches	2	P = Precipitation Rate	46.00	inches
3	E = Evapotranspiration Rate	23.80	inches	3	E = Evaporation Rate	30.00	inches
4	Q = Runoff Rate	0.60	inches	4	Q = Runoff Rate	0.00	inches
5	R(c) = P - (E + Q)	21.60	inches	5	M = Makeup Water	0.00	inches
6	R(C) = R(c) x A	0.57	inches	6	R(d) = {P - (E+Q)} - M	16.00	inches
				7	R(D) = R(d) x A	0.00	inches

E	Natural	Value	Units	F	Impervious/Paved/Roads	Value	Units
1	A = Fraction of Land in Cover Type	0.209	fraction	1	A = Fraction of Land in Cover Type	0.034	fraction
2	P = Precipitation Rate	46.00	inches	2	P = Precipitation Rate	46.00	inches
3	E = Evapotranspiration Rate	23.80	inches	3	E = Evapotranspiration Rate	4.60	inches
4	Q = Runoff Rate	0.40	inches	4	Q = Runoff Rate	0.00	inches
5	R(e) = P - (E + Q)	21.80	inches	5	R(f) = P - (E + Q)	41.40	inches
6	R(E) = R(e) x A	4.57	inches	6	R(F) = R(f) x A	1.41	inches

G	Other	Value	Units	H	Irrigation Recharge	Value	Units
1	A = Fraction of Land in Cover Type	0.000	fraction	1	A = Fraction of Land Irrigated	0.730	fraction
2	P = Precipitation Rate	46.00	inches	2	I = Irrigation Rate	24.00	inches
3	E = Evapotranspiration Rate	23.80	inches	3	E = Evaptranspiration Rate	21.40	inches
4	Q = Runoff Rate	0.00	inches	4	Q = Runoff Rate	0.00	inches
5	R(g) = P - (E + Q)	22.20	inches	5	R(h) = I - (E + Q)	2.60	inches
6	R(G) = R(g) x A	0.00	inches	6	R(H) = R(h) x A	1.90	inches

I	Wastewater Recharge	Value	Units	J	Runoff Recharge	Value	Units
1	WDF = Wastewater Design Flow	0	gal/day	1	Q(A) = Runoff from Landscaped	0.292	inches
2	WDF = Wastewater Design Flow	0	cu ft/yr	2	Q(B) = Runoff from Unfertilized Landscaping	0.000	inches
3	A = Area of Site	166,399	sq ft	3	Q(C) = Runoff from Unvegetated	0.016	inches
4	R(j) = WDF/A	0.00	feet	4	Q(E) = Runoff from Natural	0.084	inches
5	R(I) = Wastewater Recharge	0.00	inches	5	Q(H) = Runoff from Other	0.000	inches
				6	Q(I) = Runoff from Irrigation	0.00	inches
				7	Q(tot) = Q(A)+Q(B)+Q(C)+Q(E)+Q(H)+Q(I)	0.39	inches

Total Site Recharge		
R(T) =	R(A)+R(B)+R(C)+R(D)+R(E)+R(F)+R(G)+R(H)+R(I)+R(J)+Q(tot)	
R(T) =	24.75	inches

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

SHEET 3

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

Cornerstone Melville

SITE NITROGEN BUDGET

A	Sanitary Nitrogen-Residential	Value	Units
1	Number of Dwellings	1	units
2	Persons per Dwelling	2.92	capita
3	P = Population	2.92	capita
4	N = Nitrogen per person	10	lbs
6	N = (total; pre loss/removal)	29.2	lbs
7	LR = Leaching Rate	84%	percent
8	N(S) = P x N x LR	24.53	lbs
9	N = loss/removed	4.67	lbs

C	Sanitary Nitrogen (Wastewater Design Flow)		
1	CF = Commercial/STP Flow	0	gal/day
2	CF = Commercial/STP Flow	0	liters/yr
5	N = Nitrogen	10.00	mg/l
6	N = Nitrogen	0.00	lbs
7	LR = Leaching Rate	84%	percent
8	N(S) = CF x N x LR	0	milligrams
9	N(S) = Sanitary Nitrogen	0.00	lbs
10	N = loss/removed	0.00	lbs

E	Fertilized Land (Fertilized Landscaping)		
1	A = Area of Land Fertilized	121,532	sq ft
2	AR = Application Rate	1.50	lbs/1000 sf
3	N(T) = Nitrogen (total applied)	182.30	lbs
4	LR = Leaching Rate	20%	percent
5	N(F1) = A x AR x LR	36.46	lbs
6	N = loss/removed	145.84	lbs

G	Atmospheric Nitrogen (existing condition)		
1	Application Load	0.041	lbs/1000 sf
2	Area of Natural/Wetlands/1000 sf	35	1000 sf
3	Leaching Rate	25%	percent
4	Atmos. N Load-1 (natural/wetlands)	0.36	lbs/year
5	Area of turf/landscaped/1000 sf	122	1000 sf
6	Leaching Rate	30%	percent
7	Atmos. N Load-2 (golf/turf)	1.49	lbs/year
8	Area of Impervious/Agriculture/1000 sf	6	1000 sf
9	Leaching Rate	40%	percent
10	Atmos. N Load-3 (ag; imperv; other)	0.09	lbs/year
11	N(at) = N Load 1 + 2 + 3	1.94	lbs
12	N = loss/removed	4.70	lbs

B	Cat Waste Nitrogen	Value	Units
1	Number of Cats per Dwelling	0.19	cats/dwelling
2	Number of Cats (Cats/dwelling x dwellings)	0	cats
3	Cat Waste Nitrogen Load	3.22	lbs/cat/year
4	N(p) = AR x cats x Adjustment (if applicable)	0.60	lbs/year
5	LR = Leaching Rate	25%	percent
6	N(P) = N(p) x LR	0.15	lbs
7	N = (loss/removed)	0.45	lbs

B'	Dog Waste Nitrogen	Value	Units
1	Number of Dogs per Dwelling	0.35	dogs/dwelling
2	Number of Dogs (Dogs/dwelling x dwellings)	0	dogs
3	Dog Waste Nitrogen Load	4.29	lbs/dog/year
4	N(p) = AR x dogs x Adjustment (if applicable)	1.50	lbs/year
5	LR = Leaching Rate	25%	percent
6	N(P) = N(p) x LR	0.38	lbs
7	N = (loss/removed)	1.13	lbs

D	Water Supply Nitrogen (other than wastewater, if applicable)		
1	WDF = Wastewater Design Flow	0	gal/day
2	WDF = Wastewater Design Flow	0	liters/yr
3	N = Nitrogen in Water Supply	10.00	mg/l
4	N(WW) = WDF x N	0	milligrams
5	N(WW) = Wastewater Nitrogen	0.00	lbs

F	Fertilized Land (Unfertilized Landscaping)		
1	A = Area of Land Fertilized 2	0	sq ft
2	AR = Application Rate	0.00	lbs/1000 sf
3	N(T) = Nitrogen (total applied)	0.00	lbs
4	LR = Leaching Rate	0%	percent
5	N(F2) = A x AR x LR	0.00	lbs
6	N = loss/removed	0.00	lbs

H	Irrigation Nitrogen		
1	R = Irrigation Recharge (inches)	1.90	inches
2	R = Irrigation Rate (feet)	0.1582	feet
3	A = Area of Land Irrigated	1,045,440	sq ft
4	R(I) = R(irr) x A	165,437	cu ft
5	R(I) = Site Irrigation (liters)	4,685,169	liters
6	N = Nitrogen in Water Supply	2.00	mg/l
7	N(T) = Nitrogen (total applied)	20.66	lbs
8	LR = Leaching Rate	10%	percent
9	N(irr) = R(I) x N x LR	937,034	milligrams
10	N(irr) = Irrigation Nitrogen	2.07	lbs
11	N = loss/removed	18.60	lbs

Total Site Nitrogen		
N=	N(S) + N(P) + N(WW) + N(F1) + N(F2) + N(ppt) + N(irr)	
N=	65.52	lbs

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

SHEET 4

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

NAME OF PROJECT

Cornerstone Melville
Melville, NY

FINAL COMPUTATIONS

A	Nitrogen in Recharge (concentr.)	Value	Units
1	N = Total Nitrogen (lbs)	65.52	lbs
2	N = Total Nitrogen (milligrams)	29,747,483	milligrams
3	R(T) = Total Recharge (inches)	24.75	inches
4	R(T) = Total Recharge (feet)	2.06	feet
5	A = Area of Site	166,399	sq ft
6	R = R(T) x A	343,231	cu ft
7	R = Site Recharge Volume	9,720,302	liters
9	NR = N/R	3.06	mg/l

CONCENTRATION OF
NITROGEN IN RECHARGE

3.06

A	Nitrogen in Recharge	Value	Units
1	N = Total Nitrogen (lbs)	65.52	lbs
2	N = Total Nitrogen (milligrams)	29,747,483	milligrams
3	R(T) = Total Recharge (inches)	24.75	inches
4	R(T) = Total Recharge (feet)	2.06	feet
5	A = Area of Site	166,399	sq ft
6	R = R(T) x A	343,231	cu ft
7	R = Site Recharge Volume	9,720,302	liters
9	NR = N/R	3.06	mg/l

Conversions used in SONIR

Acres x 43,560 = Square Feet	Gallons x 0.1337 = Cubic Feet
Cubic Feet x 7.48052 = Gallons	Gallons x 3.785 = Liters
Cubic Feet x 28.32 = Liters	Grams / 1,000 = Milligrams
Days x 365 = Years	Grams x 0.002205 = Pounds
Feet x 12 = Inches	Milligrams / 1,000 = Grams

Nitrogen Load Summary - On-Site

	Load	Percent
Sanitary Nitrogen (On-Site Wastewater)	24.53	37.43%
Fertilized Landscaping	36.46	55.64%
Dog Waste Nitrogen	0.38	0.57%
Cat Waste Nitrogen	0.15	0.23%
Atmospheric Nitrogen	1.94	2.97%
Irrigation Nitrogen	2.07	3.15%
Total Pounds Nitrogen	65.52	100.00%

B	Site Recharge Summary	Value	Units
1	R(T) = Total Site Recharge	24.75	inches/yr
2	R = Site Recharge Volume	343,231	cu ft/yr
3	R = Site Recharge Volume	2,567,547	gal/yr
4	R = Site Recharge Volume	2.57	MG/yr

APPENDIX F-3

SONIR Proposed Conditions

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

5

Cornerstone Melville
Melville, NY

DATA INPUT FIELD



SIMULATION OF NITROGEN IN RECHARGE (SONIR)

SHEET 2

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

Cornerstone Melville

SITE RECHARGE COMPUTATIONS

A	Fertilized Landscaping	Value	Units	B	Unfertilized Landscaping	Value	Units
1	A = Fraction of Land in Cover Type	0.236	fraction	1	A = Fraction of Land in Cover Type	0.000	fraction
2	P = Precipitation Rate	46.00	inches	2	P = Precipitation Rate	46.00	inches
3	E = Evapotranspiration Rate	23.80	inches	3	E = Evapotranspiration Rate	23.80	inches
4	Q = Runoff Rate	0.40	inches	4	Q = Runoff Rate	0.40	inches
5	R(a) = P - (E + Q)	21.80	inches	5	R(b) = P - (E + Q)	21.80	inches
6	R(A) = R(a) x A	5.14	inches	6	R(B) = R(b) x A	0.00	inches

C	Unvegetated/Dirt Roads	Value	Units	D	Water/Ponds	Value	Units
1	A = Fraction of Land in Cover Type	0.000	fraction	1	A = Fraction of Site in Water	0.000	fraction
2	P = Precipitation Rate	46.00	inches	2	P = Precipitation Rate	46.00	inches
3	E = Evapotranspiration Rate	23.80	inches	3	E = Evaporation Rate	30.00	inches
4	Q = Runoff Rate	0.60	inches	4	Q = Runoff Rate	0.00	inches
5	R(c) = P - (E + Q)	21.60	inches	5	M = Makeup Water	0.00	inches
6	R(C) = R(c) x A	0.00	inches	6	R(d) = {P - (E+Q)} - M	16.00	inches
				7	R(D) = R(d) x A	0.00	inches

E	Natural	Value	Units	F	Impervious/Paved/Roads	Value	Units
1	A = Fraction of Land in Cover Type	0.000	fraction	1	A = Fraction of Land in Cover Type	0.762	fraction
2	P = Precipitation Rate	46.00	inches	2	P = Precipitation Rate	46.00	inches
3	E = Evapotranspiration Rate	23.80	inches	3	E = Evapotranspiration Rate	4.60	inches
4	Q = Runoff Rate	0.40	inches	4	Q = Runoff Rate	0.00	inches
5	R(e) = P - (E + Q)	21.80	inches	5	R(f) = P - (E + Q)	41.40	inches
6	R(E) = R(e) x A	0.00	inches	6	R(F) = R(f) x A	31.54	inches

G	Other	Value	Units	H	Irrigation Recharge	Value	Units
1	A = Fraction of Land in Cover Type	0.000	fraction	1	A = Fraction of Land Irrigated	0.236	fraction
2	P = Precipitation Rate	46.00	inches	2	I = Irrigation Rate	24.00	inches
3	E = Evapotranspiration Rate	23.80	inches	3	E = Evapotranspiration Rate	21.40	inches
4	Q = Runoff Rate	0.40	inches	4	Q = Runoff Rate	0.00	inches
5	R(g) = P - (E + Q)	21.80	inches	5	R(h) = I - (E + Q)	2.60	inches
6	R(G) = R(g) x A	0.00	inches	6	R(H) = R(h) x A	0.61	inches

I	Wastewater Recharge	Value	Units	J	Runoff Recharge	Value	Units
1	WDF = Wastewater Design Flow	0	gal/day	1	Q(A) = Runoff from Landscaped	0.094	inches
2	WDF = Wastewater Design Flow	0	cu ft/yr	2	Q(B) = Runoff from Unfertilized Landscaping	0.000	inches
3	A = Area of Site	166,399	sq ft	3	Q(C) = Runoff from Unvegetated	0.000	inches
4	R(j) = WDF/A	0.00	feet	4	Q(E) = Runoff from Natural	0.000	inches
5	R(I) = Wastewater Recharge	0.00	inches	5	Q(H) = Runoff from Other	0.000	inches
				6	Q(I) = Runoff from Irrigation	0.00	inches
				7	Q(tot) = Q(A)+Q(B)+Q(C)+Q(E)+Q(H)+Q(I)	0.09	inches

Total Site Recharge		
R(T) =	R(A)+R(B)+R(C)+R(D)+R(E)+R(F)+R(G)+R(H)+R(I)+R(J)+Q(tot)	
R(T) =	37.38	inches

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

SHEET 3

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

Cornerstone Melville

SITE NITROGEN BUDGET

A	Sanitary Nitrogen-Residential	Value	Units
1	Number of Dwellings	0	units
2	Persons per Dwelling	2.92	capita
3	P = Population	0.00	capita
4	N = Nitrogen per person	10	lbs
6	N = (total; pre loss/removal)	0	lbs
7	LR = Leaching Rate	90%	percent
8	N(S) = P x N x LR	0.00	lbs
9	N = loss/removed	0.00	lbs

C	Sanitary Nitrogen (Wastewater Design Flow)		
1	CF = Commercial/STP Flow	0	gal/day
2	CF = Commercial/STP Flow	0	liters/yr
5	N = Nitrogen	19.00	mg/l
6	N = Nitrogen	0.00	lbs
7	LR = Leaching Rate	90%	percent
8	N(S) = CF x N x LR	0	milligrams
9	N(S) = Sanitary Nitrogen	0.00	lbs
10	N = loss/removed	0.00	lbs

E	Fertilized Land (Fertilized Landscaping)		
1	A = Area of Land Fertilized	39,204	sq ft
2	AR = Application Rate	1.50	lbs/1000 sf
3	N(T) = Nitrogen (total applied)	58.81	lbs
4	LR = Leaching Rate	20%	percent
5	N(F1) = A x AR x LR	11.76	lbs
6	N = loss/removed	47.04	lbs

G	Atmospheric Nitrogen (existing condition)		
1	Application Load	0.041	lbs/1000 sf
2	Area of Natural/Wetlands/1000 sf	0	1000 sf
3	Leaching Rate	25%	percent
4	Atmos. N Load-1 (natural/wetlands)	0.00	lbs/year
5	Area of turf/landscaped/1000 sf	39	1000 sf
6	Leaching Rate	30%	percent
7	Atmos. N Load-2 (golf/turf)	0.48	lbs/year
8	Area of Impervious/Agriculture/1000 sf	127	1000 sf
9	Leaching Rate	40%	percent
10	Atmos. N Load-3 (ag; imperv; other)	2.08	lbs/year
11	N(at) = N Load 1 + 2 + 3	2.56	lbs
12	N = loss/removed	4.24	lbs

B	Cat Waste Nitrogen	Value	Units
1	Number of Cats per Dwelling	0.74	cats/dwelling
2	Number of Cats (Cats/dwelling x dwellings)	0	cats
3	Cat Waste Nitrogen Load	3.22	lbs/cat/year
4	N(p) = AR x cats x Adjustment (if applicable)	0.00	lbs/year
5	LR = Leaching Rate	25%	percent
6	N(P) = N(p) x LR	0.00	lbs
7	N = (loss/removed)	0.00	lbs

B'	Dog Waste Nitrogen	Value	Units
1	Number of Dogs per Dwelling	1.40	dogs/dwelling
2	Number of Dogs (Dogs/dwelling x dwellings)	0	dogs
3	Dog Waste Nitrogen Load	4.29	lbs/dog/year
4	N(p) = AR x dogs x Adjustment (if applicable)	0.00	lbs/year
5	LR = Leaching Rate	25%	percent
6	N(P) = N(p) x LR	0.00	lbs
7	N = (loss/removed)	0.00	lbs

D	Water Supply Nitrogen (other than wastewater, if applicable)		
1	WDF = Wastewater Design Flow	0	gal/day
2	WDF = Wastewater Design Flow	0	liters/yr
3	N = Nitrogen in Water Supply	19.00	mg/l
4	N(WW) = WDF x N	0	milligrams
5	N(WW) = Wastewater Nitrogen	0.00	lbs

F	Fertilized Land (Unfertilized Landscaping)		
1	A = Area of Land Fertilized 2	0	sq ft
2	AR = Application Rate	0.00	lbs/1000 sf
3	N(T) = Nitrogen (total applied)	0.00	lbs
4	LR = Leaching Rate	0%	percent
5	N(F2) = A x AR x LR	0.00	lbs
6	N = loss/removed	0.00	lbs

H	Irrigation Nitrogen		
1	R = Irrigation Recharge (inches)	0.61	inches
2	R = Irrigation Rate (feet)	0.0510	feet
3	A = Area of Land Irrigated	1,045,440	sq ft
4	R(I) = R(irr) x A	53,367	cu ft
5	R(I) = Site Irrigation (liters)	1,511,345	liters
6	N = Nitrogen in Water Supply	2.00	mg/l
7	N(T) = Nitrogen (total applied)	6.67	lbs
8	LR = Leaching Rate	10%	percent
9	N(irr) = R(I) x N x LR	302,269	milligrams
10	N(irr) = Irrigation Nitrogen	0.67	lbs
11	N = loss/removed	6.00	lbs

Total Site Nitrogen		
N=	N(S) + N(P) + N(WW) + N(F1) + N(F2) + N(ppt) + N(irr)	
N=	14.99	lbs

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

SHEET 4

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

NAME OF PROJECT

Cornerstone Melville
Melville, NY

FINAL COMPUTATIONS

A	Nitrogen in Recharge (concentr.)	Value	Units
1	N = Total Nitrogen (lbs)	14.99	lbs
2	N = Total Nitrogen (milligrams)	6,804,901	milligrams
3	R(T) = Total Recharge (inches)	37.38	inches
4	R(T) = Total Recharge (feet)	3.12	feet
5	A = Area of Site	166,399	sq ft
6	R = R(T) x A	518,342	cu ft
7	R = Site Recharge Volume	14,679,452	liters
9	NR = N/R	0.46	mg/l

CONCENTRATION OF
NITROGEN IN RECHARGE

0.46

A	Nitrogen in Recharge	Value	Units
1	N = Total Nitrogen (lbs)	14.99	lbs
2	N = Total Nitrogen (milligrams)	6,804,901	milligrams
3	R(T) = Total Recharge (inches)	37.38	inches
4	R(T) = Total Recharge (feet)	3.12	feet
5	A = Area of Site	166,399	sq ft
6	R = R(T) x A	518,342	cu ft
7	R = Site Recharge Volume	14,679,452	liters
9	NR = N/R	0.46	mg/l

Conversions used in SONIR

Acres x 43,560 = Square Feet	Gallons x 0.1337 = Cubic Feet
Cubic Feet x 7.48052 = Gallons	Gallons x 3.785 = Liters
Cubic Feet x 28.32 = Liters	Grams / 1,000 = Milligrams
Days x 365 = Years	Grams x 0.002205 = Pounds
Feet x 12 = Inches	Milligrams / 1,000 = Grams

B	Site Recharge Summary	Value	Units
1	R(T) = Total Site Recharge	37.38	inches/yr
2	R = Site Recharge Volume	518,342	cu ft/yr
3	R = Site Recharge Volume	3,877,469	gal/yr
4	R = Site Recharge Volume	3.88	MG/yr

Nitrogen Load Summary - On-Site

	Load	Percent
Sanitary Nitrogen (On-Site Wastewater)	0.00	0.00%
Fertilized Landscaping	11.76	78.47%
Dog Waste Nitrogen	0.00	0.00%
Cat Waste Nitrogen	0.00	0.00%
Atmospheric Nitrogen	2.56	17.09%
Irrigation Nitrogen	0.67	4.45%
Total Pounds Nitrogen	14.99	100.00%

APPENDIX G

ECOLOGICAL INFORMATION

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Fish and Wildlife, New York Natural Heritage Program

625 Broadway, Fifth Floor, Albany, NY 12233-4757

P: (518) 402-8935 | F: (518) 402-8925

www.dec.ny.gov

July 14, 2026

Hope Mahon
Nelson, Pope & Voorhis, LLC
70 Maxess Road
Melville, NY 11747

Dear Hope:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the following project:

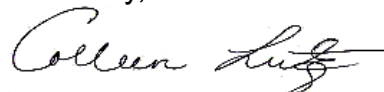
115 Baylis Road, Melville, NY 11747
Suffolk County: Town of Huntington

We have no records of rare or state-listed animals or plants, or significant natural communities at the project site or in its immediate vicinity.

The absence of data does not necessarily mean that rare or state-listed species, significant natural communities, or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information that indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other resources may be required to fully assess impacts on biological resources.

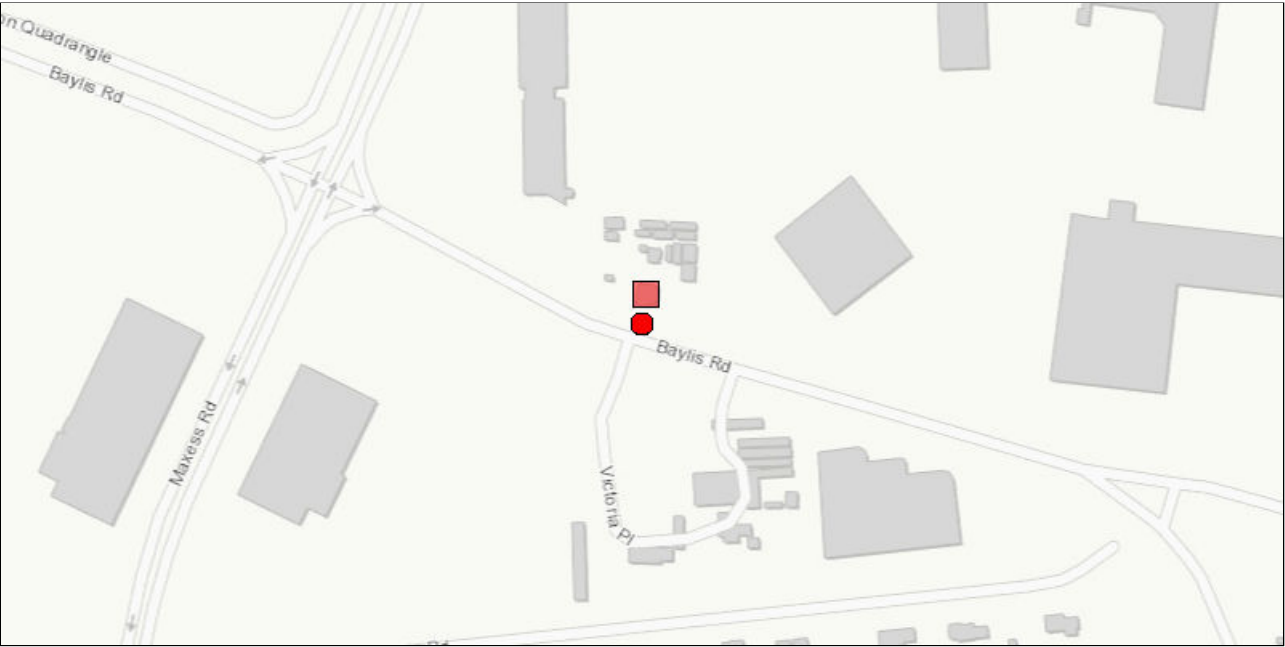
This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities, and other significant habitats maintained in the Natural Heritage database. Your project may require additional review or permits; for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the NYS DEC Region 1 Office, Division of Environmental Permits, at dep.r1@dec.ny.gov or [\(631\) 444-0365](tel:6314440365).

Sincerely,



New York Natural Heritage Program

Environmental Resource Mapper



The coordinates of the point you clicked on are:

UTM 18	Easting:	634014.3660964881	Northing:	4514344.50208665
Longitude/Latitude	Longitude:	-73.41207588153915	Latitude:	40.76916374112598

The approximate address of the point you clicked on is:
115 Baylis Rd, Melville, New York, 11747

County: Suffolk
Town: Huntington
USGS Quad: HUNTINGTON

If your project or action is within or near an area with a rare animal, a permit may be required if the species is listed as endangered or threatened and the department determines the action may be harmful to the species or its habitat.

If your project or action is within or near an area with rare plants and/or significant natural communities, the environmental impacts may need to be addressed.

The presence of a unique geological feature or landform near a project, unto itself, does not trigger a requirement for a NYS DEC permit. Readers are advised, however, that there is the chance that a unique feature may also show in another data layer (ie. a wetland) and thus be subject to permit jurisdiction.

Please refer to the "Need a Permit?" tab for permit information or other authorizations regarding these natural resources.

Disclaimer: If you are considering a project or action in, or near, a wetland or a stream, a NYS DEC permit may be required. The Environmental Resources Mapper does not show all natural resources which are regulated by NYS DEC, and for which permits from NYS DEC are required. For example, Regulated Tidal Wetlands, and Wild, Scenic, and Recreational Rivers, are currently not included on the maps.

Print Preview

APPENDIX H

EXISTING CONDITIONS PHOTOGRAPHS



NPV

PHOTOLOCATION MAP

Sources: NYS Orthoimagery 2023, Suffolk County GIS 2024
Scale: 1 inch equals 150 feet



Cornerstone Melville
115 Baylis, Melville, NY

Expanded EAF



Photo 1 – View facing northeast towards vacant residential structure with commercial facility in the background.



Photo 2 – View facing northwest at the southeastern corner of the property.



Photo 3 – View facing northwest towards old coop structure on Project Site.



Photo 4 – View facing north towards old agricultural structure on Project Site.



Photo 5 – View facing east towards abandoned greenhouses with overgrown vegetation.



Photo 6 – View facing west/northwest towards abandoned agricultural structures with overgrown vegetation.



Photo 7 – View facing northwest towards old coop and abandoned greenhouse with overgrown vegetation.



Photo 8 – View facing north towards abandoned agricultural field, currently vegetated with successional vegetation.



Photo 9 – View facing north along the western property boundary.



Photo 10 –View facing northeast towards abandoned agricultural field, currently vegetated with successional vegetation.



Photo 11 –View facing east towards abandoned agricultural field, currently vegetated with successional vegetation.



Photo 12 – View facing north towards northern property boundary.



Photo 13 – View facing northeast from Baylis Road towards the Project Site.



Photo 14 – View facing south from Baylis Road towards Stratford Park townhouse development.



Photo 15 – View facing north from Baylis Road towards the office building to the west of the Project Site.



Photo 16 – View facing north from Baylis Road towards the warehouse located to the east of the Project Site.



Photo 17 – View facing north from Baylis Road towards the Project Site.



Photo 18 – View facing west towards the Project Site.



Photo 19 – View facing east on Baylis Road



Photo 20 – View facing west on Baylis Road

APPENDIX I

COMMUNITY SERVICE CORRESPONDENCE

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

Total Postage and Fees

National Grid, Environmental Engineering Department
Attn: Cathy Waxman, Environmental Engineer
175 East Old Country Road
Hicksville, NY 11801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Restricted Delivery	\$

Postage

Total Postage and Fees

Suffolk County Police Department
2nd Precinct
Attn: Kevin Williams, Inspector
1071 Park Avenue
Huntington, NY 11743

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

Total Postage and Fees

Melville Fire Department
Attn: Donald Barcay, Chief of Department
531 Sweet Hollow Road
Melville, NY 11747

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

Total Postage and Fees

Half Hollow Hills Central School District
Attn: Mr. John O'Farrell Superintendent
525 Half Hollow Road
Dix Hills, New York 11746

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

Total Postage and Fees

PSEG Long Island
Attention: Rich Inserra
117 Doctors Path
Riverhead, NY 11901

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



NELSON POPE VOORHIS

environmental • land use • planning

July 20, 2026

Suffolk County Police Department, 2nd Precinct
1071 Park Avenue
Huntington, NY 11743
Attn: Kevin Williams, Inspector

Re: Cornerstone Melville
115 Baylis Road, Melville, New York
Environmental Impact Review (NPV #25163)

Dear Inspector Williams,

Nelson, Pope & Voorhis, LLC is an environmental and planning consulting firm located in Melville. We are currently preparing an Expanded Environmental Assessment Form (EEAF) for a proposed mixed use commercial and multi-family residential project located at 115 Baylis Road, Melville, New York (see attached **Location Map**). The property currently contains structures associated with an agricultural operation in the southern portion of the subject property, and agricultural land in the remainder of the subject property (see attached **Aerial Photograph**).

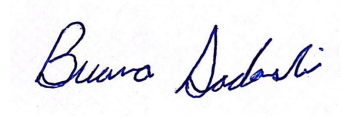
The proposed subject property is a ±3.82-acre lot located in the I-1 Light Industry zoning district and within the Melville Town Center Overlay District (MTCOD). Proposed redevelopment of the subject property is in accordance with the MTCOD. The proposed project includes the demolition of existing on-site structures and development of a four-story 190,082 gross square-foot (gsf) mixed use building which would contain 20,000 sf of commercial space on the ground floor, including office space and a restaurant, and 156 residential apartment units on the upper floors consisting of 36 studio units, 102 one-bedroom units, and 18 two-bedroom units (see attached **Site Plan**). Additional proposed building areas include building support areas and common areas on the first floor. Additionally, the proposed project includes 12 town homes in the northernmost portion of the subject property. Each town home will be 2.5 stories and 2,000 gsf with a garage and driveway.

The site improvements will also include 254 parking spaces in surface parking and a below-grade parking garage, and an outdoor pool and courtyard area. The required 254 parking stalls will include 12 ADA-compliant stalls, with 59 stalls provided as surface parking, and 195 stalls provided within the below-grade parking garage. The proposed project includes proposed civic space in accordance with the MTCOD, including park area and outdoor dining along the frontage of Baylis Road and additional outdoor amenity spaces along the eastern property boundary. The proposed development will be accessed via a two-way driveway in the southeast corner of the subject property, accessing Baylis Road. The property will be served by public water and sewer connections.

I am writing to request any input you may have on the project including but not limited to your opinion as to the Precinct's ability to serve this project, and any issues, concerns or recommendations you may have. If you have any additional information that you feel may be pertinent to the project, or comments on the proposal, please do not hesitate to provide these in a response letter. Your responses will be included in the Expanded Environmental Assessment Form, which will be submitted for review by the

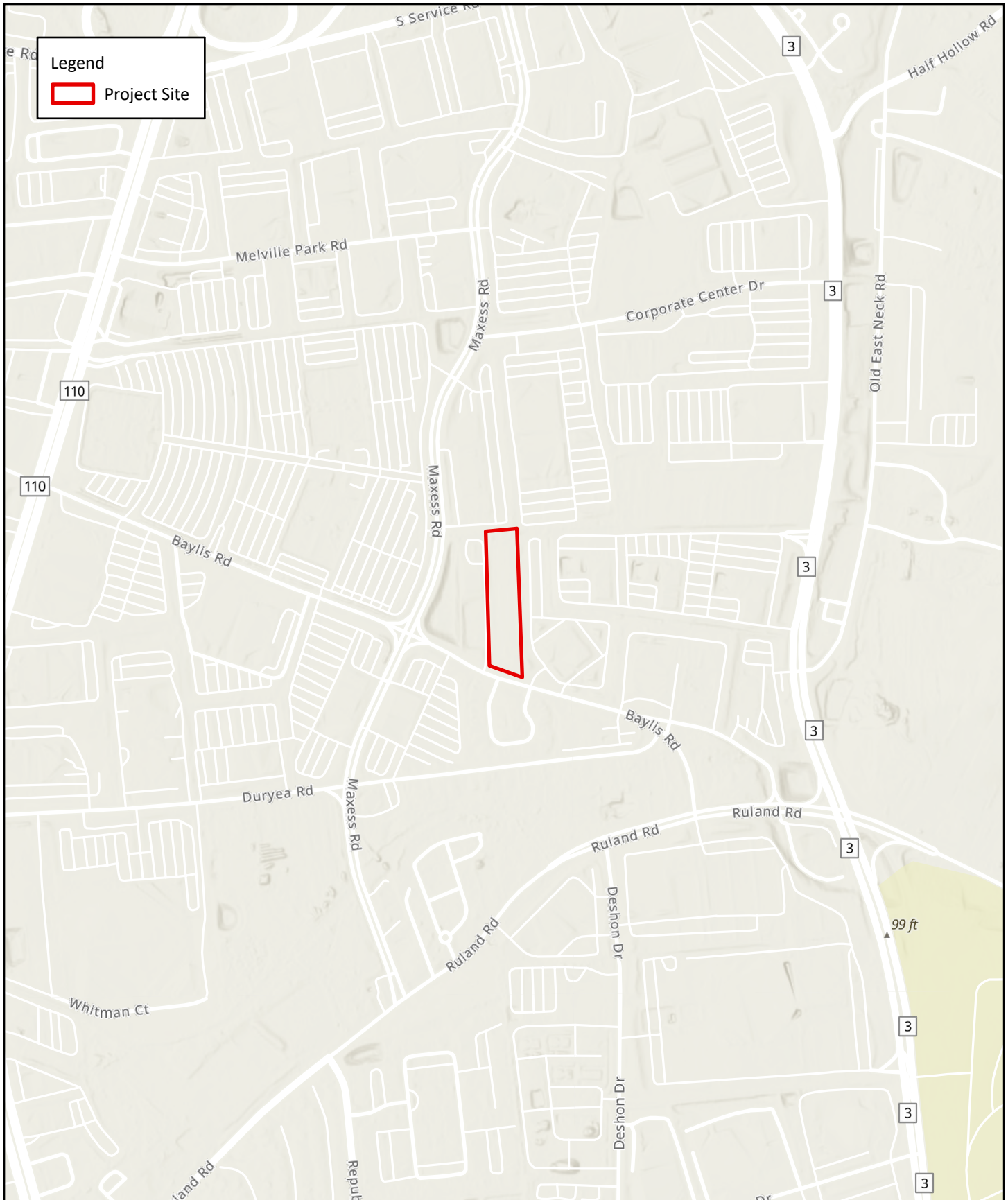
Town Board for consideration. Finally, if you should have any questions or require additional information, please do not hesitate to contact me at (631) 427-5665 or bsadoski@nelsonpope.com.

Very Truly Yours,
Nelson, Pope & Voorhis, LLC

A handwritten signature in blue ink that reads "Brianna Sadoski". The signature is fluid and cursive, with the first name "Brianna" and last name "Sadoski" clearly distinguishable.

Brianna Sadoski
Project Manager/Senior Environmental Planner
BSadoski@nelsonpope.com

Enc. Location Map, Aerial Photograph Map, and Site Plan



NPV

FIGURE 1-1 LOCATION

Sources: ESRI Topographic Map 2025, Suffolk County GIS 2024
Scale: 1 inch equals 800 feet



Cornerstone Melville
115 Baylis, Melville, NY

Extended EAF



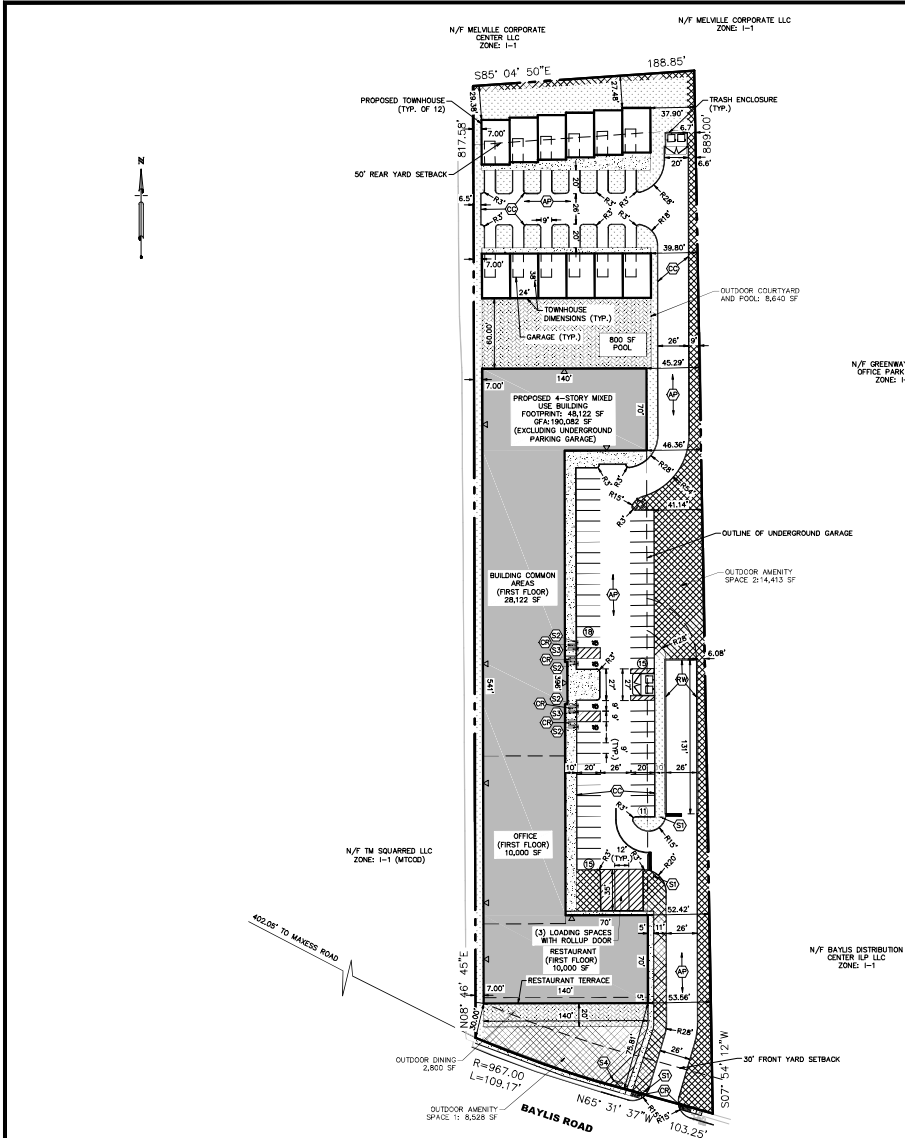
FIGURE 1-2
AERIAL

Sources: NYS Orthoimagery 2023, Suffolk County GIS 2024
Scale: 1 inch equals 150 feet



Cornerstone Melville
115 Baylis, Melville, NY

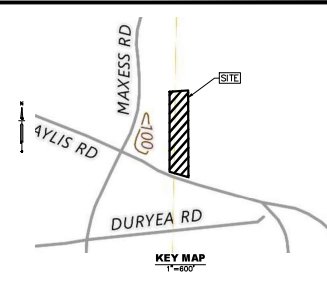
Extended EAF



NOT TO SCALE, REDUCED TO 8.5X11

SITE DATA

APPLICANT / OWNER	TERWILLIGER & BARTONE PROPERTIES
APPLICANT/OWNER ADDRESS LINE 1	141 MERRITS ROAD
APPLICANT/OWNER ADDRESS LINE 2	PARKWAY, NY 11735
SITE ADDRESS LINE 1	115 BAYLIS ROAD
SITE ADDRESS LINE 2	MELVILLE, NY 11747
SCIN	0400-268.00-02.00-018.000
SITE AREA	166,283 SF (3.817 ACRES)
PROPOSED BUILDING AREAS	REFER TO TABLE OF BUILDING AREAS
PROPOSED NUMBER OF RESIDENTIAL APARTMENTS	156
PROPOSED NUMBER OF TOWNHOUSES	12
TOTAL NONRESIDENTIAL BUILDING AREA	REFER TO TABLE OF BUILDING AREAS
PROPOSED PROPERTY USE	RESIDENTIAL MULTI-TENANT RETAIL OFFICE/RESTAURANT
EXISTING ZONING	MELVILLE TOWN CENTER OVERLAY DISTRICT (MTCOD) - LIGHT INDUSTRY (L-1)
PROPOSED ZONING	MELVILLE TOWN CENTER OVERLAY DISTRICT (MTCOD) - LIGHT INDUSTRY (L-1)
SCHOOL DISTRICT	HALF HOLLOW HILLS CSD
FIRE DISTRICT	MELVILLE FIRE DEPARTMENT
WATER DISTRICT	SOUTH HUNTINGTON WATER DISTRICT
SEWER DISTRICT	DISTRICT ASSESSMENT ZONE 1 (N. DISTRICT)
DEPTH TO GROUNDWATER (ESTIMATED)	47 FT (UGSS DEPTH TO GROUNDWATER)
ELEVATION DATUM	NAVD 88
COORDINATE SYSTEM	NY STATE PLANE LONG ISLAND FT



ZONING COMPLIANCE TABLE: MELVILLE TOWN CENTER OVERLAY DISTRICT (MTCOD) - LIGHT INDUSTRY (L-1)

SECTION	DESCRIPTION	TYPE	REQUIRED	PROPOSED	VARIANCE REQ'D
§198-34.1 A	PERMITTED USES	-	ON LIST	RESIDENTIAL UNITS / OFFICE / RESTAURANT	**YES
§198-34.1 (C-1)	PERCENT OF RESIDENTIAL USE IN MIXED USE BUILDING	MAXIMUM	75%	(141,960/190,082) = 74.68%	NO
§198-34.1 (C-1)	PERCENT OF PROFESSIONAL OFFICE/COMMERCIAL USE IN MIXED USE BUILDING	RANGE	25%-40%	(20,000+28,122)/190,082 = 23.32%	NO
§198-34.1 (E.2)	PERMITTED HEIGHT	RANGE	25(2 STORIES)-50' (4 STORIES)	50' (4 STORIES)	NO
§198-34.1 (E.3)	PERCENT OF LOT COVERED BY BUILDING	MAXIMUM	90%	(48,122+10,944)/166,283=35.55%	NO
§198-34.1 (E.4)	PERCENT OF USABLE CIVIC, RECREATIONAL, AND/OR OPEN SPACE	MINIMUM	15%	15.48%	NO
§198-34.1 (E.5)	FLOOR AREA RATIO (EXCLUDING PARKING GARAGE)	MAXIMUM	3.6	1.29	NO
§198-34.1 (E.6)	RESIDENTIAL PARKING	MINIMUM	30'	30.00'	NO
§198-34.1 (E.7)	FRONT YARD SETBACK	MINIMUM	0'	7.00'	NO
§198-34.1 (E.7)	SIDE YARD SETBACK	MINIMUM	0'	7.00'	NO
§198-34.1 (E.8)	RESIDENTIAL UNIT SIZES	-	(SEE BUILDING UNIT COUNT TABLE)	NO	NO
§198-34.1 (E.9)	COMMERCIAL TENANT SPACE SIZE	MAXIMUM	20,000 SF	10,000 SF	NO
§198-34 C(1)	PARKING SIDE YARD SETBACK	MINIMUM	25'	41.14'	NO
§198-34 C(2)	NO PARKING IN REQUIRED FRONT YARD	-	-	COMPLIES	NO
§198 ATTACHMENT 1	REAR YARD SETBACK	MINIMUM	50'	27.48'	YES
§198 ATTACHMENT 1	GROSS AREA	MINIMUM	6 ACRES	3.817 ACRES	**YES
§198 ATTACHMENT 1	LOT WIDTH	MINIMUM	400.00'	201.01'	**YES
§198 ATTACHMENT 1	LOT FRONTAGE	MINIMUM	200.00'	212.42'	NO

PARKING CALCULATIONS

DESCRIPTION	VALUE
REQUIRED SPACES @ 1 PER DWELLING UNIT (STUDIO)	36
REQUIRED SPACES @ 1 PER DWELLING UNIT (ONE BEDROOM)	102
REQUIRED SPACES @ 1.5 PER DWELLING UNIT (TWO BEDROOM)	27
REQUIRED RESIDENTIAL PARKING	165
AREA OF OFFICE/RESTAURANT (SF)	20,000
REQUIRED SPACES @ 1 PER 225 SF (20,000 SF)	89
TOTAL REQUIRED SPACES	254
TOTAL PROVIDED SPACES - SURFACE PARKING (RETAIL / OFFICE)	59
TOTAL PROVIDED SPACES IN PARKING GARAGE	195
TOTAL PROVIDED SPACES	254
TOTAL PROVIDED ADA SPACES	7
TOTAL PROVIDED ADA SPACES - SURFACE PARKING	12
PROVIDED ADA SPACES IN PARKING GARAGE	4
PROVIDED ADA SPACES IN PARKING GARAGE	8
REQUIRED SPACES PER TOWNHOUSE	2
PROVIDED SPACES PER TOWNHOUSE	2 (1 IN GARAGE, 1 IN DRIVEWAY)
REQUIRED LOADING SPACES	5
PROVIDED LOADING SPACES	3

TABLE OF BUILDING AREAS

DESCRIPTION	PROPOSED (SF)	PROPOSED (% SITE)
TOTAL SITE AREA	166,283	100.00%
IMPERVIOUS	126,899	76.32%
BUILDING FOOTPRINT	58,994	35.48%
ASPHALT PAVEMENT	48,344	29.07%
CONCRETE WALKS	8,121	4.88%
PAVERS / POOL	11,440	6.88%
PERVIOUS	39,384	23.69%
LANDSCAPE	166,283	100.00%
TOTAL DISTURBANCE	166,283	100.00%

TABLE OF SITE AREAS

DESCRIPTION	TOTAL NUMBER OF UNITS
STUDIO (640 SF)	36
ONE BEDROOM UNITS (770 SF)	102
TWO BEDROOM UNITS (1,190 SF)	156
TOTAL	156

LEGEND: SITE PLAN KEY NOTES

SYMBOL	DESCRIPTION
(AL)	AREA, LANDSCAPE
(C)	CURB, CONCRETE
(CP)	CURB, PAVEMENT
(PA)	PAVEMENT, ASPHALT, TYPICAL PARKING LOT
(RM)	RETAINING WALL

LEGEND: SIGNAGE ABBREVIATIONS

ABBREVIATION	DESCRIPTION
S1	STOP SIGN
S2	VAN ACCESSIBLE RESERVED PARKING
S3	NO PARKING ANYTIME
S4	CORNERSTONE MELVILLE (8'X4'X1')

LEGEND: HATCHES

HATCH	DESCRIPTION
(Pattern)	BUILDING
(Pattern)	PAVERS
(Pattern)	GRASS
(Pattern)	AMENITY SPACE
(Pattern)	SIDEWALK

0 50 100
SCALE 1" = 50' FEET

TABLE OF BUILDING AREAS

DESCRIPTION	PROPOSED (SF)	PROPOSED (% SITE)
PARKING GARAGE	75,850	
FIRST FLOOR	48,122	
OFFICE / RESTAURANT	20,000	
BUILDING COMMON AREAS	28,122	
SECOND FLOOR	47,320	
THIRD FLOOR	47,320	
FOURTH FLOOR	47,320	
MIXED-USE BUILDING RESIDENTIAL GFA	143,960	
MIXED-USE BUILDING TOTAL GFA (EXCLUDING PARKING GARAGE)	190,082	
GFA PER TOWN HOUSE (TWO STORIES+LOFT)	2,000	
NUMBER OF TOWN HOUSES	12	
TOWNHOUSE TOTAL GFA	24,000	
TOTAL GFA (EXCLUDING PARKING GARAGE)	214,082	

TABLE OF SITE AREAS

DESCRIPTION	PROPOSED (SF)	PROPOSED (% SITE)
TOTAL SITE AREA	166,283	100.00%
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BUILDING FOOTPRINT	58,994	35.48%
ASPHALT PAVEMENT	48,344	29.07%
CONCRETE WALKS	8,121	4.88%
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PERVIOUS	39,384	23.69%
LANDSCAPE	166,283	100.00%
TOTAL DISTURBANCE	166,283	100.00%

BUILDING UNIT COUNT

DESCRIPTION	TOTAL NUMBER OF UNITS
STUDIO (640 SF)	36
ONE BEDROOM UNITS (770 SF)	102
TWO BEDROOM UNITS (1,190 SF)	156
TOTAL	156

S.C.D.H.S., APPROVAL

REVISIONS

NO.	DESCRIPTION	BY	DATE

DRAFT
06/02/2026

Hayduk Engineering Inc.
2199 Southtown Avenue, Suite B, Bellerose, NY 11735
Tel: (831)-715-0500 | Fax: (831)-715-0505
consulting engineers

HE

SITE PLAN
CORNERSTONE MELVILLE
LOCATED AT
MELVILLE TOWN OF HUNTINGTON
SUFFOLK COUNTY, NEW YORK

DATE: 06/02/2026
DRAWN BY: NIA
CHECKED BY: ABR/R
DESIGNED BY: EU
SCALE: 1" = 50'
DRAWN BY: C-2.0



NELSON POPE VOORHIS

environmental • land use • planning

July 20, 2026

Half Hollow Hills Central School District
525 Half Hollow Road
Dix Hills, New York 11746
Attn: Mr. John O'Farrell, Superintendent of Schools

**Re: Cornerstone Melville
115 Baylis Road, Melville, New York
Environmental Impact Review (NPV #25163)**

Dear Superintendent O'Farrell,

Nelson, Pope & Voorhis, LLC is an environmental and planning consulting firm located in Melville, NY. We are currently preparing an Expanded Environmental Assessment Form (EEAF) for a proposed mixed use commercial and multi-family residential project located at 115 Baylis Road, Melville, New York (see attached **Location Map**). The property currently contains structures associated with an agricultural operation in the southern portion of the subject property, and agricultural land in the remainder of the subject property (see attached **Aerial Photograph**).

The proposed subject property is a ±3.82-acre lot located in the I-1 Light Industry Zoning District and within the Melville Town Center Overlay District (MTCOD). Redevelopment of the subject property is proposed in accordance with the MTCOD. The proposed project includes the demolition of existing on-site structures (including a single family home and various greenhouses) and development of a four-story 190,082 gross-square-foot (gsf) mixed use building containing 20,000 sf of commercial space on the ground floor, including office space and a restaurant, and 156 residential units on the upper floors. The residential units would consist of 36 studio units, 102 one-bedroom units, and 18 two-bedroom units (see attached **Site Plan**). Additional building areas include building support areas and common areas on the first floor. Additionally, the proposed project includes 12 for sale town homes in the northernmost portion of the subject property. Each town home will be 2.5 stories, three bedrooms and 2,000 gsf with a garage and driveway.

We are writing to inform the District of the proposed project and to discuss the projection for 13-20 school-aged children to reside at the proposed development. According to ACS 5-Year estimates, 4.8% of school aged children in the Half Hollow Hills Central School District attend private schools. Based on this factor, it is estimated that between 12 and 19 additional school-aged children distributed between K-12th grade would be expected to attend the Half Hollow Hills Central School District. It is noted that the developer has already met with the District Superintendent earlier this year and has agreed to execute the same agreement as Steel Equities (Melville Crossing), which specifies an annual payment to the District for the length of the PILOT agreement. The payment to the District is based on residential unit type and quantity.

We would like to request the following information that will be used in the preparation of the EEAF:

- The District's current student enrollment.

Long Island: 70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpopevoorhis.com
Hudson Valley: 156 Route 59, Suite C6, Suffern, NY 10901 • 845.368.1472

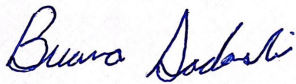
- Based on previous correspondence with the school district this year, it is our understanding that the cost to educate general-education students is:
 - K-6 tuition rate: \$20,727
 - 7-12 tuition rate: \$29,369

We would like to confirm that these are still the most up to date accurate numbers for cost to educate general-education students.

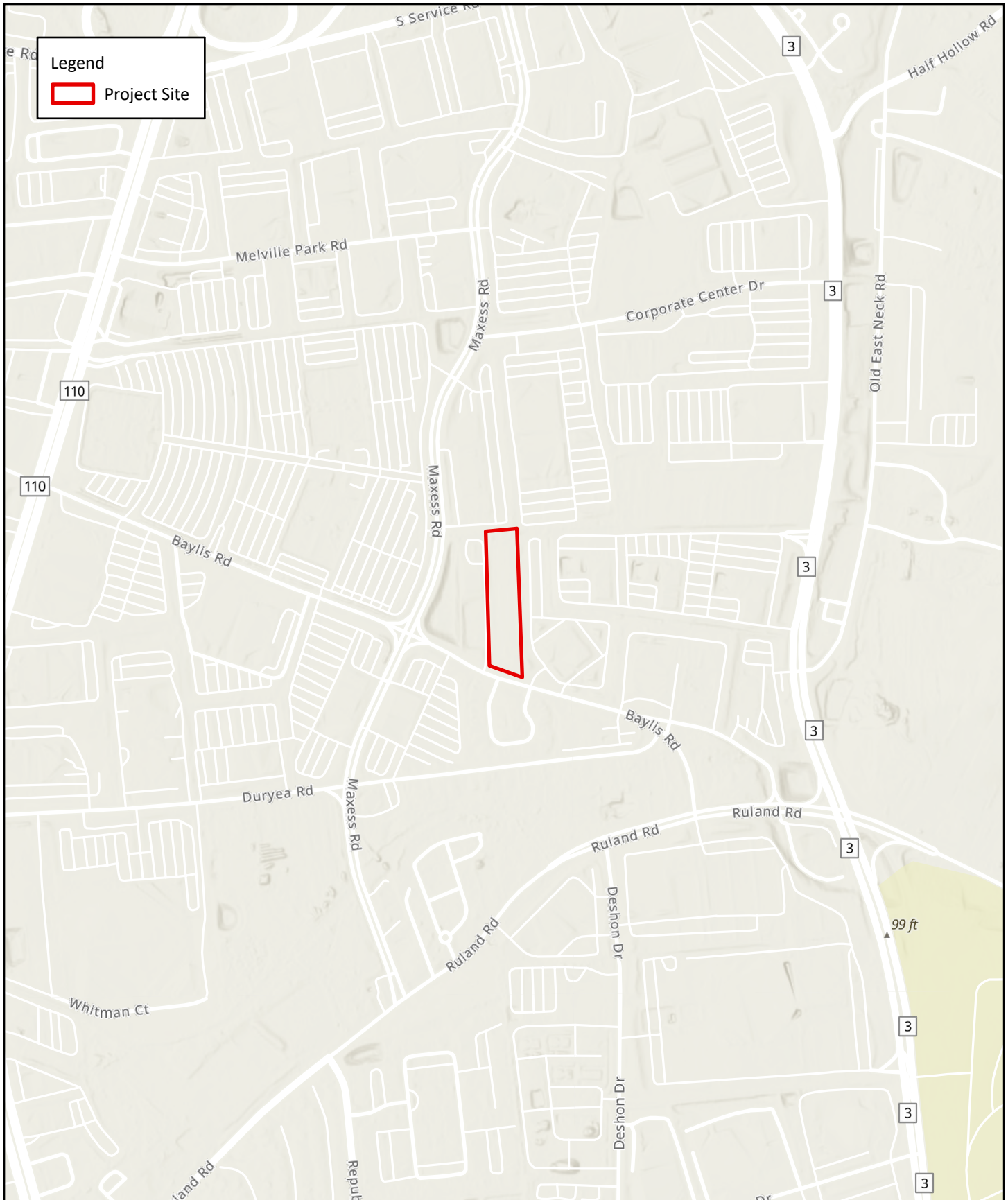
Additionally, we would like to request if the District has any concerns regarding the project and the additional school-aged children anticipated from the Proposed Project.

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 EEAF submitted for review by the Town Board. Finally, if you should have any questions or require additional information, please do not hesitate to contact me at (631) 427-5665 or bsadoski@nelsonpope.com.

Very Truly Yours,
Nelson, Pope & Voorhis, LLC



Brianna Sadoski
Project Manager/Senior Environmental Planner
BSadoski@nelsonpope.com
Enc. Location Map



NPV

FIGURE 1-1 LOCATION

Sources: ESRI Topographic Map 2025, Suffolk County GIS 2024
Scale: 1 inch equals 800 feet



Cornerstone Melville
115 Baylis, Melville, NY

Extended EAF

Brianna Sadoski

From: Anne Marie Marrone Caliendo <acaliendo@hhh.k12.ny.us>
Sent: Friday, July 24, 2026 4:23 PM
To: Brianna Sadoski
Subject: Responses to your letter...

Good afternoon,

In response to your letter dated July 20th, please note the following:

The District's current enrollment (as of July 2026) is as follows:

Total K-12 Enrollment	# of Students
Elementary Kindergarten	493
Elementary Gr. 1 - 5	2,609
Middle School Gr. 6 - 8	1,666
High School Gr. 9 - 12	2,410
BOCES**	84
Out of District Sp Ed Placements**	46
Total K-12 Enrollment (All Reg. Ed. and Sp. Ed.)	7,308

UPK	266
-----	-----

With respect to the cost to educate students, the estimated rates are as follows (updated yearly by the NYS Education Department):

GRADES	TYPE OF STUDENT	
	GENERAL EDUCATION	SPECIAL EDUCATION
K-6	\$21,007	\$62,228
7-12	\$30,693	\$71,914

Thank you,



BENEFIT AGREEMENT

THIS AGREEMENT (“Agreement”), made this ____ day of March, 2026, by and between **Steel 75 Maxess, LLC**, having its principal place of business at c/o Steel Equities, 999 South Oyster Bay Road, Suite 200, Bethpage, New York 11714 (the “**Contributor**”), and the Board of Education of the **Half Hollow Hills Central School District**, having its principal place of business for the purpose of this Agreement at 525 Half Hollow Road, Dix Hills, New York 11746 (the “**District**”) (collectively, the “**Parties**”), is constituted as follows:

Contributor is proposing to construct and operate its Melville Crossing project, which includes 290 rental apartments (including 40 live/work units), 110 condominium (ownership units), 37,300 sf of retail space within mixed-use buildings and freestanding retail buildings, and a 6,300 sf clubhouse, on an approximately 16.6-acre site at the corner of Corporate Center Drive and Maxess Road in Melville (“**Melville Crossing**”). Melville Crossing would be developed in furtherance of the Town of Huntington’s goals for the Melville Town Center Overlay District, which encourage the development of mixed-use commercial and multifamily residential developments that promote walkability and open space.

In addition to Contributor’s financial interest in the implementation and success of Melville Crossing, Contributor also has an interest in improving the quality and condition of the areas surrounding Melville Crossing, including the School District.

WHEREAS, the Parties acknowledge that the development of Melville Crossing may have impacts on the District and, in recognition thereof and in furtherance of the foregoing, Contributor has agreed to make certain contributions intended to mitigate such potential impacts and to further the success of Melville Crossing;

NOW, THEREFORE, in consideration of the terms and conditions set forth herein, the Parties mutually agree as follows:

1. **Contribution.** Contributor agrees to make the contributions set forth on the attached Schedule “A” (the “**Contribution**”) to the District to be used by the District in connection with its general purposes. Contribution installments are calculated based on the full number of rental units applied for (290 total rental units comprised of: 29 studio units; 246 one-bedroom units; and 15 two-bedroom units). In the event that the number of units approved and/or constructed is fewer or greater than anticipated, and/or the composition of a unit type changes from the initial designation (e.g., a Studio converted to a One-Bedroom), the Contribution installments shall be recalculated and adjusted accordingly to reflect such differences. The Contribution per unit is as follows:

Residential Unit Type	5 Year PILOT	10 Year PILOT	15 Year PILOT	20 Year PILOT
Studio	\$0.00	\$50.00	\$75.00	\$100.00
1 Bedroom	\$50.00	\$180.00	\$330.00	\$475.00
2 Bedroom	\$1,250.00	\$1,500.00	\$1,750.00	\$2,000.00
3 Bedroom	\$1,750.00	\$3,000.00	\$3,250.00	\$3,500.00

2. **Timing of Payments.** The Contribution installments shall commence upon the PILOT Commencement Date, as defined in an agreement to be entered into with the Suffolk County Industrial Development Agency (“**IDA**”), for payments-in-lieu-of-taxes (“**PILOT**”).

3. **Expiration.** The obligation to make Contribution installment payments shall remain in effect only for so long as Melville Crossing (excluding the for-sale residential condominium portion) is exempt from the payment of real estate taxes under an IDA PILOT and is not otherwise obligated to make PILOT payments equal to the full amount of the otherwise applicable real property taxes. In the event the IDA extends or renews the PILOT agreement for Melville Crossing, this Agreement shall remain in full force and effect for the duration of such extension or renewal.

4. **Residential Units.** The Contributor shall furnish the District with a written schedule identifying each residential unit within Melville Crossing in accordance with the approved site plan. Such schedule shall specify, for each unit, the unit type, the total approximate square footage of the unit, number of bedrooms, and corresponding postal address. The schedule shall be delivered upon completion of construction of the residential units. In the event any residential units are rented and occupied prior to full completion of construction, the Contributor shall provide the schedule as of the date the first residential unit is occupied and shall thereafter provide updated schedules as each certificate of occupancy is issued for each building until construction of all residential units is complete. Upon full completion, the Contributor shall deliver a final updated schedule. The Contributor shall further provide the District with an updated schedule promptly following any change in a unit’s type and/or number of bedrooms.

The Contributor further agrees that all residential lease agreements shall identify the type of unit leased, the total approximate square footage of the unit, and the number of bedrooms. In addition, each residential lease agreement shall require the lessee(s) to identify all occupants of the unit, to the extent permitted by law.

To the District: Half Hollow Hills CSD
525 Half Hollow Road
Dix Hills, New York 11746

Attention: Superintendent of Schools

With a copy to: Guercio & Guercio, LLP
77 Conklin Street
Farmingdale, NY 11735

To the Contributor: Steel 75 Maxess, LLC
c/o Steel Equities
999 South Oyster Bay Road, Suite 200
Bethpage, New York 11714

Attention: Joseph J. Lostritto

With a copy to: Forchelli Deegan Terrana LLP
333 Earle Ovington Blvd, Suite 1010
Uniondale, New York 11553

Attn: Daniel P. Deegan

9. **Waiver of Rights.** The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce every provision of this Agreement.

10. **Severability.** Should any provision of this Agreement, or the application thereof to any person or circumstance, is determined by a court of competent jurisdiction to be invalid, illegal, and/or unenforceable, such determination shall not affect the validity, legality, or enforceability of the remaining provisions of this Agreement. Such remaining provisions shall remain in full force and effect and shall be construed so as to best effectuate the intent of the Parties as reflected herein.

11. **Governing Law.** This Agreement and the rights and obligations of the Parties hereunder shall be construed in accordance with, and governed by, the laws and regulations of the State of New York and applicable Federal laws and regulations.

12. **Venue.** Any dispute arising under this Agreement shall be litigated in the Courts of Suffolk County, New York.

13. **Entire Agreement.** This Agreement contains the sole and entire agreement between the Contributor and the District with respect to the subject matter hereof, and completely and fully

supersedes and replaces any and all prior or contemporaneous, agreements, negotiations, discussions, proposals, understandings, representations, conditions, or covenants, whether oral or written, and all other communications between the Parties relating thereto.

14. Amendments. This Agreement may not be amended, modified, or supplemented except by a written instrument executed by duly authorized representatives of both parties, and expressly identified as an amendment or modification to this Agreement.

15. Acknowledgement, Representations and Warranties. By executing this Agreement, the Parties acknowledge that they have read and fully understand the terms and conditions contained herein and that they accept the same knowingly and voluntarily. Each Party represents and warrants that this Agreement constitutes its legal, valid, and binding obligation, enforceable against such Party in accordance with its terms. Each undersigned representative further represents and warrants that he or she has full right, power, and authority to execute and deliver this Agreement on behalf of the applicable Party and to bind such Party to the covenants and obligations set forth herein. Each Party acknowledges that the other Party has relied upon these representations as a material inducement to entering into this Agreement.

16. Construction. This Agreement has been negotiated and entered into mutually by the Parties and shall not be construed against any Party hereto as being the drafter hereof or causing the same to be drafted.

17. Execution. This Agreement is subject to approval by the Board of Education. The terms and conditions of this Agreement shall not become effective until it is executed by Contributor and by a representative of the District pursuant to a resolution of its Board of Education approving the terms of this Agreement and authorizing such person to execute this Agreement on its behalf.

18. Counterparts. The parties agree this Agreement may be executed in counterparts and a facsimile or PDF copy of this Agreement can be used in lieu of an original executed Agreement for all purposes.

IN WITNESS THEREOF, the Parties hereto have executed this Agreement by its duly authorized signatory as of the day and year first above written.

Steel 75 Maxess, LLC

By: _____
Joseph J. Lostritto, Authorized Signatory

Date

4/21/2026
Date

By: Diana Acampora
Diana Acampora
President, Board of Education
Half Hollow Hills Central School District

Schedule A
Contribution Schedule

<u>Year</u>	<u>Contribution Installment</u>
1	\$75,000
2	\$100,000
3	\$125,000
4	\$149,750
5	\$149,750
6	\$149,750
7	\$149,750
8	\$149,750
9	\$149,750
10	\$149,750
11	\$149,750
12	\$149,750
13	\$149,750
14	\$149,750
15	\$149,750
16	\$149,750
17	\$149,750
18	\$149,750
19	\$149,750
20	\$149,750

These installments, with the exception of years one (1) through three (3), were calculated on a per rental unit breakdown as follows:

Studio Apartments: \$100/yr

One-Bedroom Apartments: \$475/yr

Two-Bedroom Apartments: \$2,000/yr

Three-Bedroom Apartments (not applicable): \$3,500/yr

Years one (1) through three (3) are reflective of the project stabilization period ramp up.

Schedule B
Proposed PILOT Schedule

<u>Year</u>	<u>PILOT Payment</u>	<u>School District Portion</u> <u>(assuming 66.15%)</u>
1	\$171,515.25	\$113,457.34
2	\$236,293.76	\$156,308.33
3	\$304,204.01	\$201,230.95
4	\$375,362.08	\$248,302.01
5	\$449,887.92	\$297,600.86
6	\$527,905.46	\$349,209.46
7	\$609,542.70	\$403,212.49
8	\$694,931.85	\$459,697.42
9	\$784,209.50	\$518,754.59
10	\$877,516.70	\$580,477.30
11	\$974,999.13	\$644,961.92
12	\$1,076,807.23	\$712,307.98
13	\$1,183,096.36	\$782,618.24
14	\$1,294,026.95	\$855,998.83
15	\$1,409,764.63	\$932,559.30
16	\$1,530,480.42	\$1,012,412.80
17	\$1,656,350.91	\$1,095,676.12

18	\$1,787,558.36	\$1,182,469.86
19	\$1,924,290.97	\$1,272,918.48
20	\$2,066,742.99	\$1,367,150.49



July 20, 2026

National Grid, Environmental Engineering Department
175 East Old Country Road
Hicksville, NY 11801
Attn: Cathy Waxman, Environmental Engineer

Re: Cornerstone Melville
115 Baylis Road, Melville, New York
Environmental Impact Review (NPV #25163)

Dear Ms. Waxman,

Nelson, Pope & Voorhis, LLC is an environmental and planning consulting firm located in Melville. We are currently preparing an Expanded Environmental Assessment Form (EEAF) for a proposed mixed use commercial and multi-family residential project located at 115 Baylis Road, Melville, New York (see attached **Location Map**). The property currently contains structures associated with an agricultural operation in the southern portion of the subject property, and agricultural land in the remainder of the subject property (see attached **Aerial Photograph**).

The proposed subject property is a ±3.82-acre lot located in the I-1 Light Industry zoning district and within the Melville Town Center Overlay District (MTCOD). Proposed redevelopment of the subject property is in accordance with the MTCOD. The proposed project includes the demolition of existing on-site structures and development of a four-story 190,082 gross-square-foot (gsf) mixed use building which would contain 20,000 SF of commercial space on the ground floor, including office space and a restaurant, and 156 residential apartment units on the upper floors consisting of 36 studio units, 102 one-bedroom units, and 18 two-bedroom units (see attached **Site Plan**). Additional proposed building areas include building support areas and common areas on the first floor. Additionally, the proposed project includes 12 town homes in the northernmost portion of the subject property. Each town home will be 2.5 stories and 2,000 gsf with a garage and driveway.

The site improvements will also include 254 parking spaces in surface parking and a below-grade parking garage, and an outdoor pool and courtyard area. The required 254 parking stalls will include 12 ADA-compliant stalls, with 59 stalls provided as surface parking, and 195 stalls provided within the below-grade parking garage. The proposed project includes proposed civic space in accordance with the MTCOD, including park area and outdoor dining along the frontage of Baylis Road and additional outdoor amenity spaces along the eastern property boundary. The proposed development will be accessed via a two-way driveway in the southeast corner of the subject property, accessing Baylis Road. The property will be served by public water and sewer connections.

I am writing to obtain information in regard to the following:

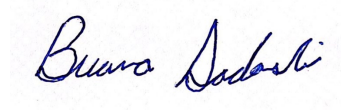
- Whether there are existing gas facilities available at the site, or in its absence, whether natural gas can be supplied to the site should this be requested.
- If natural gas can be supplied, the location(s) and sizes of the supply lines that would be used.
- The main purpose at this time is to determine if existing facilities are available to the site. While no estimate of consumption is available at present, please indicate any National Grid concerns

as to whether an additional service connection would significantly impact the ability of National Grid to supply services to its other customers.

- If natural gas can be provided, please send a letter to my attention confirming that such service is available to serve the proposed development should service be requested.

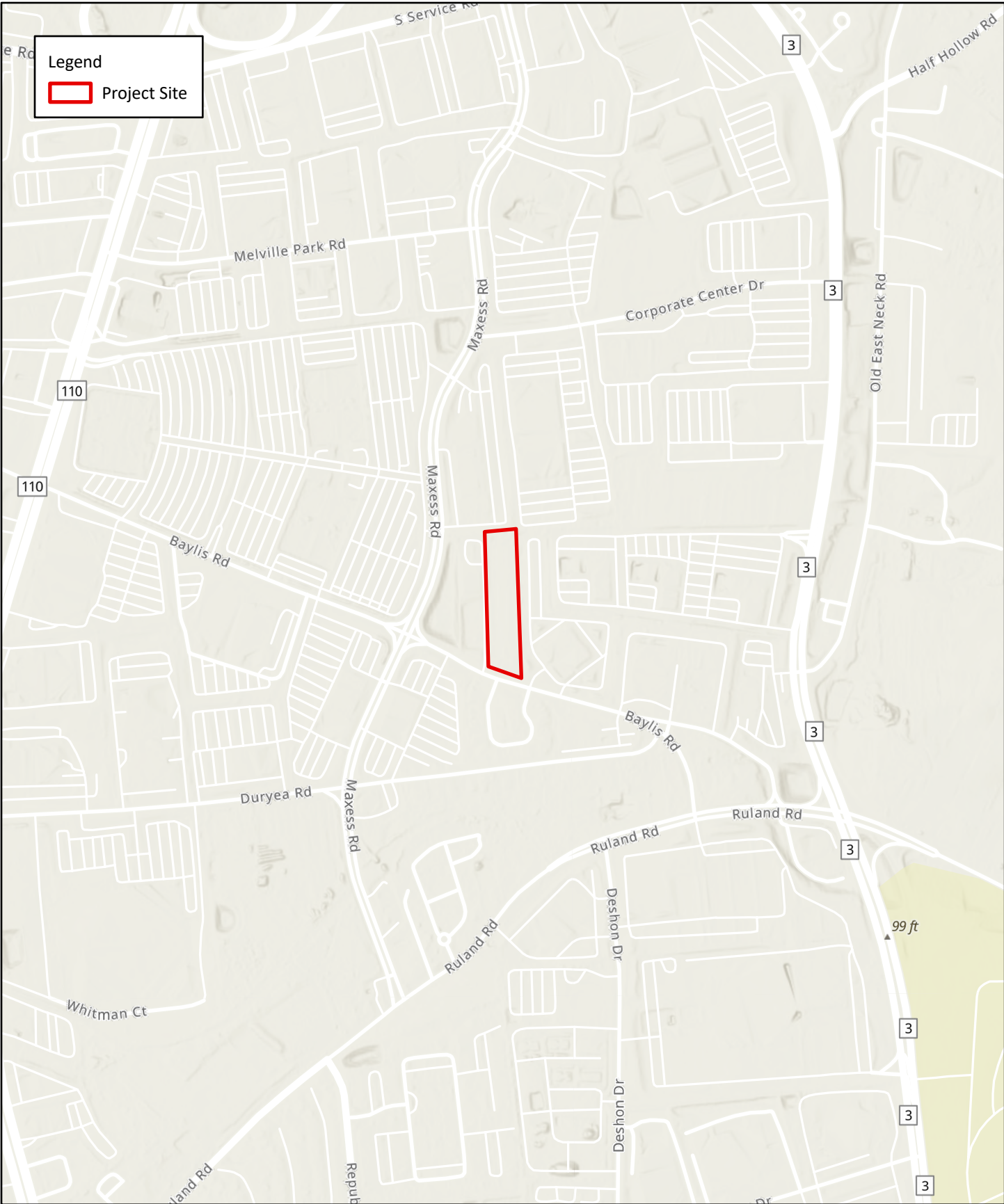
If you have any additional information that may be pertinent to the project, or comments on the proposal, please do not hesitate to provide these in your response letter. Your responses will be included in the Expanded Environmental Assessment Form, which will be submitted for review by the Town Board. Finally, if you should have any questions or require additional information, please do not hesitate to contact me at (631) 427-5665 or bsadoski@nelsonpope.com.

Very Truly Yours,
Nelson, Pope & Voorhis, LLC



Brianna Sadoski
Project Manager/Senior Environmental Planner
BSadoski@nelsonpope.com

Enc. Location Map, Aerial Photograph Map, and Site Plan



NPV

**FIGURE 1-1
LOCATION**

Sources: ESRI Topographic Map 2025, Suffolk County GIS 2024
Scale: 1 inch equals 800 feet



Cornerstone Melville
115 Baylis, Melville, NY

Extended EAF



NPV

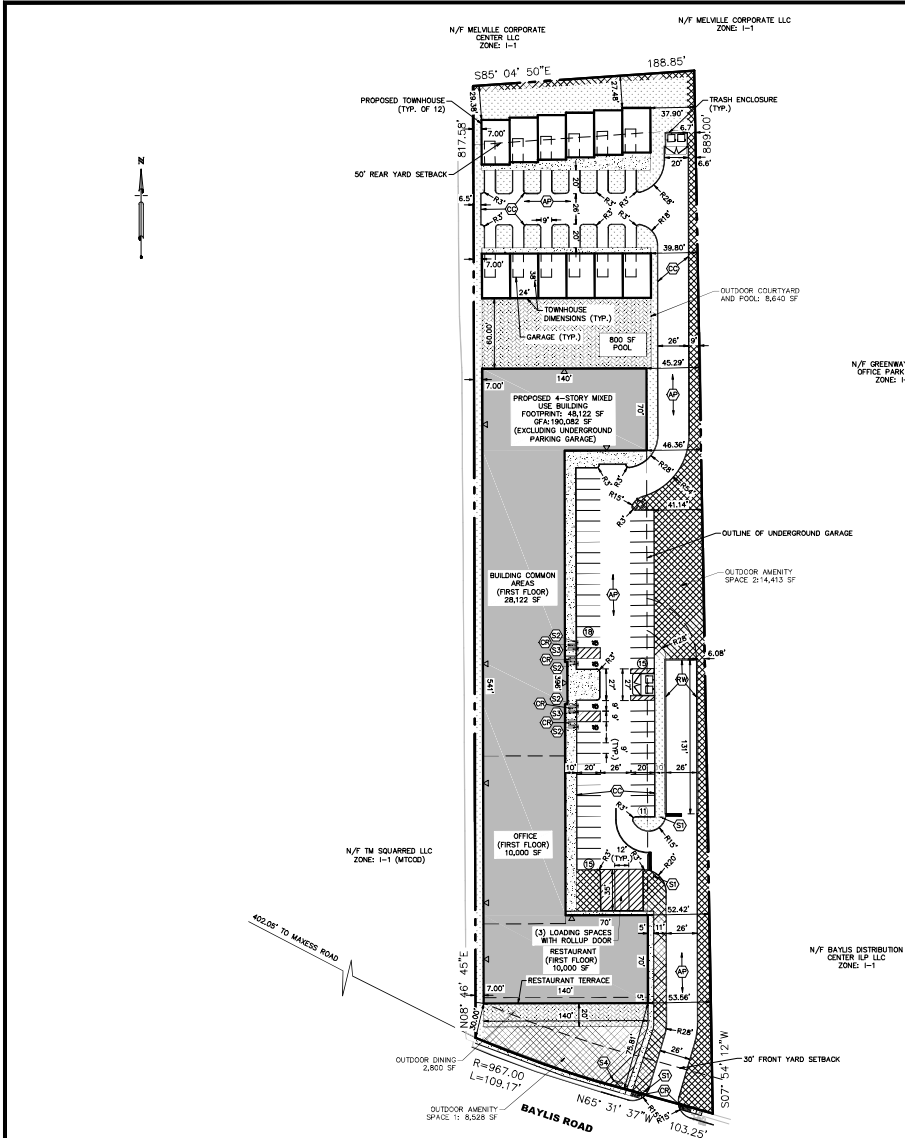
FIGURE 1-2
AERIAL

Sources: NYS Orthoimagery 2023, Suffolk County GIS 2024
Scale: 1 inch equals 150 feet



Cornerstone Melville
115 Baylis, Melville, NY

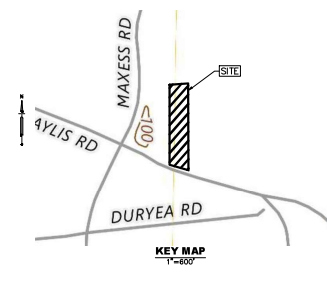
Extended EAF



NOT TO SCALE, REDUCED TO 8.5X11

SITE DATA

APPLICANT / OWNER	TERWILLIGER & BARTONE PROPERTIES
APPLICANT/OWNER ADDRESS LINE 1	141 MERRITS ROAD
APPLICANT/OWNER ADDRESS LINE 2	PARKWAY, NY 11735
SITE ADDRESS LINE 1	115 BAYLIS ROAD
SITE ADDRESS LINE 2	MELVILLE, NY 11747
SCIN	0400-268.00-02.00-018.000
SITE AREA	166,283 SF (3.817 ACRES)
PROPOSED BUILDING AREAS	REFER TO TABLE OF BUILDING AREAS
PROPOSED NUMBER OF RESIDENTIAL APARTMENTS	156
PROPOSED NUMBER OF TOWNHOUSES	12
TOTAL NONRESIDENTIAL BUILDING AREA	REFER TO TABLE OF BUILDING AREAS
PROPOSED PROPERTY USE	RESIDENTIAL MULTI-TENANT RETAIL OFFICE/RESTAURANT
EXISTING ZONING	MELVILLE TOWN CENTER OVERLAY DISTRICT (MTCOD) - LIGHT INDUSTRY (L-1)
PROPOSED ZONING	MELVILLE TOWN CENTER OVERLAY DISTRICT (MTCOD) - LIGHT INDUSTRY (L-1)
SCHOOL DISTRICT	HALF HOLLOW HILLS CSD
FIRE DISTRICT	MELVILLE FIRE DEPARTMENT
WATER DISTRICT	SOUTH HUNTINGTON WATER DISTRICT
SEWER DISTRICT	DISTRICT ASSESSMENT ZONE 1 (N. DISTRICT)
DEPTH TO GROUNDWATER (ESTIMATED)	47 FT (UGSS DEPTH TO GROUNDWATER)
ELEVATION DATUM	NAVD 88
COORDINATE SYSTEM	NY STATE PLANE LONG ISLAND FT



ZONING COMPLIANCE TABLE: MELVILLE TOWN CENTER OVERLAY DISTRICT (MTCOD) - LIGHT INDUSTRY (L-1)

SECTION	DESCRIPTION	TYPE	REQUIRED	PROPOSED	VARIANCE REQ'D
§198-34.1 A	PERMITTED USES	-	ON LIST	RESIDENTIAL UNITS / OFFICE / RESTAURANT	**YES
§198-34.1 (C-1)	PERCENT OF RESIDENTIAL USE IN MIXED USE BUILDING	MAXIMUM	75%	(141,960/190,082) = 74.68%	NO
§198-34.1 (C-1)	PERCENT OF PROFESSIONAL OFFICE/COMMERCIAL USE IN MIXED USE BUILDING	RANGE	25%-40%	(20,000+28,122)/190,082 = 23.32%	NO
§198-34.1 (E.2)	PERMITTED HEIGHT	RANGE	25(2 STORIES)-50' (4 STORIES)	50' (4 STORIES)	NO
§198-34.1 (E.3)	PERCENT OF LOT COVERED BY BUILDING	MAXIMUM	90%	(48,122+10,944)/166,283=35.55%	NO
§198-34.1 (E.4)	PERCENT OF USABLE CIVIC, RECREATIONAL, AND/OR OPEN SPACE	MINIMUM	15%	15.48%	NO
§198-34.1 (E.5)	FLOOR AREA RATIO (EXCLUDING PARKING GARAGE)	MAXIMUM	3.6	1.29	NO
§198-34.1 (E.6)	RESIDENTIAL PARKING	MINIMUM	30'	30.00'	NO
§198-34.1 (E.7)	FRONT YARD SETBACK	MINIMUM	0'	7.00'	NO
§198-34.1 (E.8)	RESIDENTIAL UNIT SIZES	MINIMUM	SEE BUILDING UNIT COUNT TABLE	NO	NO
§198-34.1 (E.9)	COMMERCIAL TENANT SPACE SIZE	MAXIMUM	20,000 SF	10,000 SF	NO
§198-34 C(1)	PARKING SIDE YARD SETBACK	MINIMUM	25'	41.14'	NO
§198-34 C(2)	NO PARKING IN REQUIRED FRONT YARD	-	-	COMPLIES	NO
§198 ATTACHMENT 1	REAR YARD SETBACK	MINIMUM	50'	27.48'	YES
§198 ATTACHMENT 1	GROSS AREA	MINIMUM	6 ACRES	3.817 ACRES	**YES
§198 ATTACHMENT 1	LOT WIDTH	MINIMUM	400.00'	201.01'	**YES
§198 ATTACHMENT 1	LOT FRONTAGE	MINIMUM	200.00'	212.42'	NO

PARKING CALCULATIONS

DESCRIPTION	VALUE
REQUIRED SPACES @ 1 PER DWELLING UNIT (STUDIO)	36
REQUIRED SPACES @ 1 PER DWELLING UNIT (ONE BEDROOM)	102
REQUIRED SPACES @ 1.5 PER DWELLING UNIT (TWO BEDROOM)	27
REQUIRED RESIDENTIAL PARKING	165
AREA OF OFFICE/RESTAURANT (SF)	20,000
REQUIRED SPACES @ 1 PER 225 SF (20,000 SF)	89
TOTAL REQUIRED SPACES	254
TOTAL PROVIDED SPACES - SURFACE PARKING (RETAIL / OFFICE)	59
TOTAL PROVIDED SPACES IN PARKING GARAGE	195
TOTAL PROVIDED SPACES	254
TOTAL PROVIDED ADA SPACES	7
TOTAL PROVIDED ADA SPACES - SURFACE PARKING	12
PROVIDED ADA SPACES IN PARKING GARAGE	4
PROVIDED ADA SPACES IN PARKING GARAGE	8
REQUIRED SPACES PER TOWNHOUSE	2
PROVIDED SPACES PER TOWNHOUSE	2 (1 IN GARAGE, 1 IN DRIVEWAY)
REQUIRED LOADING SPACES	5
PROVIDED LOADING SPACES	3

CIVIC SPACE AREAS TABLE

DESCRIPTION	PROPOSED (SF)	PROPOSED (% SITE)
TOTAL CIVIC SPACE	25,741	15.48%
OUTDOOR DINING	2,800	1.68%
OUTDOOR AMENITY SPACE 1	6,528	3.93%
OUTDOOR AMENITY SPACE 2	14,413	8.67%

LEGEND: SITE PLAN KEY NOTES

SYMBOL	DESCRIPTION
(AL)	AREA, LANDSCAPE
(C)	CURB, CONCRETE
(CP)	CURB, PAVEMENT
(PA)	PAVEMENT, ASPHALT, TYPICAL PARKING LOT
(RM)	RETAINING WALL

LEGEND: SIGNAGE ABBREVIATIONS

ABBREVIATION	DESCRIPTION
S1	STOP SIGN
S2	VAN ACCESSIBLE RESERVED PARKING
S3	NO PARKING ANYTIME
S4	CORNERSTONE MELVILLE (8'X4'X1')

LEGEND: HATCHES

HATCH	DESCRIPTION
[Pattern]	BUILDING
[Pattern]	PAVERS
[Pattern]	GRASS
[Pattern]	AMENITY SPACE
[Pattern]	SIDEWALK

TABLE OF BUILDING AREAS

DESCRIPTION	PROPOSED (SF)	PROPOSED (% SITE)
PARKING GARAGE	75,850	45.62%
FIRST FLOOR	48,122	28.94%
BUILDING COMMON AREAS	28,122	16.89%
SECOND FLOOR	47,320	28.37%
THIRD FLOOR	47,320	28.37%
FOURTH FLOOR	47,320	28.37%
MIXED-USE BUILDING RESIDENTIAL GFA	143,960	86.58%
MIXED-USE BUILDING TOTAL GFA (EXCLUDING PARKING GARAGE)	190,082	114.31%
GFA PER TOWN HOUSE (TWO STORIES+LOFT)	2,000	
TOWNHOUSE TOTAL GFA	24,000	14.43%
TOTAL GFA (EXCLUDING PARKING GARAGE)	214,082	128.74%

TABLE OF SITE AREAS

DESCRIPTION	PROPOSED (SF)	PROPOSED (% SITE)
TOTAL SITE AREA	166,283	100.00%
IMPERVIOUS	126,899	76.32%
BUILDING FOOTPRINT	58,994	35.48%
ASPHALT PAVEMENT	48,344	29.07%
CONCRETE WALKS	6,121	3.68%
PAVERS / POOL	11,440	6.88%
PERVIOUS	39,384	23.69%
LANDSCAPE	166,283	100.00%
TOTAL DISTURBANCE	166,283	100.00%

BUILDING UNIT COUNT

DESCRIPTION	TOTAL NUMBER OF UNITS
STUDIO (640 SF)	36
ONE BEDROOM UNITS (770 SF)	102
TWO BEDROOM UNITS (1,190 SF)	156
TOTAL	156

SITE PLAN

2190 Southview Avenue, Suite B, Bellerose, NY 11735
Tel: (516) 715-0500 | Fax: (516) 715-0505

Hayduk Engineering Inc.
consulting engineers

LOCATED AT
MELVILLE TOWN OF HUNTINGTON
SUFFOLK COUNTY, NEW YORK

DATE: N/A
DRAWN BY: ABR/RF
CHECKED BY: EU
DATE: JUNE 02, 2026
SCALE: 1" = 50'
DRAWN BY: C-2.0



July 20, 2026

PSEG Long Island
117 Doctors Path
Riverhead, NY 11901
Attention: Rich Inserra

**Re: Cornerstone Melville
115 Baylis Road, Melville, New York
Environmental Impact Review (NPV #25163)**

Dear Mr. Inserra:

Nelson, Pope & Voorhis, LLC is an environmental and planning consulting firm located in Melville. We are currently preparing an Expanded Environmental Assessment Form (EEAF) for a proposed mixed use commercial and multi-family residential project located at 115 Baylis Road, Melville, New York (see attached **Location Map**). The property currently contains structures associated with an agricultural operation in the southern portion of the subject property, and agricultural land in the remainder of the subject property (see attached **Aerial Photograph**).

The proposed subject property is a ±3.82-acre lot located in the I-1 Light Industry zoning district and within the Melville Town Center Overlay District (MTCOD). Proposed redevelopment of the subject property is in accordance with the MTCOD. The proposed project includes the demolition of existing on-site structures and development of a four-story 190,082 gross-square-foot (gsf) mixed use building which would contain 20,000 sf of commercial space on the ground floor, including office space and a restaurant, and 156 residential apartment units on the upper floors consisting of 36 studio units, 102 one-bedroom units, and 18 two-bedroom units (see attached **Site Plan**). Additional proposed building areas include building support areas and common areas on the first floor. Additionally, the proposed project includes 12 town homes in the northernmost portion of the subject property. Each town home will be 2.5 stories and 2,000 gsf with a garage and driveway.

The site improvements will also include 254 parking spaces in surface parking and a below-grade parking garage, and an outdoor pool and courtyard area. The required 254 parking stalls will include 12 ADA-compliant stalls, with 59 stalls provided as surface parking, and 195 stalls provided within the below-grade parking garage. The proposed project includes proposed civic space in accordance with the MTCOD, including park area and outdoor dining along the frontage of Baylis Road and additional outdoor amenity spaces along the eastern property boundary. The proposed development will be accessed via a two-way driveway in the southeast corner of the subject property, accessing Baylis Road. The property will be served by public water and sewer connections.

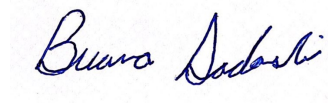
I am writing to obtain the following information:

- Confirmation that electricity can be supplied to the site.
- While no estimate of consumption is available at present, please indicate any LIPA/PSEG LI concerns as to whether an additional service connection would significantly impact the ability of LIPA/PSEG LI to supply services to its other customers in the area.

- If electricity can be provided, please send a letter to my attention confirming that such service is available.

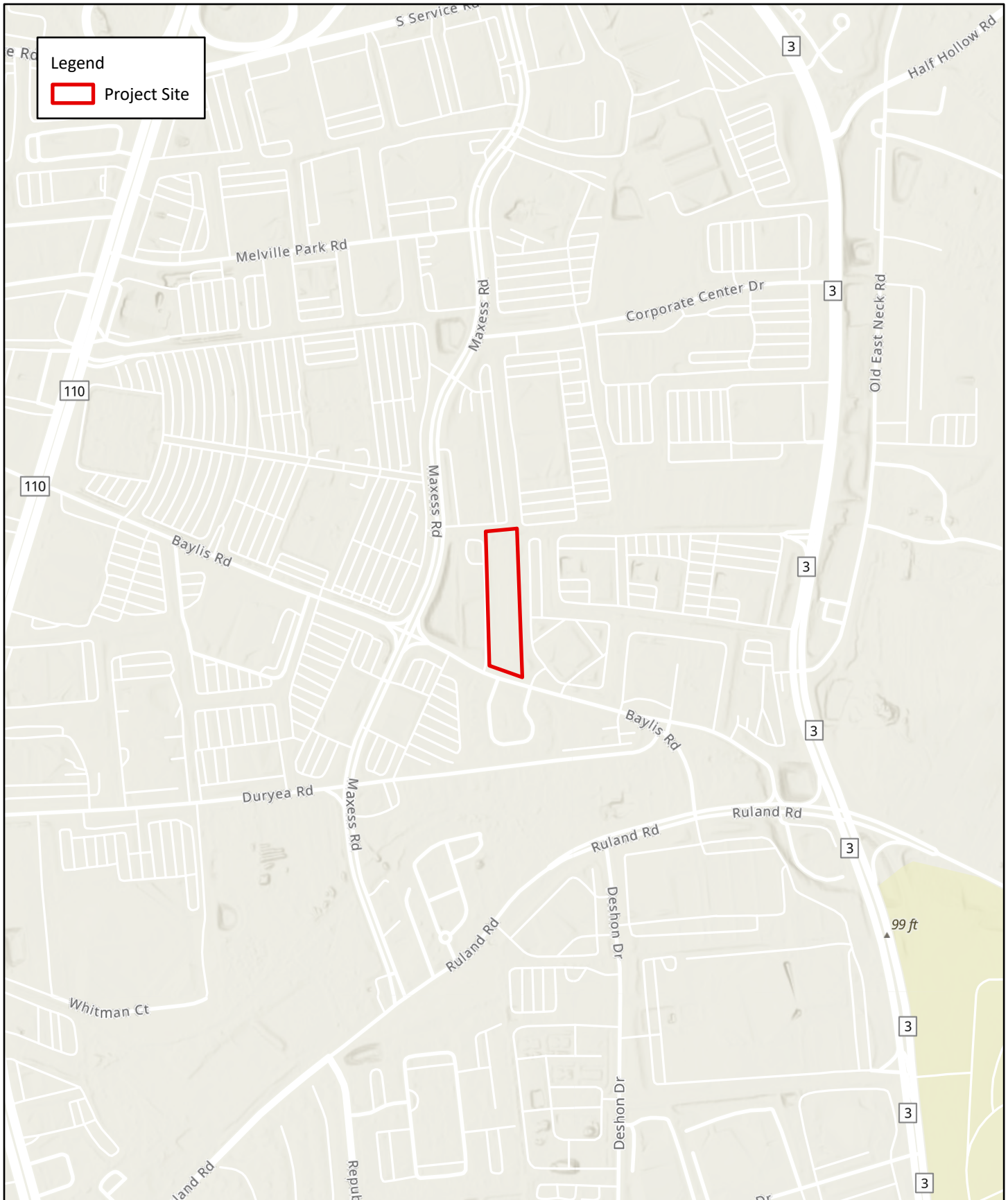
If you have any additional information that may be pertinent to the project, or comments on the proposal, please do not hesitate to provide these in your response letter. Your responses will be included in the Expanded Environmental Assessment Form, which will be submitted for review by the Town Board. Finally, if you should have any questions or require additional information, please do not hesitate to contact me at (631) 427-5665 or bsadoski@nelsonpope.com.

Very Truly Yours,
Nelson, Pope & Voorhis, LLC



Brianna Sadoski
Project Manager/Senior Environmental Planner
BSadoski@nelsonpope.com

Enc. Location Map, Aerial Photograph Map, and Site Plan



NPV

FIGURE 1-1 LOCATION

Sources: ESRI Topographic Map 2025, Suffolk County GIS 2024
 Scale: 1 inch equals 800 feet



Cornerstone Melville
 115 Baylis, Melville, NY

Extended EAF



NPV

FIGURE 1-2
AERIAL

Sources: NYS Orthoimagery 2023, Suffolk County GIS 2024
Scale: 1 inch equals 150 feet



Cornerstone Melville
115 Baylis, Melville, NY

Extended EAF



DESCRIPTION	PROPOSED (SF)
PARKING GARAGE	75,850
FIRST FLOOR	48,122
OFFICE / RESTAURANT	20,000
BUILDING COMMON AREAS	28,122
SECOND FLOOR	
RESIDENTIAL	47,320
THIRD FLOOR	
RESIDENTIAL	47,320
FOURTH FLOOR	
RESIDENTIAL	47,320
MIXED-USE BUILDING RESIDENTIAL GFA	141,960
MIXED-USE BUILDING TOTAL GFA (EXCLUDING PARKING GARAGE)	190,082
GFA PER TOWN HOUSE (TWO STORES+LOFT)	2,000
NUMBER OF TOWN HOUSES	12
TOWNHOUSE TOTAL GFA	24,000
TOTAL GFA (EXCLUDING PARKING GARAGE)	214,082
TOTAL GFA (INCLUDE)	

DESCRIPTION	PROPOSED (SF)	PROPOSED (% SITE)
TOTAL SITE AREA	166,283	100.00%
IMPERVIOUS	126,899	76.32%
BUILDING FOOTPRINT	58,994	35.48%
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PERVIOUS		
LANDSCAPE	39,384	23.69%
TOTAL DISTURBANCE	166,283	100.00%
BUILDING UNIT COUNT		

CODE SECTION: §19B-34,1 (E,B)	
DESCRIPTION	TOTAL NUMBER OF UNITS
STUDIO (640 SF)	36
ONE BEDROOM UNITS (770 SF)	102
TWO BEDROOM UNITS (1,190 SF)	18
TOTAL	156

LOG NO.	N/A
DRAWN BY	AB/RFB
CHECKED BY	EJ
DATE	JUNE 02, 2026
SCALE	1" = 50'
DRAWING NO.	C-2.0

SITE PLAN

FOR:

CORNERSTONE MELVILLE

LOCATED AT:

MELVILLE, TOWN OF HUNTINGTON SUFFERY COUNTY, NEW YORK

Hayduk Engineering, LLC
2150 Southtown Avenue, Suite 8, Brookhollow, NY 11770

SITE PLAN



NELSON POPE VOORHIS

environmental • land use • planning

July 20, 2026

Melville Fire Department
531 Sweet Hollow Road
Melville, NY 11747
Attn: Donald Barcay, Chief of Department

Re: Cornerstone Melville
115 Baylis Road, Melville, New York
Environmental Impact Review (NPV #25163)

Dear Mr. Barclay,

Nelson, Pope & Voorhis, LLC is an environmental and planning consulting firm located in Melville. We are currently preparing an Expanded Environmental Assessment Form (EEAF) for a proposed mixed use commercial and multi-family residential project located at 115 Baylis Road, Melville, New York (see attached **Location Map**). The property currently contains structures associated with an agricultural operation in the southern portion of the subject property, and agricultural land in the remainder of the subject property (see attached **Aerial Photograph**).

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The site improvements will also include 254 parking spaces in surface parking and a below-grade parking garage, and an outdoor pool and courtyard area. The required 254 parking stalls will include 12 ADA-compliant stalls, with 59 stalls provided as surface parking, and 195 stalls provided within the below-grade parking garage. The proposed project includes proposed civic space in accordance with the MTCOD, including park area and outdoor dining along the frontage of Baylis Road and additional outdoor amenity spaces along the eastern property boundary. The proposed development will be accessed via a two-way driveway in the southeast corner of the subject property, accessing Baylis Road. The property will be served by public water and sewer connections.

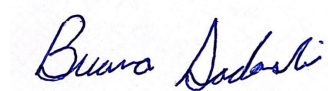
Following a meeting with the Melville Fire Department on September 11, 2025, the Site Plan was updated accordingly in response to the Department's input. Updates included adjustments to aisles for truck access, updated courtyard access, and fire hydrant and hose connections.

This letter provides a notification of the intent to develop the subject site as proposed, and a means to further solicit input from the Department with respect to providing fire protection and EMS services. Additionally, I am writing to obtain information in regard to Melville Fire Department facilities, services, and capabilities which may be pertinent to the project. Specifically, I am requesting the following:

- 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 volunteer or full-time;
- Any ambulance and/or EMT facilities or equipment relative to servicing the site;
- Annual operating budget.

If you have any additional information that you feel is pertinent to the project, or comments on this project proposal, please do not hesitate to provide these in a response letter. Your responses will be included in the Expanded Environmental Assessment Form, which will be submitted for review by the Town of Huntington for consideration. Finally, if you should have any questions or require additional information, please do not hesitate to contact me at (631) 427-5665 or bsadoski@nelsonpope.com.

Very Truly Yours,
Nelson, Pope & Voorhis, LLC



Brianna Sadoski
Project Manager/Senior Environmental Planner
BSadoski@nelsonpope.com

Enc. Location Map, Aerial Photograph Map, and Site Plan



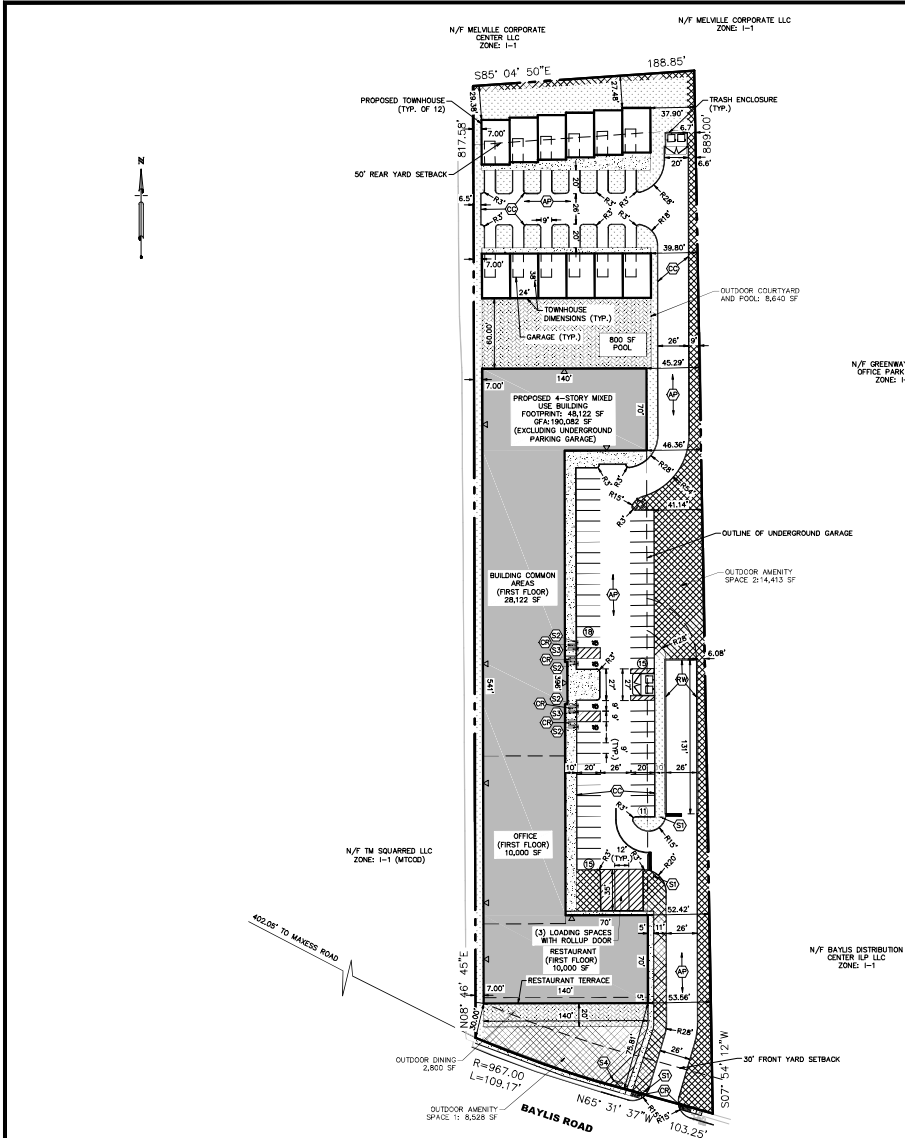
FIGURE 1-2
AERIAL

Sources: NYS Orthoimagery 2023, Suffolk County GIS 2024
Scale: 1 inch equals 150 feet



Cornerstone Melville
115 Baylis, Melville, NY

Extended EAF



NOTES:

- THIS DRAWING IS BASED ON A SURVEY BY RUSSELL H LEWIS CO. DATED 05/13/2023.

NOT TO SCALE, REDUCED TO 8.5X11

SITE DATA

APPLICANT / OWNER	TERWILLIGER & BARTONE PROPERTIES
APPLICANT/OWNER ADDRESS LINE 1	141 MERRITS ROAD
APPLICANT/OWNER ADDRESS LINE 2	PARKINSDALE, NY 11735
SITE ADDRESS LINE 1	115 BAYLIS ROAD
SITE ADDRESS LINE 2	MELVILLE, NY 11747
SCIN	0400-268.00-02.00-018.000
SITE AREA	166,283 SF (3.817 ACRES)
PROPOSED BUILDING AREAS	REFER TO TABLE OF BUILDING AREAS
PROPOSED NUMBER OF RESIDENTIAL APARTMENTS	156
PROPOSED NUMBER OF TOWNHOUSES	12
TOTAL NONRESIDENTIAL BUILDING AREA	REFER TO TABLE OF BUILDING AREAS
PROPOSED PROPERTY USE	RESIDENTIAL MULTI-TENANT RETAIL OFFICE/RESTAURANT
EXISTING ZONING	MELVILLE TOWN CENTER OVERLAY DISTRICT (MTCOD) - LIGHT INDUSTRY (I-1)
PROPOSED ZONING	MELVILLE TOWN CENTER OVERLAY DISTRICT (MTCOD) - LIGHT INDUSTRY (I-1)
SCHOOL DISTRICT	HALF HOLLOW HILLS CSD
FIRE DISTRICT	MELVILLE FIRE DEPARTMENT
WATER DISTRICT	SOUTH HUNTINGTON WATER DISTRICT
SEWER DISTRICT	DISTRICT ASSESSMENT ZONE 1 (N. DISTRICT)
DEPTH TO GROUNDWATER (ESTIMATED)	47 FT (UGSS DEPTH TO GROUNDWATER)
ELEVATION DATUM	NAVD 88
COORDINATE SYSTEM	NY STATE PLANE LONG ISLAND FT

ZONING COMPLIANCE TABLE: MELVILLE TOWN CENTER OVERLAY DISTRICT (MTCOD) - LIGHT INDUSTRY (I-1)

SECTION	DESCRIPTION	TYPE	REQUIRED	PROPOSED	VARIANCE REQ'D
§198-34.1 A	PERMITTED USES	-	ON LIST	RESIDENTIAL UNITS / OFFICE / RESTAURANT	**YES
§198-34.1 (C-1)	PERCENT OF RESIDENTIAL USE IN MIXED USE BUILDING	MAXIMUM	75%	(141,960/190,082) = 74.68%	NO
§198-34.1 (C-1)	PERCENT OF PROFESSIONAL OFFICE/COMMERCIAL USE IN MIXED USE BUILDING	RANGE	25%-40%	(20,000+28,122)/190,082 = 23.32%	NO
§198-34.1 (E.2)	PERMITTED HEIGHT	RANGE	25(2 STORIES)-50' (4 STORIES)	50' (4 STORIES)	NO
§198-34.1 (E.3)	PERCENT OF LOT COVERED BY BUILDING	MAXIMUM	90%	(48,122+10,944)/166,283 = 35.55%	NO
§198-34.1 (E.4)	PERCENT OF USABLE CIVIC, RECREATIONAL, AND/OR OPEN SPACE	MINIMUM	15%	15.48%	NO
§198-34.1 (E.5)	FLOOR AREA RATIO (EXCLUDING PARKING GARAGE)	MAXIMUM	3.6	1.29	NO
§198-34.1 (E.6)	RESIDENTIAL PARKING	MINIMUM	30'	30.00'	NO
§198-34.1 (E.7)	FRONT YARD SETBACK	MINIMUM	0'	7.00'	NO
§198-34.1 (E.7)	SIDE YARD SETBACK	MINIMUM	0'	7.00'	NO
§198-34.1 (E.8)	RESIDENTIAL UNIT SIZES	-	(SEE BUILDING UNIT COUNT TABLE)	NO	NO
§198-34.1 (E.9)	COMMERCIAL TENANT SPACE SIZE	MAXIMUM	20,000 SF	10,000 SF	NO
§198-34 C(1)	PARKING SIDE YARD SETBACK	MINIMUM	25'	41.14'	NO
§198-34 C(2)	NO PARKING IN REQUIRED FRONT YARD	-	-	COMPLIES	NO
§198 ATTACHMENT 1	REAR YARD SETBACK	MINIMUM	50'	27.48'	YES
§198 ATTACHMENT 1	GROSS AREA	MINIMUM	6 ACRES	3.817 ACRES	**YES
§198 ATTACHMENT 1	LOT WIDTH	MINIMUM	400.00'	201.01'	**YES
§198 ATTACHMENT 1	LOT FRONTAGE	MINIMUM	200.00'	212.42'	NO

EXISTING NON-CONFORMING CONDITION

PARKING CALCULATION

DESCRIPTION	VALUE
REQUIRED SPACES @ 1 PER DWELLING UNIT (STUDIO)	36
REQUIRED SPACES @ 1 PER DWELLING UNIT (ONE BEDROOM)	102
REQUIRED SPACES @ 1.5 PER DWELLING UNIT (TWO BEDROOM)	27
REQUIRED RESIDENTIAL PARKING	165
AREA OF OFFICE/RESTAURANT (SF)	20,000
REQUIRED SPACES @ 1 PER 225 SF (20,000 SF)	89
TOTAL REQUIRED SPACES	254
TOTAL PROVIDED SPACES - SURFACE PARKING (RETAIL / OFFICE)	59
TOTAL PROVIDED SPACES IN PARKING GARAGE	195
TOTAL PROVIDED SPACES	254
TOTAL PROVIDED ADA SPACES	7
TOTAL PROVIDED ADA SPACES - SURFACE PARKING	12
PROVIDED ADA SPACES IN PARKING GARAGE	4
PROVIDED ADA SPACES IN PARKING GARAGE	8
REQUIRED SPACES PER TOWNHOUSE	2
PROVIDED SPACES PER TOWNHOUSE	2 (1 IN GARAGE, 1 IN DRIVEWAY)
REQUIRED LOADING SPACES	5
PROVIDED LOADING SPACES	3

CIVIC SPACE AREAS TABLE

DESCRIPTION	PROPOSED (SF)	PROPOSED (% SITE)
TOTAL CIVIC SPACE	25,741	15.48%
OUTDOOR DINING	2,800	1.68%
OUTDOOR AMENITY SPACE 1	6,528	3.93%
OUTDOOR AMENITY SPACE 2	14,413	8.67%

LEGEND: SITE PLAN KEY NOTES

SYMBOL	DESCRIPTION
(AL)	AREA, LANDSCAPE
(C)	CURB, CONCRETE
(CR)	CURB RAMP
(PA)	PAVEMENT, ASPHALT, TYPICAL PARKING LOT
(RM)	RETAINING WALL

LEGEND: SIGNAGE ABBREVIATIONS

ABBREVIATION	DESCRIPTION
S1	STOP SIGN
S2	VAN ACCESSIBLE RESERVED PARKING
S3	NO PARKING ANYTIME
S4	CORNERSTONE MELVILLE (8'X4'X1')

LEGEND: HATCHES

HATCH	DESCRIPTION
(Pattern)	BUILDING
(Pattern)	PAVERS
(Pattern)	GRASS
(Pattern)	AMENITY SPACE
(Pattern)	SIDEWALK

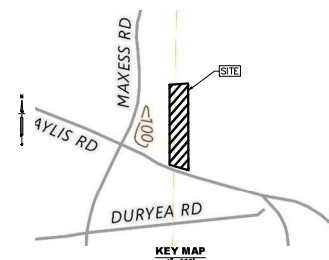
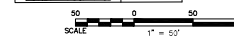


TABLE OF BUILDING AREAS

DESCRIPTION	PROPOSED (SF)	PROPOSED (% SITE)
PARKING GARAGE	75,850	45.62%
FIRST FLOOR	48,122	28.94%
OFFICE / RESTAURANT	20,000	12.03%
BUILDING COMMON AREAS	28,122	16.86%
SECOND FLOOR	47,320	28.47%
THIRD FLOOR	47,320	28.47%
FOURTH FLOOR	47,320	28.47%
MIXED-USE BUILDING RESIDENTIAL GFA	143,960	86.58%
MIXED-USE BUILDING TOTAL GFA (EXCLUDING PARKING GARAGE)	190,082	114.32%
GFA PER TOWN HOUSE (TWO STORIES+LOFT)	2,000	
TOWNHOUSE TOTAL GFA	24,000	14.43%
TOTAL GFA (EXCLUDING PARKING GARAGE)	214,082	128.75%

TABLE OF SITE AREAS

DESCRIPTION	PROPOSED (SF)	PROPOSED (% SITE)
TOTAL SITE AREA	166,283	100.00%
IMPERVIOUS	126,899	76.32%
BUILDING FOOTPRINT	58,994	35.48%
ASPHALT PAVEMENT	48,344	29.07%
CONCRETE WALKS	6,121	3.68%
PAVERS / POOL	11,440	6.88%
PERVIOUS	39,384	23.68%
LANDSCAPE	166,283	100.00%
TOTAL DISTURBANCE	166,283	100.00%

BUILDING UNIT COUNT

DESCRIPTION	TOTAL NUMBER OF UNITS
STUDIO (640 SF)	36
ONE BEDROOM UNITS (770 SF)	102
TWO BEDROOM UNITS (1,190 SF)	156
TOTAL	156

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	06/02/2026	DRAFT	EU	N/A

SITE PLAN

Hayduk Engineering Inc.
2199 Southtown Avenue, Suite B, Bellerose, NY 11735
Tel: (831) 715-0500 | Fax: (831) 715-0505
consulting engineers

HE

LOCATED AT
MELVILLE TOWN OF HUNTINGTON
SUFFOLK COUNTY, NEW YORK

DATE
JUNE 02, 2026

SCALE
1" = 50'

DESIGNED BY
C-2.0

Ashley Marciszyn

From: Anthony <Anthony@TerwilligerBartone.com>
Sent: Monday, June 8, 2026 2:01 PM
To: Carrie OFarrell
Subject: Melville FD
Attachments: Melville FD Comments.pdf; NYS Fire Code FD Access (2020).pdf

Carrie,

Attached please find the notes from the meeting with the Melville FD. Of course the plan has morphed since then, but the comments are all contemplated in the new plan.

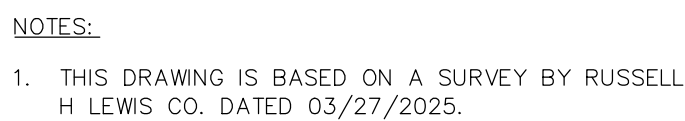
As mentioned, Hayduk can advise on sewer, Paul Tonna can advise on water, and Wayne Muller of R&M can advise on traffic



Anthony Bartone

Chief Executive Officer
Terwilliger & Bartone Developme
516-249-2022

Anthony@TerwilligerBartone.com
www.TerwilligerBartone.com



LEGEND: SIGNAGE ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
S1	STOP SIGN
S2	VAN ACCESSIBLE RESERVED PARKING
S3	NO PARKING ANYTIME
S4	CORNERSTONE MELVILLE (8'x4'x1')

LEGEND: HATCHES	
HATCH	DESCRIPTION
	BUILDING
	PAVERS
	GRASS
	AMENITY SPACE
	SIDEWALK

SITE DATA	
APPLICANT / OWNER	TERWILLIGER & BARTONE PROPERTIES
APPLICANT/OWNER ADDRESS LINE 1	141 MERRITS ROAD
APPLICANT/OWNER ADDRESS LINE 2	FARMINGDALE, NY 11735
SITE ADDRESS LINE 1	115 BAYLUS ROAD
SITE ADDRESS LINE 2	MELVILLE, NY 11747
SCIM	0400--268.00--02.00--018.00
SITE AREA	164,032 SF (3.766 ACRES)
PROPOSED BUILDING AREAS	REFER TO TABLE OF BUILDING AREAS
PROPOSED NUMBER OF RESIDENTIAL UNITS	200
TOTAL NONRESIDENTIAL BUILDING AREA	REFER TO TABLE OF BUILDING AREAS
PROPOSED PROPERTY USE	RESIDENTIAL & MULTI--TENANT RETAIL
EXISTING ZONING	MELVILLE TOWN CENTER OVERLAY DISTRICT (MTCOD) -- LIGHT INDUSTRY (I-1)
PROPOSED ZONING	MELVILLE TOWN CENTER OVERLAY DISTRICT (MTCOD) -- LIGHT INDUSTRY (I-1)
SCHOOL DISTRICT	HALF HOLLOW HILLS CSD
FIRE DISTRICT	MELVILLE FIRE DEPARTMENT
WATER DISTRICT	SOUTH HUNTINGTON WATER DISTRICT
DEPTH TO GROUNDWATER (ESTIMATED)	47 FT (USGS DEPTH TO GROUNDWATER)
ELEVATION DATUM	NAVD 88
COORDINATE SYSTEM	NY STATE PLANE LONG ISLAND FT

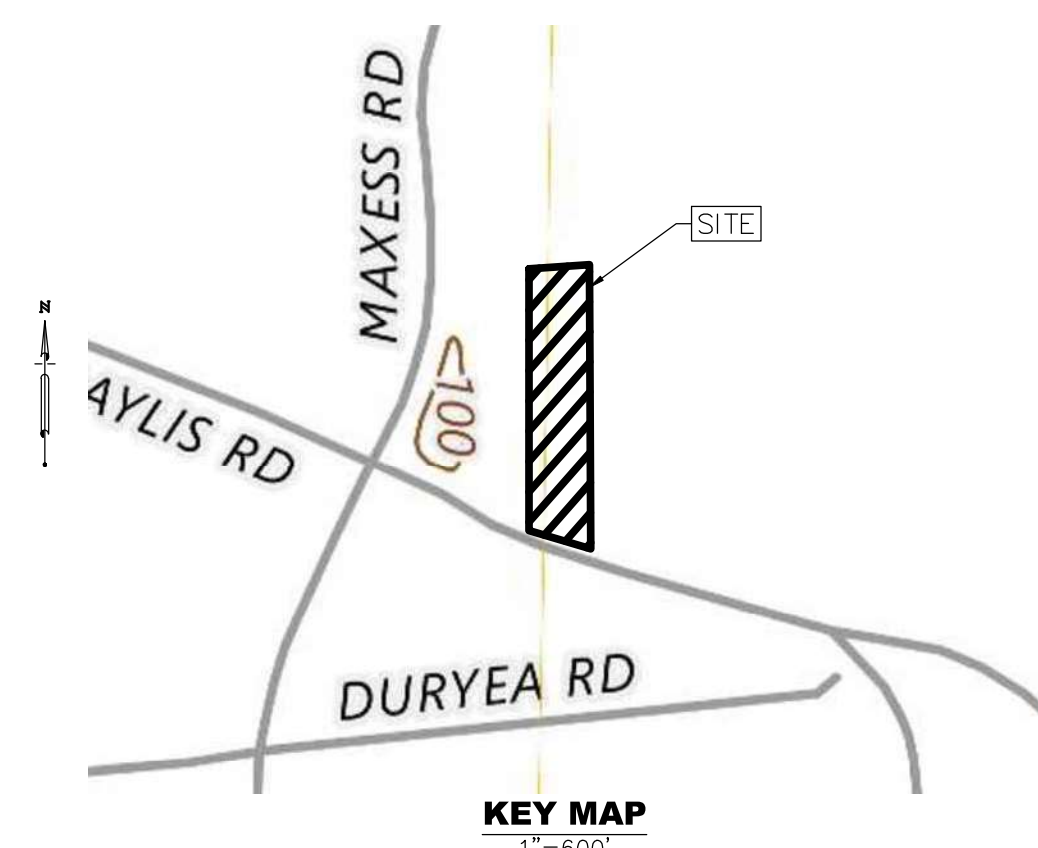
ZONING COMPLIANCE TABLE: MELVILLE TOWN CENTER OVERLAY DISTRICT (MTCOD) - LIGHT INDUSTRY (I-1)					
SECTION	DESCRIPTION	TYPE	REQUIRED	PROPOSED	VARIANCE REQ'D
§198–34. (A)	PERMITTED USES	–	ON LIST	RESIDENTIAL UNITS / RETAIL	NO
§198–34.1 (C.1)	PERCENT OF RESIDENTIAL USE	MAXIMUM	75%	75%	NO
§198–34.1 (C.1)	PERCENT OF PROFESSIONAL OFFICE/COMMERCIAL USE	RANGE	25%–40%	25%	NO
§198–34.1 (E.2)	PERMITTED HEIGHT	RANGE	25'–50'	< 50'	NO
§198–34.1 (E.3)	PERCENT OF LOT COVERED BY BUILDING	MAXIMUM	90%	38.83%	NO
§198–34.1 (E.4)	PERCENT OF USEABLE CIVIC, RECREATIONAL, AND/OR OPEN SPACE	MINIMUM	15%	16.61%	NO
§198–34.1 (E.5)	FLOOR AREA RATIO	MAXIMUM	3.6	1.56	NO
§198–34.1 (E.6)	RESIDENTIAL PARKING	(SEE PARKING CALCULATION TABLE)			NO
§198–34.1 (E.7)	FRONT YARD SETBACK	MINIMUM	30'	46.01'	NO
§198–34.1 (E.8)	RESIDENTIAL UNIT SIZES	(SEE BUILDING UNIT COUNT TABLE)			NO

BUILDING UNIT COUNT	
CODE SECTION: §198-34.1 (E.8)	
DESCRIPTION	TOTAL NUMBER OF UNITS
STUDIO (MIN. 600 SF)	50
ONE BEDROOM UNITS (MIN. 700 SF)	96
TWO BEDROOM UNITS (MIN. 800 SF)	54
TOTAL	200

TABLE OF BUILDING AREAS	
DESCRIPTION	PROPOSED (\$F)
PARKING GARAGE	
FIRST FLOOR	63,700
RETAIL & OFFICE	30,500
BUILDING SUPPORT	12,200
BUILDING COMMON AREAS	21,000
SECOND FLOOR	
RESIDENTIAL	64,200
THIRD FLOOR	
RESIDENTIAL	64,200
FOURTH FLOOR	
RESIDENTIAL	64,200
BUILDING GFA	256,300

TABLE OF SITE AREAS		
DESCRIPTION	PROPOSED (SF)	PROPOSED (% SITE)
TOTAL SITE AREA	164,032	100.00%
IMPERVIOUS	121,700	74.19%
BUILDING FOOTPRINT	63,700	38.83%
ASPHALT PAVEMENT	36,050	21.98%
CONCRETE WALKS	7,200	4.39%
PAVERS / POOL	14,750	8.99%
PERVIOUS		
LANDSCAPE	42,332	25.81%
TOTAL DISTURBANCE	164,032	100.00%

CIVIC SPACE AREAS TABLE		
DESCRIPTION	PROPOSED (SF)	PROPOSED (% SITE)
TOTAL CIVIC SPACE	27,250	16.61%
PARK AND OUTDOOR DINING	7,965	4.86%
OUTDOOR AMENITY SPACE 1	5,200	3.17%
OUTDOOR AMENITY SPACE 2	4,315	2.63%
OUTDOOR AMENITY SPACE 3	9,770	5.95%

[illegible]

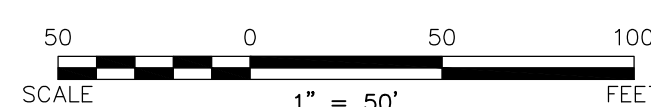
HE Consulting Engineers

Hayduk Engineering, LLC

2150 Smithtown Avenue, Suite 8, Ronkonkoma, NY 11779
Tel: (631)-476-0600 | Fax: (631)-476-0606

CONCEPT PLAN
FOR
CORNERSTONE MELVILLE
LOCATED AT:
MELVILLE, TOWN OF HUNTINGTON
SUFFOLK COUNTY, NEW YORK

JOB NO.	N/A
DRAWN BY	AB/RF
CHECKED BY	EJ
DATE	SEPTEMBER 5, 2025
SCALE	1" = 50'
DRAWING NO.	CP-1.0



2020 Fire Code of NYS

Chapter 5 FIRE SERVICE FEATURES

Section 503.1 Fire Apparatus Access Roads

503.1 Where Required

Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3 and Appendix D.

503.1.1 Buildings and Facilities

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

1. 1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. 1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
3. 1.3. Group U occupancies.
4. 1.4 One- or two-family detached dwellings or not more than two Group R-3 occupancies that meet the requirements of Section 511.
5. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

503.1.2 Additional Access

The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

503.1.3 High-Piled Storage

Fire department vehicle access to buildings used for high-piled combustible storage shall comply with the applicable provisions of Chapter 32.

503.2 Specifications

Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8.

503.2.1 Dimensions

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.2 Authority

The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction.

503.2.3 Surface

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

503.2.4 Turning Radius

The required turning radius of a fire apparatus access road shall be determined by the fire code official.

503.2.5 Dead Ends

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

503.2.6 Bridges and Elevated Surfaces

Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges where required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces that are not designed for such use, approved barriers, approved signs or both shall be installed and maintained where required by the fire code official.

503.2.7 Grade

The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus.

503.2.8 Angles of Approach and Departure

The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus.

503.3 Marking

Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

503.4 Obstruction of Fire Apparatus Access Roads

Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times.

503.4.1 Traffic Calming Devices

Traffic calming devices shall be prohibited unless approved by the fire code official.

503.5 Required Gates or Barricades

The fire code official is authorized to require the installation and maintenance of gates or other approved barricades across fire apparatus access roads, trails or other accessways, not including public streets, alleys or highways. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

503.5.1 Secured Gates and Barricades

Where required, gates and barricades shall be secured in an approved manner. Roads, trails and other accessways that have been closed and obstructed in the manner prescribed by Section 503.5 shall not be trespassed on or used unless authorized by the owner and the fire code official.

Exception: The restriction on use shall not apply to public officers acting within the scope of duty.

503.6 Security Gates

The installation of security gates across a fire apparatus access road shall be approved by the fire code official. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

Section 505 Premises Identification

505.1 Address Identification

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

Exception: Buildings identified under an addressing scheme as part of a countywide 911 numbering system.

505.2 Street or Road Signs

Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs.

Section 506 Key Boxes

506.1 Where Required

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.

506.1.1 Locks

An approved lock shall be installed on gates or similar barriers where required by the fire code official.

506.1.2 Key Boxes for Nonstandardized Fire Service Elevator Keys

Key boxes provided for nonstandardized fire service elevator keys shall comply with Section 506.1 and all of the following:

1. The key box shall be compatible with an existing rapid entry key box system in use in the jurisdiction and approved by the fire code official.
2. The front cover shall be permanently labeled with the words "Fire Department Use Only—Elevator Keys."
3. The key box shall be mounted at each elevator bank at the lobby nearest to the lowest level of fire department access.
4. The key box shall be mounted 5 feet 6 inches (1676 mm) above the finished floor to the right side of the elevator bank.
5. Contents of the key box are limited to fire service elevator keys. Additional elevator access tools, keys and information pertinent to emergency planning or elevator access shall be permitted where authorized by the fire code official.
6. In buildings with two or more elevator banks, a single key box shall be permitted to be used where such elevator banks are separated by not more than 30 feet (9144 mm). Additional key boxes shall be provided for each individual elevator or elevator bank separated by more than 30 feet (9144 mm).
- 7.

Exception: A single key box shall be permitted to be located adjacent to a fire command center or the nonstandard fire service elevator key shall be permitted to be secured in a key box used for other purposes and located in accordance with Section 506.1.

506.2 Key Box Maintenance

The operator of the building shall immediately notify the fire code official and provide the new key where a lock is changed or rekeyed. The key to such lock shall be secured in the key box.

Section 507 Fire Protection Water Supplies

507.1 Required Water Supply

An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

[NY] 507.2 Type of Water Supply

A water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow.

Exception: In rural and suburban areas in which adequate and reliable water supply systems do not exist, the fire code official is authorized to approve the use of NFPA 1142.

507.2.1 Private Fire Service Mains

Private fire service mains and appurtenances shall be installed in accordance with NFPA 24.

507.2.2 Water Tanks

Water tanks for private fire protection shall be installed in accordance with NFPA 22.

507.3 Fire Flow

Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method.

507.4 Water Supply Test

The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system.

507.5 Fire Hydrant Systems

Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6.

507.5.1 Where Required

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

507.5.1.1 Hydrant for Standpipe Systems

Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet (30 480 mm) of the fire department connections.

Exception: The distance shall be permitted to exceed 100 feet (30 480 mm) where approved by the fire code official.

507.5.2 Inspection, Testing and Maintenance

Fire hydrant systems shall be subject to periodic tests as required by the fire code official. Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective. Additions, repairs, alterations and servicing shall comply with approved standards. Records of tests and required maintenance shall be maintained.

507.5.3 Private Fire Service Mains and Water Tanks

Private fire service mains and water tanks shall be periodically inspected, tested and maintained in accordance with NFPA 25 at the following intervals:

1. Private fire hydrants of all types: Inspection annually and after each operation; flow test and maintenance annually.
2. Fire service main piping: Inspection of exposed, annually; flow test every 5 years.
3. Fire service main piping strainers: Inspection and maintenance after each use. Records of inspections, testing and maintenance shall be maintained.

507.5.4 Obstruction

Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

507.5.5 Clear Space Around Hydrants

A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or approved.

507.5.6 Physical Protection

Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312.

Appendix D - Fire Apparatus Access Roads

Section D101 General

D101.1 Scope

Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the Fire Code of New York State.

Section D102 Required Access

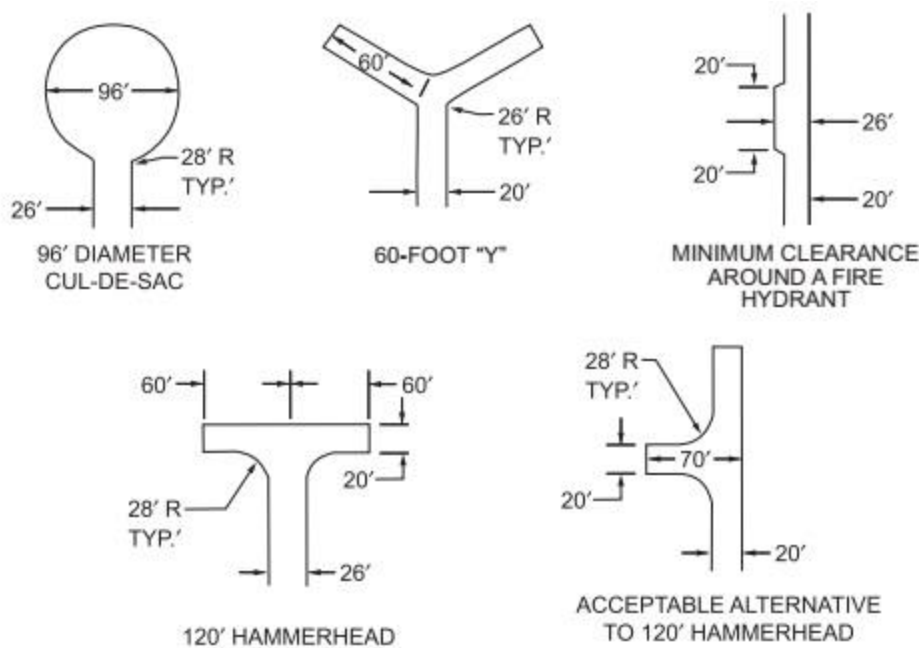
D102.1 Access and Loading

Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).

Section D103 Minimum Specifications

D103.1 Access Road Width With a Hydrant

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).



For SI: 1 foot = 304.8 mm.

FIGURE D103.1

DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

D103.2 Grade

Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire code official.

D103.3 Turning Radius

The minimum turning radius shall be determined by the fire code official.

D103.4 Dead Ends

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4

REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0—150	20	None required
151—500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501—750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

For SI: 1 foot = 304.8 mm.

D103.5 Fire Apparatus Access Road Gates

Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Methods of locking shall be submitted for approval by the fire code official.
7. Electric gate operators, where provided, shall be listed in accordance with UL 325.
8. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

D103.6 Signs

Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

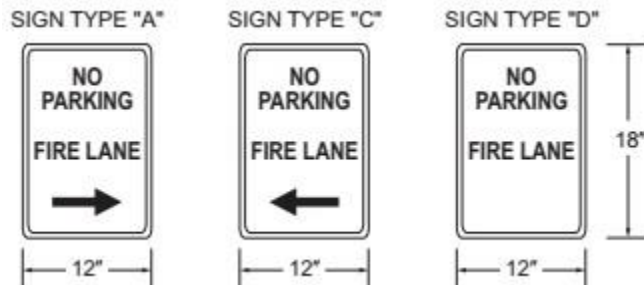


FIGURE D103.6

FIRE LANE SIGNS

D103.6.1 Roads 20 to 26 Feet in Width

Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads More Than 26 Feet in Width

Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

Section D104 Commercial and Industrial Developments

D104.1 Buildings Exceeding Three Stories or 30 Feet in Height

Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have not fewer than two means of fire apparatus access for each structure.

D104.2 Buildings Exceeding 62,000 Square Feet in Area

Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m²) shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m²) that have a single approved fire apparatus access road where all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

Section D105 Aerial Fire Apparatus Access Roads

D105.1 Where Required

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

Exception: Where approved by the fire code official, buildings of Type IA, Type IB, or Type IIA Construction, equipped throughout with an automatic sprinkler system in accordance to Section 903.3.1.1; and having fire fighter access through an enclosed stairway with a Class I Standpipe, in conformance with NFPA 14, from the lowest level of fire department vehicle access to all roof surfaces.

D105.2 Width

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to Building

One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions

Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

July 15, 2026

South Huntington Water District
75 Fifth Avenue South
Huntington Station, New York 11746

Re: Cornerstone Melville
115 Baylis Road
Melville, NY 11747

Dear Commissioners,

On behalf of the applicant, Cornerstone Melville, Hayduk Engineering, LLC is requesting a letter confirming the availability of public water service for the proposed mixed-use development located at 115 Baylis Road, Melville, New York. The proposed development consists of 156 residential apartment units (102 one-bedroom units, 18 two-bedroom units, and 36 studio units), 12 townhouse units, and approximately 20,000 square feet of office and restaurant space. The residential apartment component comprises approximately 141,960 square feet, the townhouse component comprises approximately 24,000 square feet, and the total gross floor area (excluding parking) is approximately 214,082 square feet.

Based on the Suffolk County Department of Health Services (SCDHS) Design Sewage Flow Rates, the anticipated water demand for the proposed development is summarized below.

Anticipated Water Use

Proposed Use	Total Hydraulic Load	Unit / SF	Total Flow
Housing Unit	225 GPD/unit	156 units	35,100 GPD
Townhouses	300 GPD/unit	12 units	3,600 GPD
Restaurant	30 GPD /seat	667 seats	20,010 GPD
Outdoor Dining	15 GPD/seat	187 seats	2,805 GPD
Non-Medical Office	0.06 GPD/sf	10,000 SF	600 GPD
TOTAL			62,115 GPD

Calculations are based on the following assumptions:

- Apartment units are assumed to be between 601 and 1,200 square feet.
Townhouses are assumed to exceed 1,200 square feet.
- The proposed kiosks and detached garages are assumed to generate no sanitary flow.

- Restaurant and outdoor dining seating is assumed at one seat per 15 square feet.

Based on the proposed landscape and open space areas, an additional irrigation demand of approximately 7,500 GPD is anticipated during the irrigation season. This estimate is conservative and is expected to decrease upon finalization of the landscape plan based on the proposed planting design.

For preliminary planning purposes, it is anticipated that the proposed development will require fire protection in accordance with applicable building and fire code requirements. Final fire flow requirements and fire protection system demands will be determined by the project fire protection engineer as part of the final design.

In addition to confirming the district's ability to provide domestic water service and fire protection for the proposed development, we would appreciate any available utility mapping in the vicinity of the site, along with information regarding the application process, required improvements, and applicable tap and service fees.

We appreciate your response to these inquiries. Please do not hesitate to contact me at ejeter@haydukengineering.com or by phone at (631) 476-0600

Sincerely,
HAYDUK ENGINEERING, LLC

A handwritten signature in black ink, appearing to read 'Eric Jeter', with a stylized flourish at the end.

Eric Jeter, P.E.

Principal / Director of Civil Engineering

Carrie OFarrell

From: Peter Tischner <ptischner@shwd.org>
Sent: Thursday, July 23, 2026 3:34 PM
To: Rich Falco
Cc: Eric C. Jeter P.E.; Kevin Peterman; Info
Subject: Re: Cornerstone Melville - 115 Baylis - Water Availability Coordination

Mr. Falco,

At this time I have referred this availability request to our consulting engineers at H2M. They will follow up with a request for deposit to review the data and conduct hydraulic modeling, and possibly flow tests to determine the availability of your requested demands.

Regards,
Peter Tischner
South Huntington Water

From: Rich Falco <rfalco@haydukengineering.com>
Sent: Wednesday, July 15, 2026 4:54 PM
To: Peter Tischner <ptischner@shwd.org>
Cc: Eric C. Jeter P.E. <ejeter@haydukengineering.com>; Kevin Peterman <kpeterman@haydukengineering.com>; Info <info@shwd.org>
Subject: Cornerstone Melville - 115 Baylis - Water Availability Coordination

You don't often get email from rfalco@haydukengineering.com. [Learn why this is important](#)
Good afternoon, Peter,

I briefly spoke with you on Friday regarding a proposed project at 115 Baylis Road in Melville. I appreciate you taking the time to discuss the project. The site is located within the South Huntington Water District. We have prepared a conceptual site plan and have been coordinating with the Town of Huntington and the Suffolk County Sewer Agency. At this stage, we would also like to begin coordinating with the Water District. Attached is a letter requesting confirmation of water availability for the proposed development. As the project advances, we will continue to refine the fixture counts and fire demand based on the building systems design, but we believe the current estimates are conservative.

Please let us know if you need any additional information at this time.

Thank you,
Rich Falco, P.E.
Project Manager



2150 Smithtown Ave, Suite 8, Ronkonkoma, NY 11779
Tel: (631) 476-0600

www.haydukengineering.com

NYS Certified Service Disabled Veteran Owned Business (SDVOB)

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