EXPANDED ENVIRONMENTAL ASSESSMENT FORM

JILL ESTATES

12-Lot Single-Family Residential Subdivision

North of the Long Island Expressway, South of Vanderbilt Parkway
East of Carlls Straight Path and West of Village Hill Drive in
The Hamlet of Dix Hills, Town of Huntington,
Suffolk County, New York
SCTM# 400-263-2-72 and SCTM# 400-249-4-19.4

NPV No. 09177

Prepared for
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Submission to:
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August 2026

EXPANDED ENVIRONMENTAL ASSESSMENT FORM
JILL ESTATES 12-LOT RESIDENITAL SUBDIVISION
Hamlet of Dix Hills, Town of Huntington, Suffolk County, New York

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August 2026

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SECTION 1.0
DESCRIPTION OF THE PROPOSED ACTION

1.0 DESCRIPTION OF THE PROPOSED ACTION

1.1 Project Background, Need, Objectives and Benefits

1.1.1 Overview

This document is an Expanded Environmental Assessment Form (EEAF) for the Jill Estates 12-Lot single-family residential subdivision application submitted to the Town of Huntington Planning Board. The EEAF provides supplemental information and analyses that expands upon the information contained in the Long Environmental Assessment Form (LEAF) Part 1 prepared by Nelson, Pope & Voorhis (NPV) (**Appendix A**). The EEAF provides additional information and a comprehensive analysis of the Subject Property including a full and complete inventory of site and area environmental conditions, potential environmental impacts of the project, and identified mitigation strategies and techniques to prevent or minimize potential environmental impacts to the maximum extent practicable. The EAF Part 1 and EEAF provide the information necessary for the Town of Huntington Planning Board as Lead Agency for this project to prepare the required LEAF Parts 2 and 3 (Determination of Significance) and required environmental review pursuant to 6 NYCRR Part 617, State Environmental Quality Review (SEQR).

1.1.2 Project Background

Summary of Existing Conditions

The Subject Property consists of two contiguous tax lots that together form a long, rectangular 20.51± acre property extending from Vanderbilt Parkway at the north end to the Long Island Expressway North Service Road at the south end in Dix Hills. The property is undeveloped, entirely wooded, and zoned R-40 Residence. Site topography ranges from flat to gently sloping terrain in the southern development area to gently, moderately steep, and rolling terrain in the central and northern portions of the site. See **Attachment 1**, **Existing Conditions Plan (Sheet C-102)**, and the proposed **Lot Grading Plan (Sheet C-103)**. There are no natural wetlands or surface water bodies on or adjacent to the Subject Property. Depth to groundwater varies from approximately 80± to 180± feet below ground surface (bgs), based on site topography, surface contours, spot elevations, and water table surface elevations. An existing man-made stormwater recharge basin containing some surface water is located on an adjacent lot northeast of the Subject Property at the southwest corner of Vanderbilt Parkway and Village Hill Drive.

Land uses to the north, south, east and west of the Subject Property consist almost entirely of moderate to densely developed single-family suburban residential lots (residential neighborhoods) consistent with the residential zoning of the project site and surrounding area. Also located nearby in the surrounding area within one-half mile are Colby Drive Park, the Colby Drive - Dix Hills Water District elevated water storage tank, a PSEG Long Island utility easement, Deforest Nature Park, Dix Hill Park Golf Course, a church, and home office on the north side of the Long Island Expressway (LIE), and the Long Island Welcome Center, a construction

contractor storage yard, and public hiking trails on the south side of the LIE. Property owner D&S Realty Development seeks subdivision approval from the Town of Huntington Planning Board for a 12-lot residential subdivision clustered on the south side of the property that will be served by a new cul-de-sac subdivision road, and stormwater recharge basin as detailed below in **Section 1.3**.

1.1.3 Public Need

The Proposed Action includes a zoning and subdivision compliant cluster subdivision and future residential development of privately owned undeveloped land consisting of:

- Twelve (12) new single-family homes;
- 2.05 acres of proposed public parkland to be offered for dedication to the Town of Huntington for public use and 8.74 acres of protected natural land and wildlife habitat to be protected and preserved through the filing of a conservation easement;
- Additional property tax revenues for local taxing districts (see attached fiscal and economic analysis report in **Appendix B** for details) to offset community service demands; and
- Creation of new temporary construction jobs for constructing twelve new homes, residential driveways, accessory residential structures, the subdivision road and sidewalks; installation of subdivision road street lighting, drainage infrastructure to capture, contain and recharge stormwater generated onsite into the ground; installation of individual Innovative/ Alternative Onsite Wastewater Treatment Systems (I/A OWTSs) to maintain groundwater quality and ensure public health; public drinking water services to ensure a clean routinely monitored source of potable drinking water; other essential utilities; and landscaping, including the planting of street trees along the proposed “Ellie Court” right-of-way, and future residential lawns and landscaping.

1.1.4 Objectives of the Project Sponsor

The Applicant and Project Sponsor, as with any land owner or developer seeks to develop and use their land and:

- Convert an unused privately owned property that is zoned for single-family residential use and is not located within any designated Critical Environmental Areas (CEAs) or near any natural wetlands or surface water bodies to an overall low density cluster subdivision with an average lot size of 24,584 SF or 0.56-acres per lot or one lot for every 74,435 SF of total existing lot area within the R-40 (40,000 SF) zone.
- Receive a return on the landowner’s investment into the vacant and unused property and payment of property taxes by obtaining the required approvals to develop the site with a use-compatible and zoning-compliant single-family residential cluster

subdivision that will provide needed housing in an area with the surrounding existing single-family residential lots.

- Create opportunities for new single-family housing opportunities for families seeking a home, provide 2.05 acres of dedicated public parkland for future residents and existing neighbors in accordance with the Town's ten percent (10%) parkland dedication requirement established under Section 4.9.3.1 of the Town's subdivision regulations, while protecting an additional 8.74 acres of naturally vegetated land from future development or disturbance.
- Provide a system of catch basins and an onsite stormwater recharge basin at the southeast end of the property to capture and recharge stormwater runoff onsite and prevent impacts on local streets and adjacent properties, and utilize I/A OWTSs in conformance with SCDHS standards to maximize the protection of groundwater.
- Use the existing two-lane westbound one-way North Service Road for access and egress to the site and keeping, providing or enhancing vegetated buffers along the frontage of the two lots to be located along the North Service Road for privacy and to keep the wooded character along the roadway.
- Generate temporary jobs for local carpenters, construction workers, pavers, electricians, plumbers, roofers, landscapers, construction materials suppliers, and others and stimulate local economic activity from increased local spending.
- Construct a small, high quality, environmentally sound residential community at an appropriate density and location that is provided with potable drinking water from the Dix Hills Water District (DHWD), served by individual I/A OWTSs to provide the highest levels of onsite sanitary treatment and resource protection without the construction of an onsite sewage treatment plant or connection to a public treatment facility, and install the required drainage infrastructure, including an onsite stormwater recharge basin to collect and temporarily store runoff for onsite recharge to be reviewed and approved by the Town engineer and Planning Board.
- Generate additional tax revenues without significantly overburdening the local school district (Half Hollow Hills Central School District).

1.1.5 Benefits of the Project

General Benefits

The benefits of the proposed residential community are consistent with the public need and Town and Project Sponsor objectives discussed above. In general, the benefits to be derived from the proposed residential community are economic, associated with the development and use of a large vacant property, protection of 42.6 percent of the property as natural land to support wildlife and wildlife habitat, and offering of land for use as a future publicly owned parkland on 10 percent of the property. The project will provide single-family homes and lots for 12 families and provide temporary construction jobs during road, catch basin, recharge basin, and home construction.

Fiscal Benefits

When the assessed valuation of **$81,000** is applied to the current tax rates, the proposed project is projected to generate **$323,388** in annual taxes under full build-out and full taxation of the property. This represents a net increase of over **$293,444** per year when compared to existing site conditions. The proposed development is anticipated to generate approximately 14 public school ages children and generate **$213,847** per year in tax revenue for the Half Hollow Hills Central School District. The final assessment and levy will be determined by the 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.

Please refer to the NPV Fiscal Impact Analysis provided in **Appendix B** of this document.

1.2 Location

The subject 20.51-acre property is located north of the Long Island Expressway's North Service Road; south of Vanderbilt Parkway (CR-67); east of several dead end streets located east of Carlls Straight Path (Patri Court, Corwin Court, Firelight Court, Caroline Court and Jordan Court), and west of Village Hill Drive, Campbell Drive, and Dillon Drive in the Hamlet of Dix Hills, Town of Huntington, Suffolk County, New York. The property is further identified as Suffolk County Tax Map (SCTM) District 0400, Section 263.00, Block 02.00, Lot 072.0 and District 0400, Section 249.00, Block 0.400, Lot 019.4. See attached **Location Map (Figure 1-1)** and **Aerial Photograph (Figure 1-2)**.

The Subject Property falls within the following zoning, utility and community service districts:

- R-40 Residence Zoning District
- Half Hollow Hills Central School District
- Suffolk County Police Department, Second Precinct Service Area
- Dix Hills Fire District
- Dix Hills Water District
- Dix Hills Post Office District
- European American Waste-No. 12 Refuse District
- PSEG Long Island Electric Utility Service Area
- National Grid Natural Gas Service Area

The property is within the Carlls River Watershed but is not within any specially designated Critical Environmental Areas (CEAs) or other State, County or Town environmental protection districts.

1.3 Project Design and Layout

1.3.1 Overall Site Layout

As shown on the attached preliminary subdivision map and plans **(Attachment 1)** and approved yield map **(Attachment 2)**, the Proposed Action includes a below density/below yield 12-lot single-family residential cluster subdivision on a 20.51-acre "R-40 Residence" residentially zoned property. A cluster development is a subdivision plat in which the zoning regulations are adjusted to provide an alternative layout, configuration and design of the lots, buildings and structures, roads, utility lines and other infrastructure, parkland, and landscaping in order to preserve the natural and scenic qualities of open lands. The proposed lots will be clustered toward the south end of the property next to the LIE North Service Road and land zoned R-20 to the east and west and will range in size from 20,076 SF (0.46 acres) to 42,755 SF (0.982 acres) with an average lot size of 24,584 SF. The total area devoted strictly for house lots is 6.77 acres or one-third (33 percent) of the 20.51-acre property. Proposed lot widths range between 95.5 feet to 255.5 feet with the average lot width being 150.1 feet (see **Attachment 1**, **Alignment Plan, Sheet C-101**).

A total of 380,488 SF (8.74-acre) Transfer of Density Flow Rights (TDRF) conservation easement area is proposed to the north of the residential lots and an 89,325 SF (2.05-acre) space located north of the conservation area will be offered to the Town of Huntington for use as public parkland. The proposed parkland will front on Vanderbilt Parkway (CR 67) at the north end of the Subject Property, north of the proposed TDRF conservation easement which is estimated to provide up to 12.63 TDRF credits. A total of 10.79 contiguous acres of land or 52.6 percent of the site will either be protected as natural land or used as public parkland or open space when combining the proposed conservation area with the planned parkland **(Alignment Plan, Sheet C-101)**.

The proposed subdivision will be served by a 50-foot wide (34-foot paved width) 1,045± feet (0.2-mile) long, 60,250 SF (1.38-acre) cul-de-sac road (hereafter, "Ellie Court") with access from the LIE's two-lane west bound North Service Road. The proposed subdivision road will be offered to the Town for acceptance into the Town street system along with a 0.35-acre drainage easement located along the east side of the road between the subject cul-de-sac and an adjacent offsite Town recharge basin to the east. The proposed cul-de-sac will provide frontage and access to each of the 12 lots and will be lined by 60 street trees spaced at 30± feet on center. Proposed street trees include American hornbeam *(Carpinus caroliniana)*, white oak *(Quercus alba)*, Shubert cherry *(Prunus virginiana)* and American yellowwood *(Cladrastis lutea)* (see **Attachment 1, Landscape Plan, Sheet C- 108**). Also proposed along the subdivision road (Ellie Court) are thirteen (13) 16-foot-high light poles with full cut-off single luminaire LED street lights housed within decorative American Revolution series light fixture housings, and five-foot wide ADA (handicap) accessible complaint concrete sidewalks. See attached **Attachment 1**, **Lighting Plan (Sheet C-109)** and **Accessibility Details and Notes (Sheet C-501)**.

The subdivision also includes a 53,054 SF (1.22-acre) stormwater recharge basin at the southeast corner of the property that will be enclosed by a six-foot-high vinyl fence and closely spaced evergreen landscaping for screening, as well as another 15,104 SF (0.35-acre) area 25+ feet wide along the east side of the cul-de-sac adjacent to Town and private land that will be dedicated to the Town for municipal purposes. The proposed recharge basin will have a maximum design depth of 12 feet and maximum design storage volume of 132,300 CF exceeding the projected 131,870 CF of volume needed for the subdivision design storm.

Permanent 30-foot-deep wooded buffers are proposed along the frontages of Lots 1 and 12 which front on the North Service Road. Each lot will have its own I/A OWTS and will be served by public water from the Dix Hills Water District (DHWD) and electricity from PSEG Long Island. Three fire hydrants will be installed along the proposed cul-de-sac street (Ellie Court) including one at the north end, one at the south end and one on the west side of the proposed right-of-way in front of Lot 9. The proposed street design includes a 125± foot diameter turn around area which is designed to fully accommodate the turning movements and spatial needs to facilitate safe and efficient large truck traffic circulation including fire trucks entering and exiting the subdivision. According to the attached site and subdivision plans, there are no private wells or public wellfields within 150 feet of the proposed development.

1.3.2 Grading and Drainage

The property is currently undeveloped and wooded and topography on the south side of the property where the subdivision is proposed consists mostly of gently sloping land requiring less grading and soil cut and fill, than the central and north-central portions of the property if it were proposed for development instead. See **Attachment 1, Existing Conditions Plan (Sheet C-102)**, **Lot Grading Plan (Sheet C-103)**, **Drainage Shed Plan (Sheet C-105)** and **Ellie Court Plan and Profile (Sheet C-110)**. Construction of the proposed 1.38 acres of street, as well as its adjacent sidewalks, and future homes and driveways will create impervious surfaces that will generate stormwater runoff that must be properly captured, controlled, and recharged into the ground onsite. The Proposed project will therefore include a network of catch basins along the curbs of the crowned cul-de-sac street that will be interconnected via 15- and 18-inch diameter subsurface drain pipes. The system will ultimately discharge into a 24-inch drainpipe near the south end of the property which will direct and discharge collected runoff into the 53,054 SF (1.22 acre) stormwater recharge basin at the southeast corner of the property. The maximum 17.5-foot-deep recharge basin (el. 147’ at the northeast rim to el. 129.5’ at the very bottom) with 12 feet of total design depth will have a total storage volume of 132,300 cubic feet (CF) from the bottom to the high water line at el. 141.5’ exceeding the required 131,870 CF of storage volume. See **Attachment 1, Recharge Basin Detail (Sheet C-104)**.

Soils in the area of the proposed development and recharge basin consist of Riverhead and Haven soils graded, 0 to 8 percent slopes (RhB) as determined by the USDA’s Natural Resources Conservation Service’s Web Soil Survey **(USDA, 2026)** and Soil Survey of Suffolk County, New York **(USDA, 1975)**. A soil boring was also drilled to a depth of 24 feet at ground elevation 143±

feet on the south side of the recharge basin site and a soil cross section was developed showing soil layers by texture and depth and noting that no groundwater was encountered. The soils at this location consist of a mix of sand, silt, and gravel and groundwater was not encountered during the drill. See **Section 2.1** for more information on site **Geology and Soils** and **Section 2.3** for more information on **Water Resources**, including existing and proposed drainage conditions and future collection, conveyance and recharge of stormwater runoff.

1.3.3 Access, Road System and Parking

Access to the property will be taken from along the LIE's North Service Road approximately halfway along the property's 788± foot road frontage. Maintenance access to the proposed stormwater recharge basin will also be from the North Service Road near the east end of the recharge basin (375± feet east of the proposed main entrance to Ellie Court) via a 20-foot wide paved maintenance driveway with concrete apron tapering to 16 feet in width, 16-foot gate and an overall slope of 12 percent from top to bottom of the basin. Access to each lot will be from the proposed 50-foot-wide (34-foot-wide paved road width plus sidewalks and planting strips) cul-de-sac. A crosswalk will be painted across the entrance to the subdivision along the North Service Road connecting the sidewalks on each side of the entrance. A stop sign, painted stop bar on the road pavement, "keep right" and "one-way" traffic signs for traffic leaving the site and a "dead end" sign for traffic entering the site are to be posted **(Attachment 1, Ellie Court Plan and Profile, Sheet C-110)**. There will be a concrete center island at the centerline of the access/ egress to and from Ellie Court to guide west bound traffic along the North Service Road into the site and outgoing traffic from Jill Estates out of the site to safely merge into westbound traffic along the one-way North Service Road. Parking for all lots will be on each individual house lot within private driveways and/or within any garages that may be provided subject to final house plans. There are currently no passing Suffolk Transit bus routes or nearby bus stops or any nearby railroad stations within walking distance or in the area of the project site.

1.3.4 Site Landscaping and Vegetative Screening

Trees within the proposed development area of the site (subdivision, roadway and recharge basin) will be selectively removed per **Attachment 1, Tree Preservation Plan (Sheet C-601)** to prevent unnecessary clearing, remove non-native or invasive trees, and protect quality mature trees to the extent possible. As previously discussed, 8.74 acres of the site will consist of a TDFR conservation easement and 2.05 acres (ten percent) of the property will be offered to the Town for public parkland or open space, thereby protecting most of the trees and natural vegetation on the site, especially if the parkland is kept as open space.

Landscaping of the developed portion of the property will consist of 60 street trees spaced at 30± feet on center that will include American hornbeam *(Carpinus caroliniana)*, white oak *(Quercus alba)*, Shubert cherry *(Prunus virginiana)* and American yellowwood *(Cladrastis lutea).* See **Attachment 1, Landscape Plan (Sheet C-108)**. The proposed street trees will enhance the

aesthetic quality and character of the proposed residential development, provide shade and enhanced visual quality and variety to the developed landscape, as well as perching, roosting and nesting habitat for birds. Hydroseed mix "A" consisting of 30% of Merion blue grass, 65% creeping red fescue, and 5% redtop will be applied at 130 lbs/acre for private lawns but it is expected that future land owners may want to further landscape their yards with shrubs, trees, foundation plantings and flower gardens as is typical. Lots 1 and 12 which front on the North Service Road will both include a 30-foot-deep vegetated buffer along their combined 416± feet of highway frontage.

The proposed recharge basin, which is proposed to be located along the southeast end of the property along the North Service Road, will also be landscaped and screened. This will include a row of recharge basin plantings around the outer perimeter of the basin, consisting of a total of 122 six-to-eight-foot-tall (at planting) seven-foot on center evergreen trees consisting of a mix of native eastern red cedar *(Juniperus virginiana)* and eastern white pine *(Pinus strobus)*, and nonnative ornamental white fir *(Abies concolor)* and Norway spruce *(Picea abies)*. Inside of the proposed basin perimeter fence, above the high water design line, there will also be a variety of shrubs planted consisting of 139 two-to-three-foot-high (at planting) native shrubs consisting of inkberry holly *(Ilex glabra)*, northern bayberry *(Myrica pensylvanica),* red chokeberry *(Aronia arbutifolia)*, and spicebush *(Lindera benzoin)*.

As previously noted, there will be an 8.74-acre conservation easement onsite north of the portion of the property to be subdivided which will have its development rights removed and remain vegetated and undeveloped and 2.05 acres will be either used as an active recreational park or open space depending on Town acceptance and the needs and preferences of the community for that piece of property. It is expected that private lawns may require or be provided with some periodic maintenance such as fertilizer applications and irrigation in the future; however, based on the estimated average lot size of 24,584 SF, the low number of total lots (12 or 6.77 acres), the relative proportions of these lots to be covered by impervious surfaces (houses, paved driveways, accessory structures such as sheds, patios and pools), and possible retention of existing native trees and vegetation on lots, the overall proportion of the 20.51-acre property that will be maintained lawn or landscaping will be relatively small.

1.4 Construction and Operations

The Subject Property is undeveloped therefore requiring no demolition or removal of man-made debris other than any trash that may have been dumped or blown onto the site and construction debris generated during the construction process. The 9.37-acres that will comprise the subdivision, including house lots, access road, sidewalk area and recharge basin will be delimited by a temporary limit of disturbance fence. Trees to be removed will be marked in accordance with the attached proposed **Tree Preservation Plan (Sheet C-601)** in **Attachment 1** to ensure that only those trees that must be removed are removed, mature or specimen trees are protected to the maximum extent practicable, and encroachment into the proposed conservation easement does not occur.

Silt fencing will then be installed downslope of the proposed work areas. All construction and worker vehicles will be staged onsite. Staging and stockpile areas will be identified and silt fencing erected around the stockpile areas. A temporary stabilized stone construction entrance consisting of two-inch stone or concrete aggregate with six-inch berm and adjacent concrete wash out area with staked strawbales around the perimeter, and 20-mill plastic ground liner will also be installed. See **attachment 1, Erosion and Sediment Control Details (Sheet C-503)**.

Necessary slope grading and soil cutting and filling will then be performed including grading for the proposed cul-de-sac and lots, installation of the proposed drain inlets/catch basins and subsurface piping and excavation and construction of the stormwater recharge basin. A **Preliminary Earthwork Plan** was prepared for the Subdivision to estimate the required soil cut and fill for the project. Based on this plan, the total area of disturbance was estimated to be 334,387 SF. This area included the proposed recharge basin, cul-de-sac (Ellie Court), proposed lots and area to be dedicated to the Town but does not include future excavation for basements. Based on this analysis, it was determined that the overall cut would be 22,760 cubic yards (CY) and total fill would be 1,577 CY for a total net cut of 21,183 CY. This cut would be removed by an estimated 706 total truck trips at 30 CY per load over the construction period.

Dust controls such as periodic wetting of soils, especially on windy days will be implemented if and as necessary. Soil will be regraded back into the site as much as possible and excess soil that cannot be reincorporated into the site will be shipped off site for property reuse or disposal at an acceptable facility. Trucks will use major streets and highways including the Long Island Expressway and service roads to the extent possible, to avoid any neighborhood shortcuts.

A second concrete wash out pad/area will also be installed near the site's construction egress to wash down construction vehicles exiting the site. All loaded trucks leaving the site will be covered and drivers will be instructed to use main roads and highways and avoid local rural or residential street when shipping materials off site.

Since the project involves the disturbance of more than one acre of land, it triggers the requirement for a New York State Department of Environmental Conservation State Pollution Discharge Elimination System (SPDES) General Permit for Stormwater from Construction Activity. A Stormwater Pollution Prevention Plan (SWPPP) will also be required by the Town of Huntington as the primary permitting agency and expected Lead Agency for environmental review. These requirements will help to ensure the proper control of erosion, sedimentation, dust and runoff.

The proposed subdivision road bed will be prepared (base course), street curbing, drainage catch basins and subsurface piping will be installed, curb and grate and stone and block drain inlet protection will be put into place, utilities will be installed along the street, the road will be

paved (binder course and top course), and sidewalks will be constructed in accordance with the final approved plans. See **Site and Drainage Details (Sheet C-502)**. Street lighting, electrical transformers, splice boxes and two fire hydrants will be installed along the proposed residential street. A separate 20-foot wide paved driveway with concrete apron will be constructed near the southeast corner of the property off of the North Service Road. This access will be used strictly for maintenance of the stormwater recharge basin. Areas adjacent to the proposed subdivision road and the area disturbed for construction of the recharge basin will be reseeded to stabilize the soils and prevent erosion. Street trees will be planted and recharge basin plantings, including evergreen trees and mixed evergreen and deciduous shrubs, will also be provided for screening and aesthetic enhancement. The recharge basin perimeter fencing will be erected and a locked recharge basin access gate will be installed to ensure access by authorized personnel, only.

Homes and driveways will then be constructed for each of the 12 house lots. Individual I/A OWTSs will be installed subject to Suffolk County Department of Health Services standards, approvals and oversight, and essential utilities will be extended from the cul-de-sac to each of the homes. Standard erosion and sedimentation controls (silt fencing and other best management practices) will be implemented or put into place prior to construction of each lot including but not necessarily limited to silt fencing, stabilized construction entrance, designated staging and stockpile areas, drain inlet protection, and washout areas. Residential accessory structures will be installed or constructed and the lots will be reseeded and landscaped while retaining mature, native, and/or specimen trees where possible. HVAC installation and interior finish work will then be completed in each of the homes.

Once the development is completed, the erosion and sedimentation controls will be removed. Proposed site construction will take place during permissible construction hours as indicated by Chapter 141 “Noise” of the Town Code between the hours of 7:00 a.m. and 6:00 p.m. on weekdays except for legal holidays.

Table 1-1 compares the existing site conditions and the proposed actions based on the preliminary plans.

TABLE 1-1
SITE AND PROJECT CHARACTERISTICS
Existing and Proposed Conditions

Parameters	Existing Conditions	Proposed Action
Land Use	Vacant, undeveloped, woodland	12-lot single family residential subdivision
Coverages/Habitat (acres) [1,2]	---	---
Buildings and Other Impervious Surfaces	0	2.17± [3]

Parameters	Existing Conditions	Proposed Action
Forest	20.51	12.86±
Landscaping (fertilized, irrigated)	0	5.48±
Unvegetated Bare Ground	0	0
Ponds and Wetlands	0	0
TOTAL	**20.51±**	**20.51±**
Water Resources	---	---
Total Domestic Water Demand and Sewage Discharge (gpd)	0±	3,600[4]
Irrigation Water/Day over 24 Weeks	0±	21,257±[5]
Total Peak Season Water Use (Potable + Landscape Irrigation) (gpd)	0±	24,857±
Nitrogen Concentration (mg/l)	0.09±[6]	3.52±[7]
Total Site Recharge Volume (MG/Y)	12.83±[6]	15.82±[7]
Vehicle Trips Generated (vehicles per hour)	---	---
Weekday AM Peak Hour	0 trips (0 entering, 0 exiting)	17 trips (5 entering, 12 exiting)[8]
Weekday PM Peak Hour	0 trips (0 entering, 0 exiting)	15 trips (10 entering, 5 exiting)[8]
Saturday Midday Peak Hour	0 trips (0 entering, 0 exiting)	22 trips (12 entering, 10 exiting)[8]
Miscellaneous	---	---
Total Tax Revenue ($)[9]	**$29,943**	**$318,022**
School-Age Children Attending Public Schools (capita)	0	14
Total School District Tax Revenue($)[9]	**$19,801**	**$210,299**

(1) Existing condition calculations provided by NPV based on field inspection, site survey, recent aerial photographs, and existing conditions maps and figures.
(2) Existing and proposed coverage estimates based on a future 12-lot subdivision and 12.86 acres staying undisturbed.
(3) Includes the portion of the proposed cul-de-sac to be paved or sidewalk, estimated 2,000 SF home footprints, and a short private driveway.
(4) 300 gpd per home per SCDHS design flow rates.
(5) Conservatively high estimate based on an average of one inch per week of irrigation over a 24-week irrigation season on all irrigation dependent landscaped areas estimated to be 5.48 acres.
(6) Based on SONIR model assumptions. See **Appendix F-1** (SONIR Manual) and **Appendix F-2** (SONIR model existing conditions). Results report in milligrams per liter (mg/l) and million gallons per year (MGY).
(7) Based on SONIR model assumptions. See **Appendix F-1** (SONIR Manual) and **Appendix F-3** (SONIR model proposed residential community).
(8) Institute of Traffic Engineers (ITE) Trip Generation Manual, 12th Edition (September 2025).
(9) The final assessment and levy will be determined by the 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. See NPV's full Fiscal Impact Analysis in **Appendix B**.

1.5 Permits and Approvals Required

The following list contains the approvals and permits necessary for the proposed subdivision and respective responsible agencies and offices:

- *Town of Huntington Planning Board* – Subdivision Approval, Stormwater Pollution Prevention Plan (SWPPP) and Tree Removal Permit;
- *Dix Hills Water District* – Public Drinking Water Service Connection approval;
- *Suffolk County Department of Health Services* – I/A OWTS and public water service connection approvals;
- *Suffolk County Planning Commission* – Planning review and recommendation under §239-n of the General Municipal Law (within 500 feet of a State Road);
- *New York State Department of Transportation* — Site access/road work permit for the Long Island Expressway's North Service Road; and
- *New York State Department of Environmental Conservation* — State Pollution Discharge Elimination System (SPDES) General Permit for Stormwater from Construction Activity.

SECTION 2.0
NATURAL ENVIRONMENTAL RESOURCES

2.0 NATURAL ENVIRONMENTAL RESOURCES

This section evaluates the existing natural environmental resources on the Subject Property and in the area, identifies potential impacts associated with the proposed clustered residential subdivision, and summarizes mitigation measures intended to avoid or minimize impacts to topography, soils, water resources, ecology, and landscape conditions.

2.1 Topography, Geology and Soils

2.1.1 Existing Conditions

Topography

Topography, slopes, and geomorphology vary across the Subject Property. The proposed development area at the south end of the site is generally flat to gently sloping, while the central and northern portions of the property in the Transfer of Density Flow Rights (TDFR) conservation easement include gentle, moderately steep, steep, and rolling terrain. The north end of the property generally consists of moderate to gentle slopes descending toward the west.

Beginning north of the proposed residential lots at el. 220± feet, within the proposed TDFR conservation easement between the ends of Patri Court and Corwin Court to the west and Randolph Drive and Bayard Drive to the east, slopes are, in general, moderately steep and descend in a southerly direction toward the proposed clustered subdivision and cul-de-sac. As this slope continues south it becomes less steep, gradually flattening as it approaches the proposed subdivision portion of the property and continues toward the North Service Road as a gentle gradual slope. The ground surface elevation at the north end of the proposed subdivision, east of Firelight Court, near the boundary between the south end of the proposed TDFR conservation easement and the north property lines of proposed Lots 4 and 5 is at el. 165± feet above mean sea level (msl) based on the proposed subdivision map and plans. From there, the slope gradually descends a total of 22± feet over an estimated 1,114 feet (0.21 miles) to el. 143 feet to the property's southerly property boundary, the proposed drainage recharge basin, and the North Service Road. The average estimated slope along this 0.21-mile stretch is just 1.97± percent based on two-foot contour intervals provided on the **Existing Conditions Plan (Sheet C-102) in Attachment 1**. There is a narrow band of moderately steep slopes west of adjacent Lots 34 and 35 located off Campbell Drive where the future turn-around of Ellie Court and proposed Lot 4 would be located.

Topography, slopes and geomorphology north of the above referenced el. 220± feet, east of Heather Court within the proposed TDFR conservation easement, are steeper and include moderately-steep to steep slopes that descend from a hilltop near the north end of the TDFR conservation easement. Slopes from this hilltop descend toward the west, southwest, and northwest. Here the elevations generally range between el. 242 feet and el. 212 feet and slopes

range between 15± percent to 25± percent, west of Village Hill Drive's lots 123 through 135, although grades are variable.

Another area of moderate to steep slopes is farther south within the TDFR, east-northeast of the Corwin Court turn-around south of an existing 20-foot-wide DHWD utility easement containing a 12-inch-diameter water main that runs between Corwin Court and Bayard Drive. Steep slopes in this area are estimated to have a 14± percent gradient, and slope toward the south from el. 196 to el. 182 (-14 feet) over a horizontal distance of 100 feet. See **Existing Conditions Plan (Sheet C-102)**.

The north end of the property, where the land is proposed for dedication to the Town for parkland, contains gentler and more gradual slopes than the central-northern portion of the TDFR conservation easement area, but they are still generally moderately steep with some gently sloping grades. Slopes at the north end of the site generally fall toward the west from the east side of the property with elevations ranging between el. 234± feet to el. 218± feet creating mostly moderately-steep slopes and some gentler slopes to the west. See **Existing Conditions Plan (Sheet C-102)** attached showing two foot topographic contour intervals and **Figure 2-1, "Topography"** for a more generalized topographic map with standard 10-foot contours.

Geology and Soils

The United States Department of Agriculture's (USDA) Soil Survey of Suffolk County, New York and USDA Natural Resources Conservation Service's Web Soil Survey provide the soil mapping, classifications, descriptions and characteristics of soils onsite and throughout the County, as well as a description of constraints or limitations on development. Soils that have similar characteristics, origins, depositional histories, and are commonly associated with other specific soil types, are classified into "soil associations" as depicted on the Soil Survey's "General Soils Map." These soil associations are further broken down into soil series (soil "types") based on more detailed characteristics. The soil association present at the Subject Property and in the surrounding area is the Carver-Plymouth-Riverhead Association which is described by the USDA as:

> Deep, rolling, excessively-drained and well-drained, coarse-textured and moderately coarse textured soils on moraines.

The Carver-Plymouth-Riverhead Association is located between Haven-Riverhead Association soils to the north and Haven-Riverhead Association soils to the south of the Subject property. The Haven-Riverhead Association is described by the USDA as:

> Deep, nearly level to gently sloping well-drained, medium-textured and moderately coarse-textured soils on outwash plains.

The Soil Survey of Suffolk County, New York further identifies three soil types on the 20.51± acre property, including Riverhead and Haven soils, 0-8% slope (RhB); Haven loam, 2-6% slope (HaB); and Riverhead sandy loam, 8-15% (RdC) (see **Figure 2-2** for a property soils map). Based on a review of available historical aerial photographs taken between the 1950s to present, the property does not appear to have been developed over these past 75 years and has consisted primarily of woodlands, but during the 1950s and 1960s (and possibly earlier), parts of the property, including mostly the south end of the site, was used for agriculture.

Table 2-1 summarizes the acreage and percentage of the property each soil type covers.

TABLE 2-1
SOIL TYPES IDENTIFIED ONSITE

Soil Type	Soil Type Map Code	Acres Onsite	Percent of Soil Type Found Onsite
Riverhead and Haven soils, 0-8% slope	RhB	15.92	77.6%
Haven loam, 2-6% slope	HaB	2.56	12.5%
Riverhead sandy loam, 8-15% slope	RdC	2.03	9.9%
Total	**---**	**20.51**	**100.0 %**

Riverhead and Haven soils, 0-8% slope (RhB) – This soil type consists of Riverhead sandy loam, Haven loam, or a combination of the two. Typically, places with these soils have been altered by grading for housing developments, shopping centers, industrial parks and similar non-farm uses, but as described above, the property is currently fully wooded and was at least partially farmed during the 1950s and 1960s and possibly earlier.

The RhB soil type commonly consists of deep, well-drained, moderately coarse textured soils of the broader Riverhead series along with deep, well-drained, medium textured soils of the Haven series. This soil type is *not* classified as a prime agricultural soil despite past farming that was eventually discontinued on that portion of the property. RhB soils are estimated to cover approximately 15.92 acres or 77.6 percent of the Subject Property including the area proposed for development, and part of the south end of the proposed TDFR conservation easement area. See **Figure 2-2**.

Haven loam, 2-6% slope (HaB) – According to the USDA, these soils are "well drained," having only "slight to moderate" limitations for development due to erosion and only "slight" limitations for development as homesites. HaB soils cover approximately 2.56 acres or 12.5 percent of the Subject Property including the area of proposed dedicated parkland at the north end of the property and a small part of the north end of the conservation easement area.

Riverhead sandy loam, 8-15% slope (RdC) – This soil type is very deep, moderate to steeply sloping and well drained. It is found in bands along the sides of geologic benches and plains and is common along the sides of drainageways. In some areas near the north shore, this soil type tends to exhibit a more rolling or irregular slope configuration. Mapped areas of this soil type are commonly irregularly shaped and range in size from a few acres to as much as 200 acres. These soils exhibit a moderately rapid permeability in the surface layer and subsoil which becomes very rapid in the substratum. They also tend to have moderate available water capacity, medium surface runoff potential and a have moderate susceptibility to erosion. RdC soils cover approximately 2.03 acres or about 9.9 percent of the Subject Property.

Constraints and limitations of the above soil types, as identified by the Soil Survey of Suffolk County, New York, are summarized in **Table 2-2**.

TABLE 2-2
SOIL LIMITATIONS

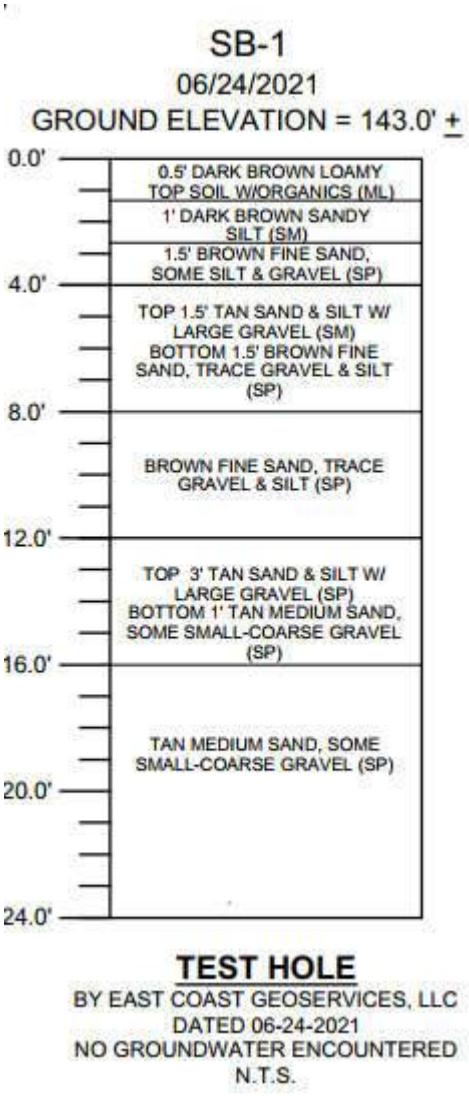
Soil Limitations by Use	RhB	HaB	RdC
Local streets and parking lots	Moderate, Slopes(1)	Moderate, slopes(1)	Severe, slopes(3)
Homesites	Slight	Slight	Moderate, slopes
Sewage disposal fields	Slight(2)	Slight(2)	Moderate, slopes(2)
Lawns and landscaping	Slight	Slight	Moderate, slopes
Erosion potential	Not indicated, typically graded	Moderate to slight	Moderately severe

Source: USDA, 1975. "Soil Survey of Suffolk County, New York."
(1) Slight for Town and County roads.
(2) Possible pollution hazard to lakes, springs, or shallow wells in these rapidly permeable soils.
(3) Moderate for Town or County Roads.

Onsite Soil Boring

East Coast Geoservices, LLC drilled a 24-foot-deep soil test hole at the south end of proposed subdivision road (Ellie Court) centerline, approximately 25 feet north of the North Service Road. See **Attached 1**, **Alignment Plan** and **Existing Conditions Plan** showing the June 24, 2021 Test Hole (SB-1) cross section. The test hole was drilled to a depth of 24 feet below grade surface (bgs) at a location having a ground surface elevation of 143.0± feet. As shown in the soil cross section, the surface soils consist of 0.5+ feet of dark brown loamy topsoil and organic material (ML), followed by a little over one foot of dark brown sandy silt (SM), and 1.5 feet of brown fine sand with some silt and gravel (SP). The next several feet of the cross section consists of 1.5+ feet of tan sand and silt with large gravel (SM) with the next 1.5+ feet consisting of a layer of sand, trace gravel and silt (SP). This was followed by a layer below consisting of about 4 feet of

brown fine sand, trace gravel and silt (SP) transitioning to 3± feet of tan sand and silt with large gravel (SP). The next one (1±) foot below that layer consisted of tan medium sand with some small coarse gravel (SP). The last eight feet at the bottom of the test hole between 16 feet and 24 feet in depth bgs contained tan medium sand and some small-coarse gravel (SP). Groundwater was not encountered within the 24-foot-deep test hole. See soil test hole cross section below.



2.1.2 Anticipated Impacts

Topography

As discussed above, the average slope from the north end of the proposed subdivision at Lots 4 and 5 to the North Service Road has an average south trending slope of just two (2) percent, which is considered to be generally flat to very gently sloping. This is generally ideal for development, as it reduces the grading or soil cutting and filling and off-site shipments necessary and provide a suitable grade for construction. Also, natural slopes trending in the

same direction, toward the south, along with any necessary minor grading will help direct and control runoff and ensure the delivery of collected runoff by the force of gravity to the proposed stormwater recharge basin at the southeast end of the site.

Based on a slope analysis, it was determined that 11.58 acres of the 12.2-acre clustered subdivision consists of flat to gently sloping land and 0.65 acres is hillside area. The hillside area consists of an area of 20,179 SF (0.46 acres) with slopes of 10.0 to 14.99 percent; an area of 6,839 SF (0.158 acres) with slopes of 15.0-19.99 percent; 1,120 SF (0.026 acres) with slopes of 20.0 to 24.99 percent; and 10 SF (0.00023 acres) with slopes of 25 percent or more. These areas are quite small and are primarily found at the north end of the subdivision portion of the property and can be easily grading as needed and reincorporation of soil back into the site.

Based on a review of historical aerials, it was noted that the south end of the property, where development is proposed and where most past disturbance of the property has taken place from farming since the 1950s and 1960s, has become revegetated and remained mostly natural ever since. No past buildings or structures are shown on the property based on historical aerials.

As previously noted there is a narrow band of moderately steep slopes west of adjacent Lots 34 and 35 off Campbell Drive where the future turn-around of Ellie Court and proposed Lot 4 are proposed. This area will need to be regraded to ensure suitable grades for cul-de-sac construction and development of Lot 4. Due to the limited area of moderately steep slopes, the large area of gentler slopes to be developed to the south, and planned implementation of erosion, sedimentation and drainage controls and best management practices, these slopes can be modified without anticipated significant impacts or constraints to development.

Slopes within the proposed TDFR conservation easement area are more steeply sloping and inconsistent including some moderate- to steeply-sloping topography that is less suitable for development. The north end of the property, where land is proposed to be dedicated to the Town for public parkland, is again less steep with mostly gentle to moderately steep slopes, that are generally steeper than those at the south end of the property. Natural topography and geomorphology of the site and the existing natural vegetation stabilizing them, will prevent erosion and sedimentation within the TDFR conservation easement and remain mostly undisturbed and unaffected by the project. One exception is the proposed installation of a water main to serve the proposed subdivision. This water main would extend from the middle of the existing east/west DHWD utility easement located east-northeast of Corwin Court and continue south toward the center of the property and downslope to the proposed subdivision. The installation of the water main in this location does require disturbance of a 20-foot wide easement area but was determined the best location for a water connection by the DHWD due to:

> "…system layout, hydraulics, and long-term operational considerations. This connection would improve overall system flow and reliability for the development, enhance fire

protection capabilities, and eliminate one dead-end main within the subdivision. From a water system operations and maintenance standpoint, this would be the District's preferred configuration."

All community service correspondences are provided in **Appendix C**.

As discussed, the northerly 2.05 acres of the Subject Property will be offered to the Town for dedication as public parkland or open space. If the Town accepts the offer of dedication and chooses to maintain this area as natural open space there will be no effect but if the property is developed as active parkland or includes man-made features such as a parking area, playing fields, or a playground in the future, it is expected that the Town will develop a plan and utilize common erosion, sedimentation and stormwater controls and selectively clear to prevent or significantly minimize potential impacts.

As noted above, existing topography within the area of the proposed 12-lot subdivision, subdivision road, and recharge basin is generally flat to gently sloping downward from north to south toward the North Service Road. **Sheet C-103** of the proposed subdivision map and plan set provides a **Lot Grading Plan** showing future topographic contours with suitable grades to ensure an appropriate base for construction of homes, driveways and residential accessory structures, and to support the collection and management of stormwater runoff. Construction of the proposed 1.38 acres of street to serve the proposed lots, along with its sidewalks, and future homes and driveways on the proposed house lots will create impervious surfaces that will restrict filtration and generate stormwater runoff that must be properly collected, controlled, and recharged onsite to prevent puddling, onsite flooding, or offsite runoff and sedimentation. The Proposed project will therefore include a network of catch basins along the concrete curbs of the crowned cul-de-sac street to collect and direct runoff to the interconnected 15 and 18-inch diameter subsurface storm drains. The proposed drains and overall drainage system will ultimately discharge into a 24-inch drain pipe near the south end of the property which will direct and discharge collected runoff into the proposed 53,054 SF (1.22 acre) stormwater recharge basin at the southeast corner of the property.

As indicated, on the **Drainage Shed Plan**, the projected volume of runoff storage needed for the proposed subdivision is 131,870 CF and the total volume of storage provided to the highwater line is 132,300 CF meeting the design storage requirement. The recharge basin is 12 feet deep from the bottom of the recharge basin at the base of the headwall to the high water line and provides an additional 2.5+ feet of sidewall above the high water line. See **Attachment 1, Sheet C-104, "Recharge Details,"** for a stormwater recharge basin plan and **Sheet C-105** for a **Drainage Shed Plan** which includes the property's catchment boundaries, the proposed depth of the recharge basin, volume of storage provided, drainage calculations, basin side slope contours, and overall recharge basin design, as well as proposed drain pipe location, discharge point, basin fencing, plantings, visual screening, and maintenance access and egress.

The most substantial ground disturbance associated with the subdivision will result from excavation and grading for the proposed 1.22± acre recharge basin providing the 132,300± CF of storage capacity at the southeast end of the subdivision, and from installation of the associated catch basins and subsurface drainage pipes. Additional soil removal will occur during future home basement or cellar construction, installation of I/A OWTS septic systems and sanitary leaching pools, underground utility work, and final subdivision road grading and roadbed construction. Some excavated soil will be used as backfill or otherwise incorporated back into the 20.51-acre site to minimize off-site soil removal and construction truck traffic.

In total, based on the attached **Preliminary Earthwork Plan**, a total of 334,387 SF of the property's soils would be disturbed. This area includes the proposed recharge basin, cul-de-sac (Ellie Court), lots and area to be dedicated to the Town, but does not include future excavation for basements. Based on this analysis, it was determined that the overall required soil "cut" would be 22,760 cubic yards (CY) and total "fill" would be 1,577 CY for a total net cut of 21,183 CY. **Table 2-3** provides a summary of the cut and fill calculations for the subdivision:

TABLE 2-3
EARTHWORK PLAN
Cut and Fill Calculations

Volume (CYs)	Recharge Basin	Road (Ellie Court)	Lots[(1)]	Town Dedication Area	Total
Cut	8,419	5,374	8,672	295	**22,760**
Fill	98	33	1,442	4	**1,577**
Net	**8,321**	**5,341**	**7,230**	**291**	**21,183**

Source: Nelson + Pope Preliminary Earthwork Plan, Last revised July 7, 2026
Notes: (1) Does not include basement cut volumes

This excess soil would be removed from the site requiring an estimated 706 total truck trips over the construction period. No significant topographic or soil impacts are anticipated as a result of the proposed grading plans which are subject to Town engineering review and approval.

Geology and Soils

As described in **Section 2.1.1**, according to the Suffolk County Soil Survey, the identified soil types onsite include Riverhead and Haven soils, 0-8% slope (RhB); Haven loam, 2-6% slope (HaB); and Riverhead sandy loam, 8-15% (RdC) with all of the proposed residential subdivision (lots, road and recharge basin) being located within the RhB area mapped as containing entirely RhB soils at the south end of the property (see **Figure 2-2**). RhB soils are found in areas that are flat to gently sloping and consist of deep, well-drained, moderately coarse textured soils of the Riverhead series along with deep, well-drained, medium textured soils of the Haven series. This soil type is not classified as a prime agricultural soil and based on **Table 2-2** above, have only slight constraints or limitations for homesites, sewage disposal fields, lawns and landscaping,

and moderate constraints or limitations to road construction due to slopes. The subject property, however, has minimal slope where construction is proposed (the lower end of this soil slope classification including areas that were previously farmed) with grades averaging roughly two percent grade, and grading proposed, as needed, as shown on the attached **Lot Grading Plan (Sheet C-103)**. Furthermore, identified constraints to road construction due to slopes from this soil type tend to occur on major roadways and is considered by the Soil Survey to be "slight" for "Town and County roads."

Also, with regard to "slight" limitations for sewage disposal fields, the Soil Survey notes that possible pollution hazard to lakes, springs, or shallow wells can occur due to the rapid permeability of these soils but there are no nearby wetlands or surface waters, depth to groundwater beneath the site is substantial, the project will utilize individual I/A OWTSs which provide a higher level of treatment than standard septic systems and meet Suffolk Sanitary Code Article 6 minimum lot size standards, and a supply of public drinking water and necessary infrastructure are available in the area. Furthermore, although clustering will result in smaller lots than permitted in the R-40 Residence zone, the overall yield of the subdivision has been reduced based on the onsite extinguishment and sale or transfer of development rights to another property in the future.

The one area of steep slopes that will be affected is the area of the proposed water main installation and utility easement which is also proposed within an area containing RhB soils within the proposed TDFR conservation easement. Due to the steeper slopes in this area, it will be necessary to minimize clearing to only what is necessary to prevent or minimize erosion and sedimentation during main installation. All applicable erosion and sedimentation controls must be implemented and the disturbed utility easement area should be reseeded or revegetated with native vegetative species as soon as possible after installation. Once the water main is installed, there should be no significant impact.

The Applicant will also work with the Town Engineer and Planning Board to ensure that the proposed drainage system meets Town standards and will prepare a Stormwater Pollution Prevention Plan (SWPPP) to further assess conditions and maximize the efficacy of dust erosion, sedimentation, and stormwater controls. The Applicant and project team will also request a NYSDEC State Pollution Discharge Elimination System (SPDES) General Permit for Stormwater from Construction Activity if and as required since the project involves the disturbance of more than one acre of land.

The Applicant and project team will work closely with SCDHS and in accordance with SCDHS standards and specifications to ensure that proposed I/A OWTSs are properly sited, setback, sized, designed and constructed. This will help to ensure that sanitary wastewater generated onsite receives the maximum treatment possible using SCDHS-approved onsite sanitary systems, and that treated effluent is discharged onsite and through the deep underlying unsaturated soils before reaching groundwater. See **Section 3.2** for information on the depth

to groundwater, direction of groundwater flow, area groundwater quality, and other relevant information.

The proposed lot clustering, its reduced total onsite yield due to TDFR, and reduced property sizes will minimize large expanses of lawn that may otherwise have to be maintained and be periodically fertilized and watered, potentially affecting groundwater resources. Furthermore, plantings specified for the subdivision around the proposed recharge basin will consist mostly of native groundcover, shrub and tree species including eastern red cedar, eastern white pine, inkberry holly, northern bayberry, red chokeberry, spice bush and showy northern native wildflower mix. This will help to minimize the need for long term maintenance of these species including long term fertilization that can increase nitrate concentrations in groundwater otherwise affecting groundwater quality and wasteful irrigation that reduces available groundwater supplies.

A few nonnative species are also proposed to enhance visual screening and aesthetic quality and stabilize soils. These include Norway spruce and white fir, both of which are evergreens and provide year-round screening, as well as common lawn grass for soil stabilization and enhanced aesthetic quality. All proposed street trees and recharge basin plantings comply with the acceptable street trees, recharge basin plantings and evergreen screen planting varieties included in Appendix H of the 2014 Town Subdivision and Site Plan Regulations.

Final site grading, site elevations, cut and fill and overall site layout and design will be subject to detailed engineering and planning reviews during the site plan and environmental review processes. Soil excavations for drainage, home construction, I/A OWTS installation, underground utilities, and grading activities, are anticipated to result in the generation of some temporary and intermittent noise during the construction process and could generate dust on windy days and/or when major earthwork is scheduled; therefore, dust will be controlled by wetting if and as necessary and various erosion and sedimentation techniques including project limiting fencing, silt fencing, stabilized construction entrance, concrete vehicle wash out station(s), filter fabric drop inlet protection, reduced onsite construction vehicle speeds, and required covering of dump truck loads when being exported from the site will help reduce potential impacts.

Future construction activities will be restricted to permissible hours of the day and days of the week as prescribed by Article II of Chapter 141 “Noise” of the Huntington Town Code which limits excavation, demolition, construction, erection, alteration, and repair of any building to the hours of 7:00 AM through 6:00 PM Monday through Friday, excluding legal holidays. Chapter 141-4 I. does specify, however, that permits for the construction or repair of buildings may be permitted between 9:00 AM and 5:00 PM on Saturdays and that work permits may also be issued at the discretion of the Director of Engineering, or the Director’s designee, upon consideration of the character of the area, urgency of the work to be performed, nature of the construction, and whether the work will be performed indoors or outdoors. In these cases, if

and when the requirements are met, construction may also occur between the hours of 9:00 AM and 5:00 PM.

2.1.3 Proposed Mitigation

- Proposed clearing will be conducted in accordance with the **Tree Preservation Plan (Sheet C-601)**, the requirements of Town Code Chapter 186 "Tree Preservation and Protection," and a pending Town-issued tree removal permit. Prior to clearing, limits of disturbance will be established and trees to be removed will be identified to prevent accidental, indiscriminate or excessive clearing of trees and shrubs, including specimen trees and/or mature trees.
- Install street curbing, suitably sized stormwater catch basins, drain pipes, and the proposed stormwater recharge basin at the southeast corner of the property with a total of 132,300 cubic feet (CF) of storage to the high water line proposed at 12 feet above the basin's el. 129.5-foot base elevation. See **Attachment 1, Lot Grading Plan (Sheet C-103)**, **Recharge Basin Detail (Sheet C-104)** and **Drainage Shed Plan (Sheet C-105)**. This infrastructure will be required to capture, temporarily retain and recharge stormwater onsite and help to prevent soil erosion, soil transport, sedimentation of drainage structures, and on and offsite flooding.
- The Town Engineer will review the **Recharge Basin Details** including **Grading Detail**, **Landscaping Detail** and drainage calculations, collection system and storage volume to ensure that the system satisfies all Town requirements and prevents or minimizes all identified impacts to the maximum extent practicable.
- In the unlikely event that low permeability soils (e.g., clay layers, hardpan, poorly drained, compacted or naturally cemented soils) are encountered during construction when installing drainage and sanitary leaching pools, the areas around these structures will be over excavated to create at least a three-foot collar around and below the affected structure which will be backfilled with clean suitably textured sandy soils to ensure appropriate percolation, filtration, dispersion, and dilution.
- A SWPPP will be prepared (if and as required) that meets the standards and requirements of the Town's stormwater management officer; an erosion and sediment control plan will be provided (see **Sheet C-530, Erosion and Sediment Control Details**), and a SPDES General Permit for Stormwater from Construction Activity will be requested from NYSDEC.
- Install temporary project limiting fencing as needed to prevent encroachment of clearing, grading and other work into areas that are to remain natural/undisturbed or offsite areas and utilize silt fencing to prevent soil from being transported off the development site, on to streets, private properties, or into drainage structures.
- Stabilize slopes in areas that are disturbed as soon as possible after clearing and grubbing by developing (paving and building construction), applying topsoil and mulch, and/or seeding and landscaping as soon as possible after clearing and ground disturbance.

- Incorporate suitable excavated soil back into the site to ensure desired grades for development, necessary backfilling of subsurface structures (drainage, I/A OWTSs, underground utilities, home basements or cellars, etc.) and reduce the need for additional onsite or offsite shipments of clean fill.
- Install temporary curb and grate inlet protection and filter fabric and stone and block inlet protection during construction to prevent or significantly reduce siltation of any potentially affected new or existing catch basins onsite or adjacent to the site along existing public rights-of-way that can reduce stormwater storage and system effectiveness and function.
- Utilize dust control practices by applying water to bare soil if and as needed and reducing unnecessary onsite construction vehicle speeds.
- Install a stabilized construction entrance with 6-inch berm at the construction entrance to remove soil from truck tires, manage stormwater runoff and erosion, and slow traffic in and out of the site. See **Erosion and Sediment Control Details (Sheet C-503)**.
- Provide a construction vehicle and equipment washout area with perimeter straw bales and 20 mil plastic lining and stabilize the site construction entrance to prevent soil tracking. See **Erosion and Sediment Control Details (Sheet C-503)**.
- Material staging areas and designated temporary stockpile locations will be provided onsite as needed at appropriate locations away from adjacent land uses and measures will be taken to prevent erosion and sedimentation from stockpiles as warranted as shown on the **Erosion and Sediment Control Plan (Sheet C-107)**.
- Native plants or vegetative species that are well adapted to onsite soil conditions will be used, as well as some nonnative ornamentals for aesthetic enhancement and augmentation of evergreen screening. Efficient/water conserving irrigation systems, watering at night and only when needed, watering selectively in zones rather than site-wide for the purpose of water conservation should be considered when constructing individual homes (and later once homes are occupied) to prevent unnecessary use of public water.
- Sanitary wastes from the proposed residential community will be collected, treated, and discharged on each of the 12 house lots using private state-of-the-art I/A OWTS in accordance with SCDHS standards and specifications, to help prevent or reduce soil, groundwater, and subsurface pollution, protect public health and help ensure a sustainable potable water supply for future generations. This, coupled with a deep underlying groundwater table, well drained soils, and the removal and replacement of subsurface soils if restrictive layers are encountered, will further protect groundwater and ensure proper subsurface infiltration and recharge.

2.2 Water Resources

2.2.1 Existing Conditions

Surface Waters and Wetlands

There are no *natural* surface water bodies such as ponds, lakes, streams, rivers, creeks or bays and no mapped NYSDEC freshwater wetlands or US Fish and Wildlife National Wetlands Inventory (NWI) wetlands features on or adjacent to the proposed development site or within regulated jurisdictional areas. This assessment was based on an onsite inspection of the property and area, and database, aerial photograph and available information reviews (see **Figures 2-3 and 2-4**). In addition, per NPV's standard assessment procedures, the project team reached out to NYSDEC to request its input regarding the presence of any freshwater wetlands in the area and by letter dated February 23, 2026, the NYSDEC wrote:

> "Based on the area identified in your request, the New York State Department of Environmental Conservation (DEC) has determined that there are no DEC regulated freshwater wetlands and/or adjacent areas in the area identified in the map presented []. Therefore, in accordance with Article 24 of the Environmental Conservation Law (ECL) and 6 NYCRR Part 663, no freshwater wetlands permit is required. Pursuant to ECL section 24-0703, this letter shall remain valid for a period of five years from the date it is issued (through 02/21/2031)." (see **Appendix D**)

The closest natural wetland feature identified by the NYSDEC Environmental Mapper and NWI databases is a 0.5-acre Class 2 freshwater wetland located west of the Subject Property between Heather Court to the north and Patri Court to the south over a quarter-mile north-northwest of the proposed development site and house lots.

The closest *man-made* wetland feature is a man-made Town of Huntington stormwater recharge basin located adjacent to the northeast of the Subject Property at the southwest corner of the intersection of Vanderbilt Parkway and Village Hill Drive which is at least periodically wet. This feature is not currently mapped by NYSDEC but is identified by NWI as NWI classification code PUBFx which is described as a 0.06-acre semi-permanently flooded, man-made (excavated) pond where some standing water is present. In addition, this feature is located roughly over a quarter mile from the portion of the property to be subdivided and developed. Another Town of Huntington stormwater recharge basin (SCWA tax lot: 400-263-02-73) is located adjacent to the east of the proposed cluster subdivision and west of Campbell Road. This man-made stormwater management feature appears to be dry, is overgrown, is not identified by either the NYSDEC or NWI as a wetland based on database review, and as noted by the NYSDEC's February 23, 2026 correspondence, an NYSDEC wetlands permit is not required for this project.

Figures 2-3, NYSDEC Freshwater Wetlands Map and 2-4, National Wetland Inventory Map show the location and proximity of wetlands in the area.

Groundwater

Groundwater on Long Island is entirely derived from recharged rain and snow and ice melt. Precipitation entering the soils in the form of recharge percolates between grains of sand, silt and gravel through the unsaturated zone to a depth below which all soil or unconsolidated strata are saturated known as the "water table", "groundwater reservoir", "zone of saturation", or "phreatic zone". The water table is equivalent to sea level at the north and south shores of Long Island and rises in elevation toward the center of the island.[1] The high point of the parabola is referred to as the groundwater divide separating generally northerly flowing groundwater toward Long Island Sound and southerly flowing groundwater flow toward the South Shore Estuary and ocean. The changes in elevation of the water table create a hydraulic gradient which causes groundwater to flow under gravity down the hydraulic gradient at a rate that is dependent upon the water table's slope, soil texture, sorting, and presence of fine grained soils such as clay or compacted and naturally cemented fine silty strata referred to as "hardpan," which restricts permeability creating perched water table conditions.

The Subject Property appears to straddle Long Island's regional groundwater divide based on regional groundwater table contours available from **Suffolk County GIS (2024) and USGS (2016)**. See **Figure 2-5**. As such, it appears that groundwater generally flows from west to east toward and past the subject property near the divide past the site before turning gradually north toward Blydenburgh Park, Stump Pond and the headwaters of the Nissequogue River. Although the predominant direction of flow is clearly west to east in the immediate area of the property, based on the large size of the lot (0.71± miles in length from south to north) and its location along the groundwater divide (generally east to west). However, some of the flow beneath the south end of the property site after proceeding east across the site appears to gradually veer toward the south and toward the south shore.

Based on the USGS and Suffolk County groundwater contour maps, depth to groundwater beneath the Subject Property ranges between 100± feet at the north end of the proposed cluster subdivision where the proposed conservation easement and northerly lot lines of Lots 4 and 5 are proposed, to 75± feet deep at the south end of the property near the North Service Road. The middle of the property within the proposed conservation easement area and areas north to Vanderbilt Parkway are even deeper ranging from 100± feet to the south to 158± feet at the property's north end near Vanderbilt Parkway. As such, depth to groundwater at these

[1] Perched groundwater conditions or restrictive soil layers were not encountered in the soil boring dug at the proposed entrance to the subdivision off the North Service Road which was dug to a depth of 24 feet below ground surface (bgs). The soil consisted of sand, gravel and silt below the topsoil and surface horizons. Groundwater was not encountered in the soil boring.

locations is significant. Water table elevations and generalized direction of groundwater flow which is perpendicular to groundwater table contours are illustrated in **Figure 2-5**.

The major water bearing units beneath the Subject Property include the Upper Glacial aquifer, Magothy aquifer, and the deep confined Lloyd Aquifer **(Smolensky et al, 1989)**. The property is also located within the Long Island Regional Planning Board's 208 Study's Hydrogeologic Zone I and Suffolk County Department of Health Service's Article 6 Groundwater Management Zone I. The Subject Property is NOT within any designated local or regional Special Groundwater Protection Areas (SGPAs) other local or regional groundwater protection zones but is served by Long Island's Sole Source Aquifer. Based on a review of NYSDEC's Critical Environmental Areas list, the property is not within any State, County or local "Critical Environmental Area."

Groundwater Quality

The Subject Property is located within the Dix Hills Water District (DHWD) service area which serves the Dix Hills and Half Hollow Hills communities. DHWD is a public water supply district which serves a population of 41,000± and provides potable drinking water to approximately 8,400 homes and businesses in the Dix Hills/Half Hollow Hills sections of the Town of Huntington. The District operates and maintains 17 water supply wells, three water storage tanks, five emergency electrical generators, three specialized water treatment systems, 169 miles of water main, 1,282 fire hydrants and over 2,386 system valves **(Town of Huntington, 2026)**. The DHWD water supply is withdrawn from both the Magothy and Upper glacial aquifers. The total amount of water withdrawn from the DHWD area in 2024 was 2.04 billion gallons of which approximately 90.6 percent was billed directly to consumers. The remaining 9.4 percent is considered unaccounted for water due to leaks, firefighting, and water main flushing **(DHWD, 2025)**. Existing available DHWD water mains in the area include one extending across the Subject Property from Jordan Court to Dylan Drive and another main and easement extending from Corwin Court across the Subject Property to Bayard Drive.

The DHWD routinely monitors its water supplies for coliform bacteria, turbidity, inorganic contaminants, lead and copper, nitrate, volatile organic compounds (VOCs), total trihalomethanes, synthetic organic compounds (SOCs), and radiological contamination per applicable water quality standards. In total, the DHWD routinely tests for more than 135 different drinking water quality parameters and conducts over 10,000 water quality tests of its water every year. The results of this water sampling and monitoring are summarized in an annual DHWD Drinking Water Quality newsletter **(Appendix E)** that is made available to the public and its customers for review at the Town's official website. According to the most recently published newsletter for the 2024 service year, the drinking water delivered to DHWD customers is in full compliance with Federal, State and County water quality regulations **(DHWD, 2025)** and is considered to be of good to excellent quality, although there are areas of localized contamination. The District also proactively tests for emerging contaminants that are not currently regulated by Federal and State agencies that are becoming increasingly common in groundwater **(DHWD, 2025)**.

Based on the annual water quality monitoring data for 2024 (the most recent record available), only one parameter, iron, exceeded current standards. Iron is a naturally occurring metal that is common in regional soils and is often found in high concentrations in Long Island's drinking water. The DHWD adds sequestering agents to remove iron from its wells as needed to improve drinking water quality. The DHWD will continue to monitor iron concentrations (along with other parameters) as required and will take action as needed, including consideration of other treatment options. Removal of iron from drinking water supplies helps to prevent water discoloration, laundry and fixture staining, and improves water quality by removing iron's metallic taste.
Several SOCs and VOCs were also detected in the water supply in 2024, but in very low concentrations that were below maximum contaminant levels (MCLs) and thereby not exceeding established health and safety standards for these parameters or significantly affecting water quality. These contaminants continue to be monitored to ensure a safe and sustainable water supply.

Nitrate is one such substance. Nitrate is an inorganic compound of concern when detected in high levels in drinking water and at very high concentrations, can cause health effects in infants potentially causing a very rare condition known as methemoglobinemia or blue baby syndrome. In 2024, nitrate concentrations in water samples ranged from no detection ("ND") to 7.0 mg/l. The maximum detected nitrate concentration in DHWD's drinking water of 7.0 mg/l in 2024 is relatively high and certainly higher than typical ambient groundwater conditions in many areas, but is still well below (30 percent below) the established maximum contaminant level (MCL) of 10 mg/l and is considered safe for routine consumption.

DHWD routinely treats its raw water supply prior to distribution, including the addition of sodium hydroxide to reduce pH and prevent corrosion of water mains and indoor plumbing, and calcium hypochlorite (chlorine) for disinfection. Granular activated carbon ("GAC") filters have also been installed at DHWD Plants 1, 5, 7 and 8 to remove hydrogen peroxide, volatile organic compounds ("VOCs") and emerging contaminants known as "perfluorooctane sulfonate" (PFOS) and "perfluorooctanoic acid" (PFOA). DHWD is also in the process of constructing and implementing additional water treatments using an Advanced Oxidation Process ("AOP") and Ultraviolet light ("UV") reactors at some of its plants to remove 1,4-Dioxane from its drinking water.

DHWD also implements a water conservation program to reduce wasteful water use and to conserve the local water supply for sustainable long-range use. This includes mandatory "odd/even" irrigation day restrictions where owners of properties with odd numbered addresses are permitted to irrigate on odd numbered dates, while even numbered addresses are allowed to water lawns and landscaping on even numbered dates. It also includes several rules such as not applying more than 1" of irrigation water per week, installing rain or soil sensors to determine when irrigation is actually necessary, watering during off peak times, and reducing zone watering times.

Water Balance and Nitrogen

The groundwater budget for an area is expressed in the hydrologic budget equation, which states that recharge is equal to precipitation minus evapotranspiration plus overland runoff; therefore, not all rain falling on the land is recharged into the ground. Loss in recharge is represented by the sum of evapotranspiration and overland runoff. The equation for this concept is expressed as follows: **R = P - (E + Q)**

where: **R** = recharge
P = precipitation
E = evapotranspiration
Q = overland runoff

NPV has developed a microcomputer model for its exclusive use in predicting both the water budget of a site and the concentration of nitrogen in recharge. The model, referred to as "**SONIR**" (**S**imulation **O**f **N**itrogen **I**n **R**echarge), utilizes a mass-balance method of analysis to determine the nitrogen concentration in recharge. Critical to the determination of nitrogen concentration is a detailed analysis of the various components of the hydrologic water budget, including recharge, precipitation, evapotranspiration, and overland runoff.

The **SONIR** model includes four sheets of computations for both existing conditions and future proposed conditions: Sheet 1) Data Input Field; Sheet 2) Site Recharge Computations; Sheet 3) Site Nitrogen Budget; and Sheet 4) Final Computations. All information required by the model is input in Sheet 1. 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 and also includes tabulations of all conversion factors utilized in the model.

It should be noted that any simulation is only as accurate as the data used in the model. An understanding of hydrologic principles is necessary to determine and justify much of the data input 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 to ensure justifiable results. There are many variables, values and assumptions associated with hydrologic principles. These are detailed in the SONIR Model user manual which is provided in **Appendix F-1**.

The SONIR model was run to obtain the existing water budget and nitrogen concentration in recharge on the Subject Property. The results are based on current site conditions which includes 20.51 acres of existing woodlands or natural areas consisting of mostly successional southern hardwood forest (70.75 percent of the property) and coastal oak hickory forest (29.25 percent) and no impervious surfaces, landscaping, ponds, wetlands, or bare/unvegetated

ground since the property is undeveloped and unused. Based on model results, the property is currently estimated to have a total site recharge of 12.83 million gallons of water per year (MGY), with a total estimated nitrogen concentration of 0.09 milligrams per liter (mg/l). The full results of SONIR's existing conditions analysis are presented in **Appendix F-2**.

Water Supply and Wastewater Management

There are no public sewers in the area and no existing onsite development and therefore no septic systems or cesspools are known to be present onsite. As previously indicated, future homes within the 12-lot cluster subdivision will each have their own I/A OWTS providing greater sanitary treatment and groundwater protection compared to traditional septic systems of the past.

Public water is available to the Subject Property from DHWD. A letter was sent to DHWD to request a letter of water availability to serve the proposed residential community on December 8th 2025. On December 31st 2025, Dennis Kropp, Superintendent of Dix Hills Water District, responded by email, noting that an existing water main runs from Jordan Court to Dylan Drive which would cross directly through the proposed development. In addition, there is an existing 12-inch water main extending from Corwin Court to Bayard Drive, located just north of the original proposed Jill Estates water main. Based on system layout, hydraulics, and long-term operational considerations, the District's recommendation was that the proposed water main along Ellie Court be extended northward and connected to the existing 12-inch main originating from Corwin Court. This connection would improve overall system flow and reliability for the development, enhance fire protection capabilities, and eliminate one dead-end main within the subdivision. From a water system operations and maintenance standpoint, it was stated by Superintendent Kropp that this would be the District's preferred configuration (See email in **Appendix C** and **Section 3.2** for more on community services and utilities).

Stormwater

Stormwater runoff is a major vehicle by which pollutants are transported across the land surface to surface waters, wetlands, storm drains and drainage leaching structures or to pervious ground where it percolates through the soil and eventually reaches the groundwater reservoir.

Some types of contaminants, for example, automotive fluids, are common on impervious man-made surfaces such as streets and parking lots due to leaks, spills, car accidents, or by other means in areas having high motor vehicle traffic. Other common stormwater contaminants that may accumulate in stormwater "sinks" or receiving bodies include:

- Animal wastes from pets and wildlife;
- Fertilizers and pesticides;
- Highway deicing materials;

- Air-borne pollutants that settle out by gravity or are flushed out of the atmosphere by wind and rain;
- Litter and other by-products of urban and suburban environments;
- Raw materials or waste products leaked, spilled, or disposed of by industries or institutions;
- Other improper handling, storage, and disposal of toxic or hazardous materials; and
- Decaying vegetation and animal matter.

The Subject Property is currently undeveloped and wooded and contains no wetlands or surface water bodies and does not fall within any jurisdictional area of any agency that regulates wetlands and surface waterbodies. See letter from NYSDEC in **Appendix D**. Since the property is undeveloped and is currently in a natural unused condition, the ground surface is entirely pervious, and there are no known man-made stormwater drainage structures such as recharge basins, drainage ponds, catch basins, or subsurface leaching pools onsite. Precipitation on the property is therefore either: (1) intercepted by existing live or fallen vegetation and evaporated by natural processes; (2) absorbed by the roots of existing trees and other plant life; (3) transpired by vegetation; (4) infiltrates the sandy soils on the site to recharge and replenish the underlying aquifer; and/or (5) in some areas where slopes are steep may runoff to a lower elevation before being absorbed, evaporated, transpired or infiltrated through the soil profile.

2.2.2 Anticipated Impacts

As previously discussed, there are no regulated wetlands or surface waterbodies on, near or within NYSDEC jurisdiction of the Subject Project or anywhere near the site. As such, and based on the groundwater discussion below, no significant impact is expected on these sensitive natural resources. In addition, there is no effect on the property's projected lot yield from required subtraction of the areas of such features and their adjacent regulated uplands.

Groundwater from the Dix Hills Water District will be used by future households for domestic purposes such as bathing, cooking, dishwashing, and laundry, as well as possible future lawn watering. Fire hydrants will also be installed as required for protection of private property and the health and safety of future residents and their guests. Water will be obtained from the existing Corwin Court to Bayard Drive's 12-inch diameter water main and a proposed gravity driven water main will be installed south to and along the proposed cul-de-sac to serve each of the proposed 12 house lots.

Most of the street tree and recharge basin plantings will be native species that are well adapted to site conditions and do not require long-term maintenance and no NYSDEC listed invasive species are proposed. Therefore, water used for irrigation will be focused mainly on serving the proposed landscaping until it is successfully established, and future house lots, especially for

future lawns. It is expected that homeowners will keep some of the wooded areas onsite along the side and rear property lines for screening or buffering which may be augmented by individual lot owners with evergreen and/or deciduous plantings or fencing to provide separation and privacy.

Sanitary wastewater from each of the proposed lots will be collected and discharged into each of the proposed private I/A OWTSs, treated, and discharged into the ground onsite through subsurface leaching pools in accordance with all applicable SCDHS and Suffolk Sanitary Code siting, installation, and design requirements. The I/A OWTS provides superior sanitary treatment compared to the conventional septic systems of the past including reducing nitrogen levels in effluent to and often below 19 mg/l.[2] Groundwater is located far below the ground surface at the property, providing significant separation for filtration and attenuation by natural aerobic bacteria. Site runoff and drainage will also be collected and piped to a 1.22-acre onsite stormwater recharge basin proposed at the southeast corner of the subject property which has been designed with a storage capacity of 132,300 CF where 131,870 CF is needed and required to store and recharge stormwater from the property, although most of the site will remain vegetated with no pervious groundcover.

The property is located within SCDHS Groundwater Management Zone I (GMZ I). According to Article 6 of the Suffolk County Sanitary Code, individual onsite septic systems are prohibited and must be connected to an approved STP or community sewer within GMZ I if a proposed single-family house lot is less than 20,000 SF in area and density credits have not been acquired. Not only will the proposed subdivision meet this minimum 20,000+ SF per lot size and density requirement but the project also includes the filing of a TDFR conservation easement consisting of 12.5 additional credits with all proposed lots on the site clustered at the south end of the property where there has been past site disturbance. This does not include the additional 2.05 acres of land to be offered for dedication to the Town for open space or public parkland or the 0.35-acres offered to the Town for drainage purposes which is located next to an existing off-site Town owned and maintained stormwater recharge basin. Therefore, based on the project plans, the proposed project is far below its permissible density with only one lot for every 74,436 SF of gross land area on property zoned for lots that are one acre (43,560) SF in area.

<u>Water Quality</u>

[2] Total nitrogen in community wastewater from conventional septic systems has been estimated to have a concentration of between 20 mg/l in weak effluent to 85 mg/l in strong effluent **(Metcalf & Eddy, Inc, 1991)**. SCDHS General Guidance Memo #28 includes guidelines for siting sewage treatment plants that states that "[a] total nitrogen concentration of 50 mg/l may be used when calculating the equivalent mass loadings" for the outdated septic system designs **(SCDHS, 2014)**. As noted, I/A OWTS such as the *Fuji Clean* sanitary systems are able to reduce nitrogen concentrations to 19 mg/l or less. The end result is a higher quality effluent, cleaner soils and minimization of impacts on ground and surface water quality wetlands vegetation, and aquatic species.

NPV reached out to Dennis Kropp, Superintendent and Senior Water Plant Operator IB for the DHWD to inform him of the proposed project and request any information, concerns, issues requirements or recommendations he may have on the Proposed Action and the District's ability to serve the proposed subdivision. By email dated December 31, 2025, Mr. Kropp replied that:

> "After reviewing the proposal and [DHWD] GIS mapping, I note that an existing water main runs from Jordan Court to Dylan Drive and would cross directly through the proposed development. In addition, there is an existing 12-inch water main extending from Corwin Court to Bayard, located just north of the proposed Jill Estates water main."
>
> "Based on system layout, hydraulics, and long-term operational considerations, my recommendation is that the proposed water main be extended northward and connected to the existing 12-inch main originating from Corwin Court. This connection would improve overall system flow and reliability for the development, enhance fire protection capabilities, and eliminate one dead-end main within the subdivision. From a water system operations and maintenance standpoint, this would be the District's preferred configuration."
>
> "Other than the recommendation noted above, I have no additional comments, concerns, or objections to the project at this time."

See **Appendix C** for a copy of the full original correspondence.

The project includes the clearing and removal of trees in accordance with the attached **Tree Preservation Plan (Sheet C-601)** and associated understory and a small amount of landscaping for the subdivision's essential infrastructure (e.g., road construction, recharge basin, water main utility easement) including a variety of shrubs, trees, native wildflower seed mix and grass around the proposed recharge basin. In addition, 60 street trees as shown on the **Landscape Plan (Sheet C-108)** consisting of native white oak, Shubert cherry, American hornbeam, and American yellowwood are proposed to be planted on average 40± feet on center along both sides of proposed Ellie Court. Most landscaping requiring maintenance is expected to be associated with future house lots depending on future homeowner preferences, which will likely include lawns with intermittent or a narrow swath of trees, particularly along rear and side lot lines and ornamentals.

<u>Water Balance and Nitrogen</u>

The Proposed Action currently involves the subdivision of a 20.51-acre parcel into 12 lots, a large 8.74 TDFR conservation easement and an offer to dedicate 2.05 acres of land to the Town for passive or active public parkland. It is expected that some of the area of the house lots to be

created will include landscaping that will likely at least sometimes be maintained by fertilization and watering, especially lawns for each of the future homes. These areas, however, will be limited to the 6.77 acres of the 20.51-acre site that will consist of residential lots after construction of homes, driveways, patios, decks, sheds and other possible accessory structures or features in the future. However, other areas to be landscaped or replanted, including the stormwater recharge basin, the water main utility easement, and the rows of street trees will mostly consist of native and/or well adapted plants and trees requiring limited maintenance.

Utilizing the same mass balance model described in **Section 2.2.1**, the water balance and concentration of nitrogen in recharge was calculated for the proposed residential subdivision. **Table 2-4** below provides a breakdown of existing and proposed site coverages used in the SONIR model to obtain the results described herein.

The concentration of nitrogen in recharge is expected to increase from an estimated 0.09 mg/l under the existing condition, to 3.12 mg/l for the proposed 12-lot subdivision. Due to the use of proposed I/A OWTSs, the overall limited density and sizes of the lots on the 20.51-acre property due to clustering which will reduce the future sizes of private lawns, retention of 8.74 acres in its natural condition, and required stormwater controls, the anticipated nitrate concentration at buildout is still well below the MCL standard of 10 mg/l for nitrogen. **Appendix F-2 (Existing Condition), Appendix F-3 (Proposed Condition for the proposed Jill Estates 12-Lot subdivision)** contain the SONIR nitrogen loading/concentration and annual site recharge estimates for the project under the build condition. The proposed **Landscape Plan** is attached.

2.2.3 Proposed Mitigation

- An existing 12-inch diameter SCWA water main is available within an existing utility easement on the property east-northeast of Corwin Court allowing a suitable supply of routinely monitored potable drinking water from DHWD to be easily extended onto the site to serve the subdivision. Onsite fire hydrants, valves and other water system appurtenances will be provided as needed in accordance with the requirements of the DHWD, DHFD, the Town Fire Marshal, and Town Planning Board.
- A total of 8.74 acres (nearly 43%) of the site, within the proposed TDFR conservation easement will be preserved, except for temporary disturbance along a 20-foot wide utility easement needed to run a 12-inch water main from east of Corwin Court, south to the proposed lots 1 and 12 at the south end of the subdivision.
- Lawn and other ornamental landscaping will be relatively limited on the 20.51-acre property and will be centered mainly around the proposed homes on private lots. Proposed subdivision landscaping (i.e., recharge basin area, utility easement area and street trees) will consist mostly of native well adapted tree and plant species to minimize maintenance needs.

- Any landscape irrigation systems (if necessary) should be of a design that utilizes contemporary water conservation technologies to reduce irrigation water demand. This would include a modern water conserving design such as drip irrigation systems that apply water directly to the roots rather than by sprays that are prone to evaporation in, thereby reducing irrigation runoff and evaporation, and timers and/or water sensors that ensure water is applied only when needed and at appropriate times, such as evenings or nights, when evaporation is lowest.
- Disturbed portions of the site will be revegetated with native or well-adapted vegetation and ornamental landscaping species, to help stabilize soils, minimize erosion and sedimentation, reduce the need for irrigation, reduce or eliminate the need for fertilization or pesticide applications and provide pollutant uptake and attenuation in areas that are not proposed for construction but are to be cleared, and enhance the aesthetic appearance of the proposed subdivision.
- The site's drainage system will be designed in accordance with Town drainage requirements and must meet Town Engineer and Planning Board standards for approval.
- A SPDES General Permit for Stormwater Discharges from Construction Activity and SWPPP (if required) will be submitted to ensure proper drainage controls are implemented that will protect wetlands and surface waterbodies by capturing and recharging stormwater into the ground.
- Silt fencing, inlet protection, stabilized construction entrance and dust control will be provided during construction of the subdivision and individual homes to help control erosion and the transport of soil and other runoff pollutants by stormwater runoff to adjacent streets, private properties, environmentally sensitive areas offsite or to onsite or nearby drainage structures, to prevent siltation and ensure proper drainage system function.
- The Proposed Action will include the use of individual I/A OWTSs that will be sited, installed and designed in accordance with SCDHS requirements and oversight that will provide superior onsite sewage treatment and disposal compared to the conventional septic systems of the recent past.

2.3 Ecology and Landscape

2.3.1 Existing Conditions

NPV conducted an environmental field inspection of the Subject Property on January 9, 2026, to inventory existing land uses and to inventory, document and assess environmental conditions. During the visit, ecological surveys were carried out including:

- an inventory of trees, shrubs, herbaceous plants, grasses and other ground covers;
- identification of existing wildlife habitat and assessment of their quality and extent; and

- documentation of any wildlife encountered, signs of wildlife (tracks, scat, dens, etc.), or types of species that may be present based on habitat types.

The Subject Property is a vacant parcel dominated by wooded vegetation that has been substantially influenced by long-term disturbance associated with adjacent residential developments. The southern portion of the site exhibits the highest level of disturbance, including evidence of historical clearing and pronounced edge effects, which have resulted in a high density of invasive plant species.

Moving northward across the property, additional indicators of disturbance related to adjacent residential use were observed, including yard debris and small accessory structures (e.g., chicken coops) extending onto the parcel from adjacent lots. These disturbances persist throughout the southern and central portions of the site.

Approximately one-quarter of the distance from the southern boundary, the habitat transitions to a more continuous woodland characterized by an increased canopy closure and a reduction in disturbance, although signs of prior disturbance remain. In the northernmost part of the site, vegetation becomes denser and is largely dominated by invasive species, thus transitioning from areas of improved habitat quality to areas affected by invasive species along edges and disturbed pockets

During the field inspection, NPV identified two distinct habitat types within the Subject Property; successional southern hardwood and coastal oak-hickory. All habitat types were classified according to the New York Natural Heritage Program's Ecological Communities[3] of New York State **(Edinger et al., 2014)**.

The dominant habitat type on site is successional southern hardwood occupying 14.51± acres or 70.75% of the site. Comparatively, coastal oak-hickory occupies 6± acres or 29.25% of the site. While vegetation observed on site generally aligns with the descriptions provided by **Edinger et al. (2014)**, the habitats present are not considered pristine and, as discussed above, exhibit varying degrees of disturbance resulting from adjacent land uses, clearing, and invasive species. The existing habitat pattern and approximate acreages and percentages of each ecological community, as determined by field inventory, aerial photographs, and in-field habitat mapping are shown in **Figure 2-6** and are summarized in **Table 2-4** below.

TABLE 2-4
HABITAT QUANTITIES
Existing Site Conditions

[3] An ecological community is a variable assemblage of interacting plant and animal populations that share a common environment.

Habitat Type	Existing	
	Acres	Percent
Successional Southern Hardwood	14.50±	70.75%
Coastal Oak Hickory	6.01±	29.25%
TOTAL	**20.51±**	**100.00%**

A detailed description of the habitat types found on site, including typical flora and fauna, as well as a list of species identified or expected based on available information and inspections, is provided below.

The dominant ecological community present is characterized as Successional Southern Hardwoods. **Edinger et al. (2014)** describes Successional Southern Hardwoods as:

> *"a hardwood or mixed forest that occurs on sites that have been cleared or otherwise disturbed. Characteristic trees and shrubs include any of the following: American elms (Ulmus americana), slippery elm (Ulmus rubra), white ashes (Fraxinus americana), red maples (Acer rubrum), box elders (Acer negundo), silver maple (Acer saccharinum), sassafrass (Sassafras albidum), gray birch (Betula populifolia), hawthorns (Crataegus spp.), eastern red cedar (Juniperus virginiana), and choke-cherries (Prunus virginiana). Certain introduced species are commonly found in successional forests, including black locust (Robinia pseudo-acacia), tree-of-heaven (Ailanthus altissima), and buckthorn (Rhamnus cathartica). Any of these may be dominant or codominant in a successional southern hardwood forest. This is a broadly defined community and several seral and regional variants are known"*

This community type typically develops on lands that have been previously cleared, logged, or otherwise disturbed, and are now undergoing natural forest regeneration. Within the Subject Property, the canopy and subcanopy exhibit a mix of native hardwood species interspersed with scattered conifers and occasional non-native species, consistent with the general successional trajectory for disturbed sites in this region of New York State.

Edinger et al. (2014) describes Coastal oak Hickory as:

> *"a hardwood forest with oaks (Quercus spp.) and hickories (Carya spp.) codominant that occurs in dry, well-drained, loamy sand of knolls, upper slopes, or south-facing slopes of glacial moraines of the coastal plain. The forest is usually codominated by two or more species of oaks, usually white oak (Q. alba), black oak (Quercus velutina) and chestnut oak (Q. montana). Scarlet oak (Quercus coccinea) is also a common associate. Mixed with the oaks are one or more of the following hickories: pignut (Carya glabra), mockernut (C. alba), and sweet pignut (C. ovalis). These hickories can range from nearly pure stands to as little as about 25% cover. There is typically a subcanopy stratum of*

small trees and tall shrubs including flowering dogwood (Cornus florida) and highbush blueberry (Vaccinium corymbosum). The shrub layer and groundlayer flora may be diverse. Common low shrubs include maple-leaf viburnum (Viburnum acerifolium), lowbush blueberries (Vaccinium angustifolium, V. pallidum) and black huckleberry (Gaylussacia baccata). Characteristic groundlayer herbs are Swan's sedge (Carex swanii), panic grass (Panicum dichotomum), poverty grass (Danthonia spicata), cow-wheat (Melampyrum lineare), spotted wintergreen (Chimaphila maculata), rattlesnake weed (Hieracium venosum), white wood aster (Eurybia divaricata), false Solomon's seal (Maianthemum racemosum), Pennsylvania sedge (Carex pensylvanica), and silver-rod (Solidago bicolor). Other herbs include Solomon's-seal (Polygonatum biflorum) and Canada mayflower (Maianthemum canadense) (David Küntsler pers. comm.).”

Based on field observations and the classification framework provided in **Edinger et al. (2014)**, portions of the Subject Property are most consistent with the description of coastal oak-hickory forests. These forest communities are commonly found on slightly higher, well-drained soils and support a canopy dominated by oak and hickory species, with a relatively open understory and a woodland ground layer typical of this community type. Although this habitat is consistent with coastal oak-hickory forest in terms of dominant species composition, it remains influenced by historical disturbance and edge effects from adjacent residential development.

Vegetation identified by NPV onsite during the January 2026 field investigation as well as species commonly found within similar habitat is listed below in **Table 2-5**. This list is not meant to be all-inclusive but reflects dominant and commonly observed species. Care was taken to identify any species that may be considered rare or protected. Species of significance are noted including, NYS endangered species “[e]”, Federally endangered species “[E]”, NYS exploitably vulnerable protected plants “[p]”, and NYS invasive species (no legal status) “[i]”. The symbol * indicates species identified on site during field visits by NPV Staff.

TABLE 2-5
PLANT SPECIES LIST

	Common Name	***Scientific Name***
	Trees	
*	Norway maple	*Acer platanoides [i]*
*	tree-of-heaven	*Alianthus altissima [i]*
	bitternut hickory	*Carya cordiformis*
*	pignut hickory	*Carya glabra*
	shagbark hickory	*Carya ovata*
	mockernut hickory	*Carya tomentosa*
	American chestnut	*Castanea dentata*
	northern catalpa	*Catalpa bignonioides*
	flowering dogwood	*Cornus florida [p]*

	Common Name	*Scientific Name*
	Hawthorne	*Craetagus sp.*
	American beech	*Fagus grandifolia*
*	American holly	*Ilex opaca [p]*
*	black walnut	*Juglans nigra*
*	eastern red cedar	*Juniperus virginiana*
	tulip poplar	*Liriodendron tulipifera*
	crab apple	*Malus coronaria[p]*
	common apple	*Malus pumila*
	Mulberry	*Morus rubra*
	princess tree	*Paulownia tomentosa [i]*
	pitch pine	*Pinus rigida*
*	white pine	*Pinus strobus*
*	black cherry	*Prunus serotina*
	choke cherry	*Prunus virginiana*
	white oak	*Quercus alba*
	swamp white oak	*Quercus bicolor*
	scarlet oak	*Quercus coccinea*
	blackjack oak	*Quercus marilandica*
	pin oak	*Quercus palustris*
	chestnut oak	*Quercus prinus*
*	red oak	*Quercus rubra*
*	black oak	*Quercus velutina*
*	black locust	*Robinia pseudoacacia [i]*
	Sassafras	*Sassafras albidum*
	Yew	*Taxus floridana*
	Linden	*Tilia sp.*
	eastern hemlock	*Tsuga canidensis*
	Herbaceous Species	
	Yarrow	*Achillia millefolium*
	Redtop	*Agrostis gigantea*
*	garlic mustard	*Alliaria petiolata [i]*
	Pigweed	*Amaranthus sp.*
	Ragweed	*Ambrosia artemisiifolia*
	big bluestem	*Andropogon gerardii*
	little bluestem grass	*Andropogon scoparius.*
	wood anemone	*Anemone quinquefolia*
	Dogbane	*Apocynum maculosa*
	wild sarsaparilla	*Aralia nudicaulis*
	Jack-in-the-pulpit	*Ariasaema triphyllum*
	common mugwort	*Artemisia vulgaris [i]*
	common milkweed	*Asclepias syrica*
	Aster	*Aster sp.*
	Lady fern	*Athyrium filix-femina [p]*
	yellow rocket	*Barbarea vulgaris*

	Common Name	*Scientific Name*
	bald rush	*Brasenia schreberi*
	Mustard	*Brassica sp.*
	bluejoint grass	*Calamagrotis canadensis*
	lurid sedge	*Carex lurida*
	Pennsylvania sedge	*Carex pensylvanica*
	spotted knapweed	*Centurea maculosa*
	common lamb's quarters	*Chenopodium album*
	spotted wintergreen	*Chimaphila maculata [p]*
	Chicory	*Cichorium intybus*
	enchanter's nightshade	*Circacea quadrisulcata*
	creeping thistle	*Cirsium arvense*
	Thistle	*Cirsium sp.*
	Asiatic dayflower	*Commelina communis*
	crown vetch	*Coronilla varia*
	black swallow-wort	*Cynanchum louiseae [i]*
	umbrella sedge	*Cyperus strigosus*
	moccasin flower	*Cypripedium acaule[p]*
	Broom	*Cytisus scoparius*
	poverty grass	*Danthonia spicata*
	Queen Anne's lace	*Daucus carota*
	hay-scented fern	*Dennstaedtia punctilobula*
	Deer tongue	*Dichanthelium clandestinum*
	crested wood fern	*Dryopteris cristata[p]*
	Woodfern	*Dryopteris spinulosa[p]*
	Pipewort	*Eriocaulon aquaticum*
	Indian strawberry	*Potentilla indica*
	cinquefoils	*Potentilla spp.*
	bald rush	*Psilocarya scirpoides[r]*
	bracken fern	*Pteridium aquilinum*
	Shinleaf	*Pyrola sp.*
	common buttercup	*Ranunculus acris*
	lesser celandine	*Ranunculus ficaria [i]*
	horned rush	*Rhynchospora macrostachya*
	black-eyed Susan	*Rudbeckia hirta*
	Dock	*Rumex crispus*
	bouncing bet	*Saponaria officinalis*
	wool grass	*Scirpus cyperinus.*
	common three-square	*Scirpus pungens*
	Nutrush	*Scleria reticularis [r]*
	Skullcap	*Scutellaria galericulata*
	green foxtail	*Setaria viridis*
	false Soloman's seal	*Smilacina racemosa*
	Nightshade	*Solanum sp.*
	Goldenrod	*Solidago sp.*

	Common Name	*Scientific Name*
	bur-reed	*Sparganium eurycarpum*
	common dandelion	*Taraxacum officinale*
	New York fern	*Thelypteris novaboracensis [p]*
	Virginia knotweed	*Tovara virginina*
	Clover	*Trifolium sp.*
	common mullein	*Verbascum thapsus*
	cow vetch	*Vicia cracca*
	spring vetch	*Vicia satvia*
	sweet violet	*Viola blanda*
	Cocklebur	*Xanthium chinense*
	large yellow-eyed grass	*Xyris smalliana*
	Shrubs & Vines	
	Shadbush	*Amelanchier canadensis*
	porcelain-berry	*Ampelopsis brevipedunculata [i]*
*	Devil's walking stick	*Arelia spinosa*
	Chokeberry	*Aronia arbutifolia.*
	Japanese barberry	*Berberis thunbergii [i]*
	boxwood	*Bux sempervirens*
*	Oriental bittersweet	*Celastrus orbiculatus [i]*
	American bittersweet	*Celastrus scandens [p]*
	sweetfern	*Comptonea peregrina*
	autumn olive	*Elaeagnus umbellata [i]*
	trailing arbutus	*Epigaea repens[p]*
	winged eunonymous	*Euonymus alatus [i]*
	burningbush	*Euonymus atropurpureus*
	wintercreeper	*Euonymus fortunei [i]*
	Forsythia	*Forsythia sp.*
*	black huckleberry	*Gaylussacia baccata*
*	English ivy	*Hedera helix[i]*
*	Japanese holly	*Ilex crenata [i]*
	Inkberry	*Ilex glabra [p]*
	Winterberry	*Ilex verticillata [p]*
	Shrubs & Vines	
	bush clover	*Lespedeza sp.*
	Fetterbush	*Leucothoe racemosa*
*	Japanese honeysuckle	*Lonicera japonica [i]*
*	amur honeysuckle	*Lonicera maackii [i]*
	fly honeysuckle	*Lonicera morrowii [i]*
	trumpet honeysuckle	*Lonicera sempervirens*
	Honeysuckles	*Lonicera spp.*
	tartarian honeysuckle	*Lonicera tatarica [i]*
	sargent crabapple	*Malus sargentii*
	Bayberry	*Myrica pensylvanica [p]*
	Virginia creeper	*Parthenocissus quinquefolia*

	Common Name	*Scientific Name*
	mile-a-minute vine	*Polygonum perfoliatum [i]*
	bitter dock	*Rumex obtusifolius*
	common buckthorn	*Rhamnus cathartica [i]*
	pinkster bloom	*Rhododendron nudiflorum [p]*
	winged sumac	*Rhus copallina*
	smooth sumac	*Rhus glabra*
	staghorn sumac	*Rhus typhina*
	Gooseberry	*Ribes sp.*
*	multiflora rose	*Rosa multiflora [i]*
	wild rose	*Rosa sp.*
*	Raspberry	*Rubus sp.*
	Blackberry	*Rubus allegheniensis*
	common dewberry	*Rubus flagellaris*
	common elderberry	*Sambucus canadensis*
	cat greenbrier	*Smilax glauca*
	common greenbrier	*Smilax rotundifolia*
	bittersweet nightshade	*Solanum dulcamara*
	poison-ivy	*Toxicodendron radicans*
	low bush blueberry	*Vaccinium angustifolium*
	cypress spurge	*Euphorbia cyparissias*
	Japanese knotweed	*Fallopia japonica*
	common strawberry	*Fragaria virginiana*
	Cleavers	*Galium aparine*
	Wintergreen	*Gaultheria procumbens [p]*
	wild geranium	*Geranium maculatum*
	ground ivy	*Glechoma hederaceae*
	Gratiola	*Gratiola aurea*
	woodland sunflower	*Helianthus divaricatus*
	giant hogweed	*Heracleum mantegazzianum [i]*
	Hawkweed	*Hieracium sp.*
	Canadian St.John's-wort	*Hypericum canadense*
	common St. Johnswort	*Hypericum perforatum*
	field pepperweed	*Lepidium campestre*
	butter-n-eggs	*Linaria vulgaris*
	bushy seedbox	*Ludwigia alternifolia*
	white campion	*Lychnis alba*
	Bugleweed	*Lycopus virginicus*
	Canada mayflower	*Maianthemum canadense*
	Japanese stilt grass	*Microstegium vimineum [i]*
	Chinese silver grass, Eulalia	*Miscanthus sinensis [i]*
	evening primrose	*Oenethera biennis*
	Wood sorrel	*Oxalis sp.*
	Pachysandra	*Pachysandra terminalis*
	panic grass	*Panicum sp*

	Common Name	*Scientific Name*
	Arrowleaf	*Peltandra virginica*
	pokeweed	*Phytolacca americana*
	plantain	*Plantago sp*
	Soloman's seal	*Polygonatum biflorum*
	Virginia polyploid fern	*Polyploidium virginianum[p]*
	Christmas fern	*Polystichum acrostichoides [p]*
	Arrowwood	*Viburnum dentatum*
	Myrtle	*Vinca minor[i]*
	Grape	*Vitis sp.*
	Japanese wisteria	*Wisteria floribunda [i]*
	American wisteria	*Wisteria frutescens*
	Chinese wisteria	*Wisteria sinensis [i]*

* Species identified on site during field visits by NPV Staff.
[e] NYS endangered species [E] Federally endangered species
[i] NYS invasive species (no legal status)
[p] NYS exploitably vulnerable protected plant

Wildlife

Birds - Avian species that may utilize the Subject Property are those typically associated with highly managed and disturbed landscapes, including species that utilize mowed lawn, successional growth, and fragmented forest-edge habitats. To provide a comprehensive representation of the avian species potentially present on site, the New York State Breeding Bird Atlas (2000-2005) was reviewed for the census blocks encompassing the Subject Property **(Appendix G-1)**. This study surveyed the entire State by 25 km² census blocks over a five-year period (2000 to 2004) to determine the bird species which breed within the State. **Table 2-6** contains a list of bird species that may occur within the Subject Property based on Atlas data for the relevant block. Birds that were heard or seen by NPV staff during the January 2026 field visit are signified by an asterisk (*).

TABLE 2-6
BIRD SPECIES LIST

Common Name	Scientific Name
American Crow	*Corvus brachyrhynchos*
American Goldfinch	*Spinus tristis*
American Kestrel	*Falco sparverius*
American Robin*	*Turdus migratorius*
American Woodcock	*Scolopax minor*
Baltimore Oriole	*Icterus galbula*
Black-capped Chickadee*	*Poecile atricapillus*

Common Name	Scientific Name
Blue Jay*	*Cyanocitta cristata*
Blue-winged Warbler	*Vermivora cyanoptera*
Brown Thrasher	*Toxostoma rufum*
Canada Goose	*Branta canadensis*
Carolina Wren	*Thryothorus ludovicianus*
Cedar Waxwing	*Bombycilla cedrorum*
Chipping Sparrow	*Spizella passerina*
Common Grackle	*Quiscalus quiscula*
Common Yellowthroat	*Geothlypis trichas*
Cooper's Hawk	*Accipiter cooperii*
Downy Woodpecker	*Dryobates pubescens*
Eastern Kingbird	*Tyrannus tyrannus*
Eastern Phoebe	*Sayornis phoebe*
Eastern Screech-Owl	*Megascops asio*
Eastern Towhee	*Pipilo erythrophthalmus*
Eastern Wood-Pewee	*Contopus virens*
European Starling	*Sturnus vulgaris*
Field Sparrow	*Spizella pusilla*
Gray Catbird*	*Dumetella carolinensis*
Great Crested Flycatcher	*Myiarchus crinitus*
Hairy Woodpecker*	*Dryobates villosus*
House Finch	*Haemorhous mexicanus*
House Sparrow	*Passer domesticus*
House Wren	*Troglodytes aedon*
Killdeer	*Charadrius vociferus*
Mourning Dove*	*Zenaida macroura*
Northern Bobwhite	*Colinus virginianus*
Northern Cardinal*	*Cardinalis cardinalis*
Northern Flicker	*Colaptes auratus*
Northern Mockingbird	*Mimus polyglottos*
Orchard Oriole	*Icterus spurius*
Ovenbird	*Seiurus aurocapilla*
Pine Warbler	*Setophaga pinus*
Prairie Warbler	*Setophaga discolor*
Red-bellied Woodpecker	*Melanerpes carolinus*
Red-eyed Vireo	*Vireo olivaceus*
Red-tailed Hawk	*Buteo jamaicensis*
Red-winged Blackbird	*Agelaius phoeniceus*
Rock Pigeon	*Columba livia*
Rose-breasted Grosbeak	*Pheucticus ludovicianus*

Common Name	Scientific Name
Scarlet Tanager	*Piranga olivacea*
Song Sparrow	*Melospiza melodia*
Tree Swallow	*Tachycineta bicolor*
Tufted Titmouse	*Baeolophus bicolor*
White-breasted Nuthatch	*Sitta carolinensis*
White-crowned Sparrow*	*Zonotrichia leucophrys*
White-eyed Vireo	*Vireo griseus*
White-throated Sparrow*	*Zonotrichia albicollis*
Willow Flycatcher	*Empidonax traillii*
Wood Thrush	*Hylocichla mustelina*
Yellow-billed Cuckoo	*Coccyzus americanus*
Yellow Warbler	*Setophaga petechia*

* = Species observed by NPV staff during the January 2026 field investigation.

Mammals - A variety of small mammals are expected to exist onsite including (but not limited to) the eastern chipmunk, eastern cottontail rabbit, eastern mole, house mouse, meadow-jumping mouse, and eastern gray squirrel. Of the larger mammals, the Virginia opossum, red fox, white-tailed deer, woodchuck, and raccoon are expected to utilize the property, just in somewhat fewer numbers than smaller mammals. Deer tracks and scat were also found on the site, but no direct sightings occurred. Given the surrounding land uses, relative size of the Subject Property, and past disturbance, wildlife species utilizing the property are likely those that are somewhat tolerant of suburban land uses and associated disturbances.

A variety of mammals are expected to occur onsite due to the availability of woodland cover and edge habitat. Mammal species observed or inferred during the site visit are listed in **Table 2-7.** Mammals that were observed by NPV staff during the January 2026 field visit are signified by an asterisk (*).

TABLE 2-7
MAMMAL SPECIES LIST

Common Name	Scientific Name
Northern short-tailed shrew	*Blarina brevicauda*
Least shrew	*Cryptotis parva*
Virginia opossum	*Didelphis virginiana*
Big brown bat	*Eptesicus fuscus*
Silver-haired bat	*Lasionycteris noctivagans*
Hoary bat	*Lasiurus borealis*
Woodchuck	*Marmota monax*
Striped skunk	*Mephitis mephitis*
Meadow vole	*Microtus pennsylvanicus*

Common Name	Scientific Name
Pine vole	*Microtus pinetorum*
House mouse	*Mus musculus*
Long-tailed weasel	*Mustela frenata*
Little brown bat	*Myotis lucifugus*
Northern long-eared bat [e]	*Myotis septentrionalis*
*White-tailed deer	*Odocoileus virginianus*
White-footed mouse	*Peromyscus leucopus*
Eastern pipistrelle	*Pipistrellus subflavus*
Raccoon	*Procyon lotor*
Norway rat	*Rattus norvegicus*
Black rat	*Rattus rattus*
Eastern mole	*Scalopus aquaticus*
*Eastern gray squirrel	*Sciurus carolinensis*
Masked shrew	*Sorex cinereus*
*Eastern cottontail	*Sylvilagus floridanus*
Eastern chipmunk	*Tamias striatus*
Red fox	*Vulpes vulpes*
Meadow-jumping mouse	*Zapus hudsonicus*

Although the Subject Property provides habitat for wildlife species, much of the site consists of disturbed and fragmented habitat influenced by surrounding residential development. Habitat quality is marginally higher toward the northern portion of the site, where canopy cover is more continuous and disturbance is reduced.

Importantly, a substantial portion of this higher-quality habitat is proposed to remain preserved under a conservation easement. Additionally, given the extent of surrounding residential development, wildlife using the site are likely already adapted to human presence and activity, and utilize the property as part of a broader, developed landscaped habitat.

Rare and Endangered Species/Unique Habitat Potential

New York Natural Heritage Program (NYNHP) was contacted to determine whether records of rare plants, animals, or significant natural communities exist on or in the vicinity of the Subject Property.

In correspondence dated January 27, 2026, NYNHP reported that no records of rare or state-listed plants, animals, or significant natural communities are documented on the project site. NYNHP noted that a non-winter occurrence record for the Northern long-eared bat (*Myotis septentrionalis*), which is listed as endangered at both the state and federal levels, exists within approximately three miles of the project site. The primary concern related to this species is the removal of potential roost trees.

NYNHP further indicated that bats may travel several miles from documented locations and recommended coordination with NYSDEC as appropriate during project planning.

A copy of the NYNHP correspondence is provided in **Appendix G-2**.

Existing Potential Bat Habitat

The NLEB is a forest-dependent, insectivorous species native to New York and widely distributed across the eastern United States. It primarily roosts in live or dead trees with cavities or loose bark, and occasionally in man-made structures such as barns and sheds. During summer months, females form small maternity colonies in forested areas, while males and non-reproductive females may roost individually. Hibernation occurs in caves and abandoned mines with stable temperatures and high humidity, often in small crevices where only the nose and ears are visible[4].

Portions of the Subject Property contain forested areas that may provide potential for foraging and roosting habitat for the Northern long-eared bat (*Myotis septentrionalis*). The site is predominantly wooded and includes successional southern hardwood forest and coastal oak-hickory forest, which may support bat movement due to canopy structure, tree spacing, and edge conditions. A more contiguous forested area occurs within the central portion of the site and represents potentially suitably habitat, while smaller, fragmented woodland patches in the southern portion of the site are of reduced suitability due to edge effects, invasive vegetation, and surrounding development. No caves, mines, or other known bat hibernacula were identified on or adjacent to the site, and no evidence of active roosting was observed during field investigations. Despite the presence of isolated habitat features, overall suitability within the southern portion of the site is limited by habitat fragmentation, dominance of invasive vegetation, and a lack of continuous forest cover. In contrast, the central portion of the site contains more contiguous forested habitat and exhibits greater potential to support NLEB use. A detailed evaluation of bat habitat potential is provided in NPV's **Ecological Assessment Report** in **Appendix G-3**.

2.3.2 Anticipated Impacts

Vegetation Impacts

Impacts to ecological resources associated with the Proposed Project primarily result from the clearing of vegetation within designated development areas, increased human activity during construction, and the associated reduction of habitat. As described in **Section 2.3.1**, the Subject Property is a 20.51± acre vacant parcel dominated by disturbed woodland communities, including successional southern hardwood forest (approximately 14.50± acres or 70.75% of the property) and coastal oak-hickory forest (approximately 6.01± acres or 29.25% of the property). While these habitats are consistent with recognized ecological community types, they exhibit

[4] U.S. Fish & Wildlife: https://www.fws.gov/species/northern-long-eared-bat-myotis-septentrionalis

varying degrees of disturbance related to historical land clearing, invasive plant species, edge effects, and encroachments from surrounding residential development.

The Proposed Project has been designed to minimize ecological impacts to the greatest extent practicable by concentrating development within the southern and central portions of the site, where habitat quality is lowest and disturbance is greatest. As referenced in **Table 2-8**, under the Proposed Project, the entirety of the identified coastal oak-hickory forest type will remain. Under the Proposed Project, approximately 7.65 acres of successional southern hardwood cover type will be converted to landscaped areas (5.48± acres) and buildings and impervious surfaces (2.17± acres). In contrast, 8.74± acres, located primarily within the northern portion of the Subject Property, will be permanently preserved under a TDFR conservation easement. This preserved area encompasses some of the highest-quality woodland habitat on site, characterized by greater canopy continuity, reduced disturbance, and improved structural diversity.

Clearing and grading activities will be strictly limited to areas shown on the approved site plans. Temporary construction fencing will be installed along the limits of disturbance to prevent inadvertent encroachment into proposed preserved areas. Existing vegetation outside of approved disturbance limits, including trees located within the conservation easement and along property boundaries, will be retained and protected in accordance with Town of Huntington regulations and Chapter 186 (Tree Preservation Law). See also the **Attachment 1**, **Tree Preservation Plan (Sheet C-601)**.

TABLE 2-8
HABITAT QUANTITIES
Existing and Proposed Coverages

Habitat Type	Existing Condition		Proposed Project		Change
---	**Acres**	**Percent**	**Acres**	**Percent**	**Acres**
Successional Southern Hardwood	14.50±	70.75%	6.85±	33.40%	-7.65±
Coastal Oak Hickory	6.01±	29.25%	6.01±	29.30%	0±
Landscaped	0	0	5.48±	26.72%	+5.48±
Buildings and Other Impervious Surfaces	0	0	2.17±	10.58%	+2.17±
TOTAL	**20.51±**	**100.00%**	**20.51±**	**100.00%**	**---**

See attached **Existing Conditions** survey showing existing clearing, buildings and structures and the proposed **Alignment Plan** which depicts post construction conditions.

Post-construction landscaping will incorporate a mix of native and non-invasive trees, shrubs, and groundcovers consistent with local soil and site conditions, with plantings concentrated along roadways, lot boundaries, and buffer areas to provide screening, restore disturbed areas,

and reduce edge effects. Landscaping within recharge basin and non-lawn areas will emphasize native species adapted to periodic wet and dry conditions.

Lists of the proposed tree, shrub, grass and groundcover species are provided on the attached **Landscape Plan**.

Wildlife Impacts

Construction activities associated with the Proposed Project are expected to result in temporary wildlife disturbance and displacement within areas being cleared and actively developed. Construction related noise, vegetation removal, and increased human presence may cause wildlife to disperse into adjacent wooded areas and less disturbed portions of the site during construction. These impacts are anticipated to be short-term, as the species utilizing the property are primarily common, human-tolerant wildlife adapted to fragmented and suburban habitats.

Importantly, the 8.74± acres of preserved woodland within the northern portion of the site will remain undisturbed, preserved in perpetuity under a conservation easement and will continue to provide suitable habitat, refuge, and movement opportunities during and after construction. The preservation of this contiguous open space is expected to reduce the magnitude of construction-related impacts and support long-term wildlife use of the site.

The majority of the Subject Property has been historically disturbed by surrounding residential development and the presence of invasive species, which has limited its ability to support sensitive wildlife species. While the construction of the proposed development will result in localized habitat loss within designated disturbance areas; given the disturbed nature of the site, the predominance of adaptable species, and the preservation of a large portion of on-site habitat, long-term adverse impacts to wildlife populations are not anticipated. Wildlife species currently utilizing the site are expected to continue doing so within preserved areas and adjacent lands following project completion.

Rare Threatened and Endangered Species Impacts

As noted in **Section 2.3.1**, a non-winter occurrence record for the Northern long-eared bat, a state- and federally-listed endangered species, has been documented within approximately three miles of the Subject Property. Portions of the site contain forested habitat that may provide potential foraging, flyways, and limited roosting opportunities, particularly within the more contiguous woodland located in the central portion and northern portions of the site. Smaller, fragmented woodland areas in the southern portion of the site provide lower-quality habitat due to edge effects, invasive vegetation, and surrounding development.

Construction of the Proposed Project will involve tree clearing and land disturbance, including the removal of individual trees that could serve as summer roosts, within designated development areas, which may result in the temporary loss or disturbance of potential bat

habitat,. Construction-related noise, lighting, and increased human activity may also temporarily discourage bat use of adjacent areas during active construction. No caves, mines, or other known hibernacula were identified on or adjacent to the site, and no evidence of active bat roosting was observed during field investigations.

To minimize potential impacts, development has been concentrated in the southern and central portions of the site, where habitat quality is lowest and disturbance is greatest, while 8.74± acres of woodland in the northern portion of the property will be permanently preserved under a conservation easement. This preserved area will remain undisturbed and is expected to continue to provide potential habitat and movement opportunities for bats during and after construction.
In May 2026, the NYSDEC released updated guidance for evaluating potential impacts to NLEB for projects occurring within Nassau and Suffolk Counties. The updated guidance distinguishes between projects affecting more than 10 acres of suitable habitat or less than 10 acres of suitable habitat as well as those occurring within protective buffers of mist nest captures and/or acoustic recording records.

For sites featuring more than 10-acres of clearing or where clearing is occurring outside of the winter clearing window when bats are not anticipated to be active within the landscape, coordination with NYSDEC may be necessary to determine if additional protective measures or an Incidental Take Permit are required.

As discussed in **Table 2-8** above, the proposed project will result in the land use change of approximately 7.65 acres of Successional Southern hardwood habitat. Per NYSDECs guidance, the Subject property does not fall within the buffer area for mist nest captures or acoustic only recordings for the NLEB, and as such, for land use change project affecting less than ten acres of habitat, NYSDEC guidance states:

> *All projects affecting less than 10 acres of suitable habitat that fall outside of the identified active season occurrence zones (Figure 1)[5] or outside of the acoustic only records zone (Figure 2) can proceed with tree clearing at any time of year without additional review by DEC. If a project occurs in suitable habitat, DEC recommends completing the clearing during the winter inactive season, Dec 1 – Feb 28, when bats are hibernating and not present on the landscape.*

With adherence to applicable seasonal tree-clearing restrictions and coordination with NYSDEC, as appropriate, long-term adverse effects are not expected and/or incidental take of NLEB are not anticipated to result from the Proposed Action. A detailed evaluation of bat habitat potential, regulatory considerations, and recommended avoidance measures is provided in the attached **Ecological Assessment Report** included as **Appendix G-3**.

[5] Figures referenced in NYSDEC guidance can be found here: https://dec.ny.gov/nature/animals-fish-plants/biodiversity-species-conservation/endangered-species/evaluating-impacts-nleb-long-island

2.3.3 Proposed Mitigation

The Proposed Project has been designed to avoid and minimize potential impacts to ecological resources through the following measures:

- Approximately 8.74 acres of contiguous woodland located primarily within the northern portion of the Subject Property will be permanently preserved under a TDFR conservation easement, protecting higher-quality habitat and maintaining wildlife refuge and movement corridors.
- Development is limited to the southern and central portions of the site, where habitat quality is lower and disturbance from surrounding residential development and invasive species is greatest, thereby minimizing impacts to higher-quality woodland areas.
- Clearing and grading will be strictly confined to areas shown on the approved site plans. Temporary construction fencing will be installed along the limits of disturbance to prevent encroachment into preserved and undisturbed areas.
- Existing vegetation outside approved disturbance limits, including trees within the conservation easement and along property boundaries, will be retained and protected in accordance with Town of Huntington Chapter 186 (Tree Preservation Law).
- Construction-related impacts such as noise and human activity are anticipated to be temporary. Preserved woodland areas will remain available to wildlife during construction, allowing species to relocate locally and return as disturbance levels decrease.
- Landscaping will utilize a mix of native and non-invasive plant species appropriate to site conditions to restore disturbed areas, provide screening, reduce edge effects, and enhance long-term habitat value. Landscaping within recharge basins and non-lawn areas will emphasize species adapted to local hydrologic conditions.
- The project will comply with all applicable local, state, and federal environmental regulations, and coordination with NYSDEC will occur if site conditions or construction schedules warrant additional review.
- Clearing will be conducted during the NYSDEC permissible clearing window for Suffolk County occurring between December 1 and February 28 of any given year to prevent any possible impacts on endangered NLEBs that may be inhabiting, foraging or roosting within three miles of the site.

SECTION 3.0
HUMAN ENVIRONMENTAL RESOURCES

3.0 HUMAN ENVIRONMENTAL RESOURCES

This section evaluates existing human environmental resources on the Subject Property and in the area. It identifies potential impacts associated with the proposed clustered residential subdivision, and summarizes mitigation measures intended to avoid or minimize impacts to or from land use and zoning, project consistency with adopted land use plans, impacts on area traffic, and potential effects on historic and archaeological resources.

3.1 Land Use, Zoning and Plans

3.1.1 Existing Conditions

Land Use

The subject property is 20.51± acres in size and is currently undeveloped and wooded. Land uses to the north, south, east and west of the Subject Property consist almost entirely of moderate to densely developed single-family suburban residential neighborhoods with residential accessory structures such as outdoor swimming pools, sheds, decks, and patios. The proposed cluster subdivision is consistent with the residential zoning of the project site and existing land uses and pattern of development in the surrounding area.

Land uses located nearby in the surrounding area within approximately one-half mile include:

- Colby Drive Park which is a forested passive park and Colby Drive/ Dix Hills Water District water storage tank to the east;
- A PSEG Long Island utility easement to the north and west, west of Carlls Straight Path;
- Deforest Nature Park, Forst Park Elementary School, Dix Hill Park Golf Course, and Dix Hills Jewish Center to the northwest;
- Two churches along the North Service Road, west of Carlls Straight Path; and
- The Long Island Welcome Center, a construction contractor storage yard, and Town Park on the south side of the LIE.

See **Figure 3-1** for an existing **Land Use Map** of the area.

Zoning

The Subject Property is zoned R-40 Residence. Uses permitted in this zoning district are the same as those permitted in the Town's R-80 Residence zoning district as indicated by Town Code § 198-14. Permitted principal land uses in the R-80/R-40 zones include:

- Single-family dwellings.
- Farm, nursery, truck garden, country estate.
- Churches, temples, parish houses, convents, monasteries.
- Public schools.

- Private elementary and secondary schools providing full-time day instruction on at least eight (8) acres, subject to certain other conditions and restrictions as outlined in the Town Code (see Town Code §198-13 A).
- Library, museum or art gallery conducted to serve primarily the residents of the Town and operated by a municipal agency or by a nonprofit agency organized or chartered locally for the purpose.
- Town park, playground, athletic field, beach, bathhouse, boathouse, marina or other Town recreational use.
- Municipal parking field.
- Fire station.
- Municipal water supply reservoir, tank, standpipe, pumping station or filter bed, provided any tank or standpipe shall be set back from all lot lines a distance equal to the height of the structure.
- Accessory structures including but are not limited to the following subject to additional conditions and restrictions for some of the accessory uses as detailed in Town Code §198-13 B).
    - A temporary sales office or building accessory to a permitted real estate development or construction operation.
    - Home occupations.
    - Retail sale of agricultural products grown on the premises or of animals raised thereon.
    - The keeping or raising of dogs, cats, small animals and birds commonly considered to be household pets, including pigeons, chickens and ducks but excluding cattle, roosters, mink, other domestically maintained fowl and exotic animals subject to certain conditions or restrictions.
    - The keeping or raising of saddle horses or other equine livestock, provided that such activity shall be accessory to the principal residential use of the property, the activity shall be conducted for the use of the resident and no boarding or rental of livestock shall be permitted, subject to certain conditions or restrictions.
    - Any use or building that is clearly accessory to a permitted use, including but not limited to private garages; barns; swimming pools; accessory off-street parking; loading areas; and duly licensed nursery schools and/or day-care centers appurtenant to a religious institution.
    - An accessory apartment dwelling permitted subject to conditions imposed by the Town.
    - Bed-and-breakfast homestay subject to conditions and restrictions.

Principal land uses adjacent to or abutting the Subject Property appear to be exclusively single-family residential land uses with the exception of an existing stormwater recharge basin at the southwest corner of Vanderbilt Parkway and Village Hill Drive.

Dimensional Zoning standards for the R-40 zoning district are provided in **Table 3-1** below.

TABLE 3-1
TOWN OF HUNTINGTON TOWN CODE
ARTICLE IX 198 ATTACHMENT 1: HEIGHT, AREA AND BULK REGULATIONS
R-40 Residence Zoning District

Dimensional Parameter	Standard
Maximum Building Height (stories)	2
Maximum Building Height (feet)	35
Minimum Front Yard Depth (feet)	50
Minimum Rear Yard Depth (feet)	50
Minimum Side Yards (total number)	2
Minimum Width of One Yard (feet)	25
Combined Width of Two Yards (feet)	50
Width of Yard on Street Side (feet)	50
Width of Interior Side Yard (feet)	25
Minimum Lot Area/Dwelling Unit (square feet/acres)	43,560/1
Minimum Gross Area (square feet/acres)	43,560/1
Minimum Lot Width (feet)	125
Minimum Lot Frontage (feet)	40

Adjacent and nearby zoning districts and the zoned pattern of the area include:

To the North: R-40 Residence with minimum 43,560 SF (1.0-acre) lot size north of Vanderbilt Parkway.

To the South: R-20 Residence with minimum 20,000 SF lot size (0.46 of an acre) south and southeast of the North Service Road and the Long Island Expressway. R-40 residence southwest of the North Service Road and the Long Island Expressway.

To the East: R-40 Residence and R-20 Residence zoning east of the subject property including R-40 north of Bayard Drive and R-20 south of Bayard Drive.

To the West: R-20 Residence west of the Subject Property beginning approximately midway between Corwin Court and Firelight Court and south of that point. R-40 Residence to the west adjacent to the site and north of the mid-point between Corwin Court and Firelight Court.

See **Figure 3-2** for an existing **Zoning Map** of the area.

Land Use Plans

Horizons 2020: Huntington Comprehensive Plan Update (December 2008)

In 2008, the Town prepared a comprehensive plan update based on community outreach and input, entitled "Horizons 2020: Comprehensive Plan Update" (hereinafter referred to as "Horizons 2020"). The primary purpose of Horizons 2020 is to "…provide a common direction, framework, or 'roadmap' that can be used to proactively manage future change." Horizons 2020 contains a vision statement ("Vision of Huntington") that is targeted towards four themes:

- Community Character
- Quality of Life
- Sustainable Community Structure
- Responsive Town Government

In order to address these themes, a number of key objectives and initiatives were identified for implementation:

- Traffic Circulation: Work with state and county agencies to retrofit the road network with state-of-the-art signalization and other targeted improvements to enhance operational efficiency and reduce traffic congestion.
- Open Space Preservation: Continue to expand the network of permanently reserved open space and improve the protection of sensitive environmental resources, such as groundwater supply.
- Housing: Alleviate substandard housing conditions, while promoting a more diverse housing stock affordable to all income groups.
- Development Quality: "Raise the bar" on development quality and sustainability through standards tailored to retain and complement the unique identity of the Town's diverse neighborhoods, villages, and commercial areas, while addressing environmental, traffic, and other impacts.
- Commercial Corridors: Improve the aesthetic character and viability of commercial corridors through design standards and actions to promote revitalization and redevelopment of undesirable and obsolete development patterns with appropriate uses.
- Sustainable Huntington: Mobilize a community-wide initiative to achieve a more sustainable future for the Town of Huntington, through measures that conserve energy, reduce carbon emissions, and promote a healthy environment.

Horizons 2020 then discusses seven plan elements, and their respective goals, policies, and action strategies:

- **Environmental resources/open space**. Goal 1. Protect Huntington's environmental resources and natural systems. Goal 2. Preserve a town-wide network of open space and

greenways. Goal 3. Provide excellent parks and recreation facilities for Huntington's residents.

- Strengthen protection of sensitive environmental resources by applying best management practices through Huntington's development regulations.
- Protect Huntington's water resources.
- Protect and enhance Huntington's coastal areas.
- Maintain Huntington's mature trees and tree canopy.
- Permanently preserve Huntington's unique environmental resources.
- Provide citizen educational programs on environmental stewardship, the interrelationships of natural systems, and the need for a sustainable environment.
- Continue to strengthen Huntington's public open space acquisition program.
- Preserve open space within new developments.
- Leverage public and private resources to create the townwide open space and greenway network.
- Maintain and promote Huntington's parks and recreational facilities.
- Develop a "Comprehensive Parks and Recreation Plan" that defines the needs of Huntington's citizens for parks and recreational facilities and identifies strategies to meet those needs.
- Meet the growing need for active recreational playing fields.
- Improve access to Huntington's open space and recreation areas.
- Budget sufficient resources to maintain the high-quality parks and recreation facilities.

- **Community character.** Goal 1. Maintain and promote Huntington's historic resources, heritage, and position as a center of cultural arts. Goal 2. Preserve and enhance Huntington's visual character and community appearance.
  - Preserve Huntington's historic resources.
  - Strengthen and promote cultural and performing arts institutions to reinforce Huntington's identity as the "cultural capital of Long Island."
  - Protect and promote Huntington's natural, historic, and cultural resources as part of the Long Island North Shore Heritage Area initiative.
  - Maintain and improve the visual character of publicly owned and maintained landscapes within Huntington.
  - "Raise the bar" on the visual character of private development through improved design standards and regulations and through targeted redevelopment.
  - Continue to increase community beautification efforts, both to improve visual character and enhance safety and security.
- **Community facilities.** Goal. Provide cost-effective community facilities and services that meet citizens' needs and contribute to Huntington's excellent quality of life.
  - Take a proactive role in assisting local service providers in implementing a collaborative planning framework to identify and prioritize community facility and service needs based on objective data.
  - Address the impacts of new residential developments on schools and other community facilities.

  - Work with service providers to pursue a variety of approaches to address community facility and service costs.
  - Strengthen the role of community facilities as activity centers for surrounding neighborhoods.
  - Improve the accessibility of community facilities to residents.
  - Develop a long-range Municipal Facilities Master Plan to optimize the use and operation of the Town of Huntington's buildings, structures and facilities.
  - Pursue a comprehensive approach to public safety, crime, and youth delinquency prevention.
- **Land use.** Goal. Manage development and redevelopment to protect valued land use patterns and to maintain or improve the character of areas experiencing pressures for change.
  - Protect the stability of established, high quality land use patterns, including residential neighborhoods and unincorporated hamlet centers.
  - Manage change to achieve Comprehensive Plan goals and policies in major commercial corridors and centers that will experience obsolescence and pressures for redevelopment, within Geographic Focal Areas including the Melville Employment Center, Jericho Turnpike, and Route 110 south of Jericho Turnpike. *Of note, the subject property is not situated within an identified Geographic Focal Area*.
  - Improve the economic viability of smaller-scale commercial corridors while improving the visual quality, including pedestrian-oriented scale and character.
  - Monitor pressures for land use change and protect residential character of heavily traveled corridors that remain in predominantly single-family use.
  - Maintain sufficient industrial zoning and uses to support their role in the Huntington economy (heavy commercial such as construction trades and automobile repair, warehousing/storage, etc.) while improving the appearance of older industrial areas and minimizing their impacts on adjacent, non-industrial uses.
  - Modernize and update development regulations for greater consistency, predictability, and effectiveness.
  - Work with adjacent municipalities to address the impacts of developments of regional significance.
- **Economic development.** Goal. Promote a healthy, diversified, and sustainable economy that provides a strong tax base, needed goods and services, and employment opportunities for Huntington residents.
  - Maintain a strong office and industrial employment base.
  - Maintain a strong, diversified retail base that contributes to quality of life and provides necessary and desirable goods and services.
  - Address cost of living factors that affect the viability of Huntington's economy.
  - Promote business start-ups and development in Huntington.
  - Promote economic development through public/private partnerships among different levels of government; economic development agencies; businesses; and

educational, research, and healthcare institutions.
    - Encourage sustainable economic activity related to Huntington's historic heritage and traditional resources.
- **Transportation**. Goal. Provide a safe, efficient, multi-modal transportation system that provides residents with convenient choices for accessing destinations.
    - Enhance the existing roadway network through targeted improvements and other measures to optimize operational efficiency.
    - Coordinate land use and transportation planning and implementation.
    - Enhance bus transit service and Long Island Rail Road (LIRR) ridership.
    - Improve pedestrian and bicycle facilities, linkages, and usage throughout Huntington.
    - Provide for public and private parking that is adequate to meet needs and is compatible with established community character.
    - Improve environmental quality through transportation strategies that reduce automobile and fossil fuel usage.
- **Housing.** Goal. Provide a variety of housing choices that are suitable and affordable for Huntington's diverse households and compatible with the character of Huntington's neighborhoods.
    - Eliminate substandard, overcrowded, and illegally converted housing, strengthen the livability of impacted neighborhoods, and ensure a supply of legal replacement housing for those displaced by enforcement activities.
    - Address the need for workforce housing.
    - Promote the diversification of housing stock to meet the changing demographics of Huntington's population.
    - Provide for the housing needs of low income and special needs populations.
    - Address the potential impacts of new housing developments on schools.

Framework for the Future – Suffolk County Comprehensive Master Plan 2035

The Suffolk County Planning Commission drafted the "Suffolk County Comprehensive Master Plan 2035" in 2015 in order to create a blueprint for the future of Suffolk County. Long-term planning goals are intended to guide activities related to growth in Suffolk County. Suffolk County's land use is largely comprised of low-density residential development with scattered single use commercial areas. Long term planning goals outlined in the Plan include (1) to provide the foundation for sustainable growth and resiliency of Suffolk County and (2) to encourage economic development that will help to retain and attract business and create jobs for Suffolk County residents. In order to attain these long-term aspirational goals, the Plan identifies six key objectives:

1. Build a 21st Century Transit Network to Provide More Transportation Choices to Improve Mobility, Access and Safety: Develop a range of transportation choices to decrease

household transportation costs, improve air quality, reduce greenhouse gas emissions and promote public health.

2. Provide Equitable, Affordable, Fair Housing: Expand the variety of housing choices for all people. Develop housing near transit to increase mobility and lower the combined cost of housing and transportation. Encourage energy efficient retrofits.
3. Enhance Economic Competitiveness and Capacity to Build an Innovation Economy: Enhance economic competitiveness through improving access to employment centers, educational opportunities, services, and other basic worker needs, as well as expanding business access to local, regional, national, and international markets.
4. Support Vibrant Communities: Target funding toward existing communities, for transit oriented development, expanded wastewater infrastructure, and land recycling – to promote community revitalization, resiliency, and preserve natural resources.
5. Streamline Government, Coordinate Policies, and Leverage Investment: Align policies and funding to remove barriers to collaboration. Streamline and coordinate governmental efforts, policies, and programs to better enable leveraging of investment of public and private funds expended.
6. Protect the Environment and Enhance our Human Capital: Continue to promote open space preservation, and green and sustainable energy production and conservation; invest in human capital; mitigate threats to the quality of groundwater and surface waters; and address solid wastes.

The subject property is not specifically referenced within the Suffolk County Comprehensive Plan, nor are there recommendations provided therein that are targeted at this property or area of Suffolk County. Nonetheless, a consistency analysis of the Proposed Action with the above-described elements of the Comprehensive Plan is provided below in **Section 3.2.2**.

3.1.2 Anticipated Impacts

Land Use

The Proposed Project will change the existing land use of the subject property from "vacant" and wooded to "low density residential," public parkland, and preserved conservation land through the filing of a conservation easement. Specifically, property owner D&S Realty Development seeks subdivision approval from the Town of Huntington Planning Board to create a 12-lot residential cluster subdivision on the south side of the 20.51-acre property that would be served by a proposed 50-foot wide (34-foot paved width), 1,045± feet (0.2-mile) long, 60,250 SF (1.38-acre) cul-de-sac subdivision road. The proposed street would have direct access on and off of the LIE's North Service Road, and a 1.22-acre stormwater recharge basin would be provided at the southeast end of the property as shown on the **Alignment Plan** provided in **Attachment 1** of this DEIS. Also, as discussed, the proposed subdivision will include 8.74 acres of Transfer of Density Flow Rights (TDFR) conservation easement area, 2.05 acres of Town parkland or open space, and

0.35-acre area of dedication between the proposed roadway and a Town owned recharge basin to the north that will be offered to the Town for dedication.

The proposed development is consistent with the almost exclusively single-family residential use and pattern of development in the area. Furthermore, the development will strike a balance between the yield permitted under the proposed R-40 zoning while remaining within a density that would not adversely impact the single family residential character of the area. In addition, the area to be developed in the future at the south end of the Subject Property is adjacent to existing residentially developed land to the east and west that are zoned R-20 consistent with the sizes of the proposed clustered lots. There are numerous parks and recreational opportunities surrounding the Subject Property including Colby Drive Park, Town Park, Deforest Nature Park, as well as Dix Hills Park Golf Course which, along with the offered park space at the north end of the Subject Property, will help support the recreational needs of new residents. The property also has direct access to a 12-inch DHWD water main, natural gas, and other necessary utilities. The residential nature of the area and quick and convenient access to utilities, recreational facilities and major transportation corridors makes this project well suited for this location.

Overall, the proposed project is consistent with the land use pattern of the area and would provide public benefits through the dedication of 2.05 acres of parkland, conservation of 8.74 acres of wooded land, and dedication of 0.35 acres of drainage or other municipal purposes. The proposed lots would be clustered at the south end of the site in an area that was previously disturbed and is not encumbered by steep slopes or hillside areas present in portions of the property to the north. The proposed conservation area, parkland, project density and single-family residential character of the development would help maintain the residential character of the area and retain many of the site's natural qualities. Consequently, no significant land use impacts are anticipated.

<u>Zoning</u>

The Proposed Action involves a 12-lot cluster subdivision in the R-40 Residence Zoning District. A Cluster Development is defined in Section 198-2 of Town Code as a "*A subdivision plat in which the zoning regulations are modified to provide an alternative permitted method for the layout, configuration and design of lots, buildings and structures, roads, utility lines and other infrastructure, parks, and landscaping in order to preserve the natural and scenic qualities of open lands.*" The proposed 12- lot subdivision will preserve open space through a 2.05 acre park offer of dedication to the Town as well as an 8.74 acre TDFR Conservation Easement which will also maintain a large block of forest and wildlife habitat. Because cluster subdivisions are intended to conserve open space, certain area regulations are permitted to be modified with approval from the Planning Board. As per §198-114, Cluster Developments,

> "*Simultaneously with the approval of any plat upon which the Planning Board is empowered to act pursuant to § 276 of the Town Law, such Board may make any reasonable modification of the zoning regulations applicable to the land so platted as*

authorized by § 278 of the Town Law and as specified in this article. Any such modification of the zoning regulations shall be made to provide an alternative permitted method for the layout, configuration and design of lots, buildings and structures, roads, utility lines and other infrastructure, parks and landscaping in order to preserve the natural and scenic qualities of open space including historic landmarks and sites. Unless otherwise specified in this article, any modification of the zoning regulations made by the Planning Board in connection with plat approval shall be limited to size of lot, minimum yard dimensions, location of buildings, location and extent of parking and loading areas and provision of public recreation areas, including parks and playgrounds, or public-school sites."

While standards such as lot size and setbacks may be modified, standards that cluster subdivisions must comply with include district use regulations and overall density based on a Yield Map.

The proposed 12-lot cluster subdivision would be clustered at the south end of the property which is adjacent to existing R-20 zoned land consisting entirely of single-family residential properties. This area also was disturbed in the past and has minimal slopes compared to the remainder of the property. The 12-lot yield for the Subject Property as shown on the proposed Preliminary Subdivision Plan is based on the attached R-40 Yield Map for Jill Estates dated January 2025 and last revised March 26, 2025 **(Attachment 2)**. This Yield Map depicts twelve (12) residential lots that fully comply with R-40 Residence Zoning District requirements including each lot being at least one acre (43,560 SF) and having the required minimum lot width, a 2.05-acre parkland for future dedication to the Town, 3.73-acres in road dedication area, and a 1.40-acre recharge basin. As stated in the duly adopted May 7, 2025, Planning Board resolution granting approval of the R-40 Yield Map, a 12-lot subdivision plan "…would be the most protective of the environment, while ensuring the adjoining community [would have] no loss in valuation…" and "…the Huntington Town Planning Board hereby grants approval of the R-40 Yield Map dated January 2025, revised on March 26, 2025, and received on April 24, 2025, depicting **twelve (12) lots** for the application known as **Jill Estates**. See attached approved **Yield Map** and resolution of approval in **Attachment 2**.

The Proposed Action also includes a TDFR calculation for the proposed conservation easement which allows development rights to be transferred and redeemed offsite at another approved location(s) i.e., receiving site(s) in the future. As per Town requirements, the TDFR conservation easement area was determined by first subtracting the area containing the proposed lots (6.77 acres), the road right-of-way (1.38 acres), stormwater recharge basin (1.22 acres), proposed parkland (2.05 acres), and an additional 0.35 acres to be dedicated to the Town for municipal uses. Based on this calculation, the remaining land area was determined to be 380,488 SF or 8.74 acres as shown on the proposed preliminary plans. The area of one R-40 lot (43,560 SF or one acre) was then subtracted as required from this area, resulting in a balance of 336,928 SF (7.73 acres). This area was then multiplied by 0.75 to account for areas that would typically be needed for roads and stormwater recharge, and the remaining area (252,696 SF or 5.8 acres) was then divided by 20,000 SF to get a total of 12.63 credits. See attached **Preliminary Alignment Plan**

which shows the engineer's original calculations. Based on the plan, preceding calculations, and the Town's previous resolution approving the site's lot yield, the property has a total onsite yield of 12 lots while the TDFR area yields an additional 12.5 credits that will be banked for future transfer and offsite use.

Under R-40 zoning, minimum lot size is 1 acre (43,560 SF); however, due to clustering, the proposed residential lots would range in size between 20,076 SF or 0.46 acres (Lot 7) and 42,755 SF or 0.98 acres for the lot at the southwest corner of the site (Lot 12). While proposed lot sizes are less than the 1-acre R-40 zoning requirement, the portion of the property proposed for development is adjacent to R-20 zoning to the east and west which has a minimum lot requirement of 20,000 SF. The proposed front and rear yard setbacks are also less than required under R-40 Zoning, however, the extent to which the setbacks stray from what is required is minimal and the Planning Board is permitted to approve these modifications in order to provide open space. A summary of proposed lot dimensions is provided below in **Table 3-2**.

The proposed development will comply with the development standards of the R-40 zoning district except as modified in **Table 3-2** below.

TABLE 3-2
PROPOSED LOT DIMENSIONS

Lot No	Lot Area (SF)	Lot Width (Ft)	Front Yard Setback (Ft)	Rear Yard Setback (Ft)	Side Yard Setback (Ft) (Interior Lots)	Side Yard Setback (Ft) (Corner lots)
1	24,538	182.20	30	25	12	30
2	20,418	160.72	30	25	12/12	N/A
3	21,638	185.49	30	25	12/12	N/A
4	28,801	111.14	30	25	12/12	N/A
5	29,284	95.47	30	25	12/12	N/A
6	21,317	255.47	30	25	12/12	N/A
7	20,076	123.20	30	25	12/12	N/A
8	22,088	122.55	30	25	12/12	N/A
9	20,789	132.22	30	25	12/12	N/A
10	20,608	143.24	30	25	12/12	N/A
11	22,693	125.84	30	25	12/12	N/A
12	42,755	163.75	30	25	12	30

Given the residential zoning of the subject property, the existing pattern of zoning in the area, as well as the proposed cluster subdivision and its compliance with permissible lot yield and consistency with Town subdivision regulations, no significant adverse environmental impacts are anticipated with respect to zoning.

Land Use Plans

Horizons 2020: Huntington Comprehensive Plan Update (December 2008)
The future land use map included in the Comprehensive Plan identifies the Subject Property as Low Density Residential which is the type of use proposed under the action. In addition, the proposed single family residential subdivision furthers many of the goals and policies included in the Plan. The following action agenda items from the Vision Statement are relevant to the Proposed Project:

- Preserve and enhance the Town's unique aesthetic character and identity by setting high standards for quality, by protecting our neighborhoods and villages from incompatible influences, and by continually enhancing our scenic corridors, open space network, public access to the waterfront, and civic facilities and landmarks. *The proposed project will protect existing land uses within the neighborhood by introducing high quality single family housing that is compatible with existing uses. The project will also conserve 8.74 acres of wooded land and dedicate 2.05 acres to the Town as parkland. The project density is consistent with adjacent development and zoning.*
- New development and redevelopment throughout Huntington is carefully managed to protect the character of neighborhoods, villages, and other established land use patterns; preserve open space; and set high standards for aesthetic quality. *The proposed project is compatible with the existing single family residential land use pattern and offers land to the town for public parkland while proposing to protect 8.74 acres of land through the filing of a TDFR conservation easement. The subdivision includes 30 foot deep wooded buffers along the North Service Road, street trees and decorative street lighting along the proposed cul-de-sac.*

Furthermore, the following policies are relevant to the Proposed Project:

- Protect Huntington's water resources. *The Proposed Project's potential impact on water resources is not expected to result in a significant adverse impact. The proposed development will include a highly effective I/A OWTS and adequately sized stormwater drainage system designed in accordance with all local regulations.*
- Meet the growing need for active recreational playing fields. *The proposed project includes 2.05 acres which will be dedicated to the Town as Parkland.*
- "Raise the bar" on the visual character of private development through improved design standards and regulations and through targeted redevelopment. *The proposed development will enhance the visual character of the subject property by building well-designed, attractively landscaped, high-quality single-family homes, a subdivision road lined with street trees and sidewalks, and a landscaped and screened stormwater recharge basin.*

- Address the impact of new residential developments on schools and other community facilities. *No adverse impacts to schools are expected as a result of the Proposed Action. The proposed community will generate approximately $323,388 in annual tax revenue per year, of which $213,847 would be allocated to the school district, while generating approximately 14 new school children for the Half Hollow Hills School District, which has experienced a 18.6% (1,650 student) reduction in enrollment over the past ten years.*
- Protect the stability of established, high quality land use patterns, including residential neighborhoods and unincorporated hamlet centers. *The Proposed Project will maintain the single-family residential neighborhood character of the immediate area by developing consistent with area conditions, preservation of land and offering of public space for the community.*
- Maintain Huntington's mature trees and tree canopy. *The proposed 8.74 conservation area will retain the areas mature trees and tree canopy where possible as shown on the proposed **Tree Preservation Plan (Sheet C-601)**. The project will also involve the planting of 60 street trees along Ellie Court including white oak, Shubert cherry, American hornbeam, and American yellowwood, as well as a mix of evergreens around the proposed stormwater recharge basin, including eastern red cedar, white pine, white fir, and Norway spruce) to enhance and sustain this condition in the future, provide some vegetative screening, and enhance the overall aesthetic quality of the development.*
- Preserve open space within new developments. *The proposed development will preserve 10.80 acres as conservation land and parkland.*

The Proposed Project is consistent with the spirit and intent, as well as key elements of the Town Comprehensive Plan Update, which recognizes the importance of preserving open space and maintaining the character and existing land use of neighborhoods. This application assists in fulfilling the need for housing, while avoiding substantial impact to the local land use pattern, schools/community facilities, and water resources.

Framework for the Future – Suffolk County Comprehensive Master Plan 2035

A consistency analysis of the Proposed Action with relevant objectives set forth in the Suffolk County Comprehensive Plan is provided below.

1. Build a 21st Century Transit Network to Provide More Transportation Choices to Improve Mobility, Access and Safety: Develop a range of transportation choices to decrease household transportation costs, improve air quality, reduce greenhouse gas emissions and promote public health. *This objective is not applicable to the Proposed Action, as it is not designed or proposed as transportation-related development.*
2. Provide Equitable, Affordable, Fair Housing: Expand the variety of housing choices for all people. Develop housing near transit to increase mobility and lower the combined cost of housing and transportation. Encourage energy efficient retrofits. *The Proposed Action will include the introduction of 12 single family homes.*
3. Enhance Economic Competitiveness and Capacity to Build an Innovation Economy: Enhance economic competitiveness through improving access to employment centers,

educational opportunities, services, and other basic worker needs, as well as expanding business access to local, regional, national, and international markets. *This objective is not applicable to the Proposed Action.*

4. Support Vibrant Communities: Target funding toward existing communities, for transit oriented development, expanded wastewater infrastructure, and land recycling – to promote community revitalization, resiliency, and preserve natural resources. *This objective is not applicable to the Proposed Action, as the subject property would not be considered blighted and, is not in a downtown area in need of revitalization.*
5. Streamline Government, Coordinate Policies, and Leverage Investment: Align policies and funding to remove barriers to collaboration. Streamline and coordinate governmental efforts, policies, and programs to better enable leveraging of investment of public and private funds expended. *This objective would not be applicable to the Proposed Action.*
6. Protect the Environment and Enhance our Human Capital: Continue to promote open space preservation, and green and sustainable energy production and conservation; invest in human capital; mitigate threats to the quality of groundwater and surface waters; and address solid wastes. *The Proposed Action will include single family residential development only. As a result, the only impacts to groundwater resources underlying the site will result from sanitary discharge, naturally fertilized landscaped areas, and stormwater recharge from impervious surface areas. The Proposed Action will utilize I/A OWTS systems to treat and recharge all wastewater generated, and such systems will comply with Article 6 of the SCSC. The proposed residential community will not utilize any toxic/hazardous industrial chemicals or solvents. This, combined with the significant depth to water (80-100 ft) underlying the site, is not anticipated to result in any discharges which will adversely impact groundwater quality underlying the site. In addition, the proposed project protects and conserves open space through an 8.74 acre TDFR conservation easement and a 2.05 acre parkland dedication. As such, the Proposed Action is consistent with this objective.*

3.1.3 Proposed Mitigation

- The proposed residential community will undergo Planning Board and Town Planning Department and engineering reviews to ensure compliance with Town requirements. The proposed subdivision is a cluster subdivision and may therefor provide an alternative permitted method for layout, configuration and design of lots in order to preserve the natural and scenic qualities of open space. Any modifications of the zoning regulations made by the Planning Board in connection with plat approval shall be limited to size of lot, minimum yard dimensions, location of buildings, location and extent of parking and loading areas and provisions of public recreation areas, including parks and playgrounds, or public-school sites.
- The proposed residential community is consistent with the Town Comprehensive Plan Update in providing high quality housing that is in line with the existing land use and character of the surrounding neighborhood, as well as providing conservation land and public parkland.

- As per Section 4.7, "Cluster Development" of the Town of Huntington Subdivision and Site Plan regulations (Section 202) and pursuant to New York State Town Law, Section 278 a cluster development enables and encourages flexibility of design and development of land in such a manner as to promote the most appropriate use of land. It can facilitate the adequate and economical use of streets and utilities, and help to preserve the natural and scenic qualities of open lands. Several measurable qualitative or quantitative public benefits are proposed this project including the protection of 8.74 acres of land through a TDFR conservation easement protecting natural woodlands, wildlife habitat and steep slopes; an offer of dedication to the Town of 2.05 acres of public parkland; and an offer of dedication to the Town of 0.35 acres of additional land adjacent to an existing Town owned stormwater recharge basin.
- The proposed 12 lot cluster subdivision includes a 1.22 acre recharge basin, 2.05 acres of parkland to be dedicated to the Town, 8.74 acres of protected natural land and wildlife habitat through the filing of a conservation easement, and a 0.35 acre dedication of land to the Town adjacent to its Campbell Drive stormwater recharge basin.
- The proposed residential cluster subdivision will include individual Innovative/Alternative Onsite Wastewater Treatment Systems (I/A OWTSs), drainage infrastructure that will comply with Town requirements, and will connect to necessary utilities.
- The landscape plan will help to screen parts of the site, beautify the development, and provide shade in key areas. The Plan includes a 30-foot landscaped buffer along the Long Island Expressway North Service Road. The outdoor lighting plan will be designed to prevent light trespass, skyglow, and glare and to conserve energy to the extent possible, while ensuring site security and resident safety.
- The development is designed to integrate and enhance the visual character of the site and community through an appropriate layout, professional landscaping, visual screening, anticipated quality home architecture, creation of suitable access and egress, as well as conservation of land and dedication of parkland.

3.2 Community Services

3.2.1 Existing Conditions

Property Taxes

Under existing conditions, the undeveloped Subject Property is estimated to currently generate $29,943 per the Town tax bills for the 2025-2026 fiscal year. Lot 19.4 generates $1,996 while Lot 72 generates $27,947. The tax rates and distribution of existing taxes are provided in **Table 3-3**.

TABLE 3-3
EXISTING TAX GENERATION AND DISTRIBUTION, 2025-2026 Tax Year
Existing Conditions

TAXING JURISDICTION 2025-2026	Existing Tax Rates (Per $100 Assessed Valuation)	Current Tax Revenue[1]	Percent Of Total Tax Revenue
School District - Half Hollow Hills	264.009	$19,801	66.1%
Library District -Half Hollow Hills	10.916	$819	2.7%
SC Community College Tax	0.22	$17	0.1%
County	3.403	$255	0.9%
County Police District	52.602	$3,945	13.2%
Out of County Tuition	0.579	$43	0.1%
Town/Pt.Town	19.179	$1,438	4.8%
Highway Tax	14.334	$1,075	3.6%
Lighting District- Town Wide	1.341	$101	0.3%
NYS Real Property Tax Law	5.281	$396	1.3%
Open Space	0.492	$37	0.1%
New York MTA Tax	0	$0	0.0%
Fire District - Dix Hills	16.341	$1,226	4.1%
Water District - East Dix Hills Ext.	10.547	$791	2.6%
Total Taxes:	**399.224**	**$29,943**	**100.0%**

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

The full August 14, 2026 **Fiscal Impact Analysis** for the proposed action is provided in **Appendix B**.

Public Schools

The project site is located within the Half Hollow Hills Central School District (HHHCSD). The HHHCSD serves the communities of Dix Hills, Melville, Wheatley Heights, and parts of Deer Park, Huntington, East Farmingdale and East Northport **(Figure 3-3)**. The school district includes five elementary schools (Vanderbilt, Signal Hill, Ostego, Paumanok and Sunquam), two middle schools (West Hollow and Candlewood) and two high schools (High School East and High School West). The district provided educational services to a total of 7,202 students during the 2024-25 school year, which is the same number of students as the 2023-34 school year and 19 students fewer than the previous school year (2022-23) of 7,221 students. This decline in student enrollment has been consistent over the past ten years as shown in **Table 3-4**:

[1] Total tax revenue for the two tax parcels that comprise the subject property.

TABLE 3-4
HALF HOLLOW HILLS CENTRAL SCHOOL DISTRICT
Changes In Total Enrollment Over Time
(2014-15 to 2024-2025)

Academic Year	Total Student Enrollment	% Change
2014-15	8,850	
2015-16	8,491	-4.06
2016-17	8,266	-2.65
2017-18	8,017	-3.01
2018-19	7,836	-2.26
2019-20	7,676	-2.04
2020-21	7,520	-2.03
2021-22	7,302	-2.90
2022-23	7,221	-1.11
2023-24	7,202	-0.26
2024-25	7,202	0.00
Total 10-Year Change	**-1,648**	**-18.62**

Source: **NYSED, 2025**

Based on **Table 3-4**, Half Hollow Hills CSD enrollment has declined consistently over the past 10 school years. Between 2014 and 2025, student enrollment fell by 1,648 or 18.62 percent of enrollment. On average, over the past 10 years, student enrollment has dropped by 164.8 children per year. Students with disabilities currently (2024-25) comprise 24 percent of the student body according to the Half Hollow Hills CSD.

The closest schools to the Subject Property are Ostego Elementary which is located 1.7± miles south of the site off Carlls Straight Path; Candlewood Middle School which is a 1.2± mile drive to the south off of Ostego Avenue, and Half Hollow Hills High School East which is 3.6± miles west of the site.

The School District is overseen by a Board of Education which consists of seven members who are elected by residents of the district and are responsible for establishing policies and regulations governing public education in the school district. Half Hollow Hills high schools are fully accredited by the New York State Department of Education. During the 2025-2026 tax year, the existing vacant property will generate a total of $19,801 in tax revenue for the HHHCSD.

A letter was sent to the school district on December 8th, 2025 asking for information about the district and if it had any issues, concerns or recommendations relating to the proposed residential community. A response was received from the school district on January 14th, 2026. See **Appendix C** for all community services correspondence. The response letter noted the number

of students enrolled, approximately 7,200 across grades K-12, the percentage of special education students, 24%, as well as per pupil expenditure. General education students' tuition rate is $20,727 for K-6 and $29,369 for 7-12, while special education tuition rate is $59,302 for K-6 and $67,944 for 7-12. The letter also noted that the HHHCSD is a premier school district with programs that attract people from not only throughout the region, but around the world. As a result, the district believes that any new residential units will be more attractive to prospective residents because they are within the school district.

Police Protection

The Subject Property is located within the jurisdiction of Suffolk County Police Department's (SCPD) 2nd Precinct which serves the geographic area of the Town of Huntington **(Figure 3-4)**. The Town is 137.1 square miles including 94 square miles of land and 43.1 square miles of surface water. The total year-round population of the Town is 204,127 according to the 2020 Decennial Census. SCPD headquarters are located at 1071 Park Avenue in Huntington which is about 2.7 miles north-northwest of the project site.

SCPD has five Special Units including the Hate Crimes Unit, Highway Patrol Bureau, Identity Theft Bureau, Legal Bureau and Marine Bureau. Special Patrols include the Canine Section, Emergency Services Section, Aviation Section and Crime Scene Section **(SCPD, 2026)**. During the 2025-2026 tax year, the existing vacant property will generate a total of $3,945.15 in tax revenue for the SCPD.

A letter was sent to the SCPD's 2nd Precinct on December 8th, 2025 to inform the police department of the Proposed Action and request general background information and input on any issues, concerns or recommendations it may have regarding the Subject Action. No response was received.

See **Appendix C** for all community services correspondence.

Fire Protection, Rescue and Ambulance Services

The Subject Property is located within the Dix Hills Fire District which provides firefighting, rescue and ambulance services **(Figure 3-5)**. The Dix Hills Fire District was established in 1947 and consists of three fire companies with separate fire stations. Company 1 (Fire Station 2) is located at 1280 Carll's Path. Company 1's fire station is located 2.2± miles from the Subject Property or about four minutes away from the Subject Property. Headquarters/Company 2 is located at 115 East Deer Park Road at the intersection of Deer Park Road and the Northern State Parkway. Company 2 and department headquarters are located 2.9± miles north of the project site, which is approximately a six-minute drive. Company 3 (Station 1) is located at 590 Deer Park Avenue. Company 3's fire station is located 2.3± miles south of the Subject Property, which is about a five-minute drive. The project site is centrally located between the three fire stations and is in close proximity for quick response in the event of an emergency. During the 2025-2026 tax year, the existing vacant property will generate a total of $1,225.58 in tax revenue for the Dix Hills Fire District.

A letter was sent to the Dix Hills Fire Department on December 8th, 2025 to inform them of the Proposed Action and request general background information and input on any issues, concerns or recommendations it may have regarding the Subject Action. See **Appendix C** for the Fire District's response which is further discussed **Section 3.2.2** below.

Public Water Supply

The Subject Property is located within the Dix Hills Water District (DHWD) **(Figure 3-6)**. DHWD is a public water supply district, which supplies water to an area with a population of 41,000. The District is responsible for delivering routinely monitored high quality potable drinking water to approximately 8,400 homes and businesses in the Dix Hills section of the Town of Huntington. The District maintains 17 supply wells, three (3) water storage tanks, five (5) emergency electrical generators, and three (3) specialized water treatment systems. DHWD also operates and maintains 169 miles of water main, 1,282 fire hydrants and over 2,386 system valves **(Town of Huntington, 2026)**. DHWD also operates a water supply facility at 505 Deer Park Road, on the north side of the nearby BOCES offices, approximately 2 miles west of the Subject Property. Water is withdrawn from both the Magothy and Upper glacial aquifers and is of good to excellent quality according to the district, but there are areas of localized contamination. In 2023, the DHWD withdrew 2.04 billion gallons of water, including 90.6 percent that was delivered to its customers and the remaining 9.4 percent, which was lost due to leaks or used for water main flushing and firefighting **(DHWD, 2025)**.

The DHWD, per applicable requirements, routinely samples and tests its water supply for coliform bacteria, turbidity, inorganic contaminants, lead and copper, nitrate, volatile organic compounds (VOCs), total trihalomethanes, synthetic organic compounds (SOCs), and radiological contamination. The DHWD tests for more than 170 separate water quality parameters to ensure that a safe and healthy supply is available to its customers. The results of this monitoring are published in an annual DHWD Drinking Water Quality Newsletter for review by its customers **(Appendix E)**. According to the most recent newsletter published in 2025 for the year 2024, the drinking water delivered to DHWD customers was in full compliance with Federal, State and County water quality regulations.

Based on the water quality results for 2024, only one parameter, iron, exceeded established standards. Iron is a naturally occurring metal which is commonly found in Long Island soils and drinking water in high concentrations and cause discoloration of the supply, affect taste, and stain laundry and kitchen and bathroom fixtures. Sequestering agents are added to Well No. 10-1 to help reduce the high concentrations of naturally occurring iron in that well. The DHWD will continue to monitor for iron in all its wells as required by State and Federal regulations and will take further action including consideration of other treatment options as needed and available.

DHWD routinely treats its raw water prior to distribution to the public. This includes adding sodium hydroxide to reduce pH and minimize corrosion of water mains and indoor plumbing, and calcium hypochlorite (chlorine) to kill or inactivate harmful microorganisms that can cause illnesses such as typhoid, cholera, hepatitis and giardiasis. Due to detectable levels of VOCs,

PFOA and PFOS, granular activated carbon (GAC) filters have also been installed at Plants 1, 5, 7 and 8. The District has obtained Health Department approval for the construction of an Advanced Oxidation Process system and perchlorate treatment system at Well number 5 to remove 1,4-Dioxane, a synthetic organic compound (SOC), which was detected in that well. The District also received a grant for $3 million in the recent past for the construction of an AOP System at well number 8 on Ryder Avenue for the removal of notable levels of 1,4-Dioxane.

Public water is currently available to the Subject Property via a 12-inch water main which bisects the property between Corwin Court and Bayard Drive. A letter was sent to DHWD to request a letter of water availability to serve the proposed residential community on December 8th, 2025. See **Appendix C** and **Section 3.2.2** below for more information.

Wastewater Collection, Treatment and Disposal

The Subject Property is located within SCDHS Groundwater Management Zone I. No public sewers are located on or within the vicinity of the Subject Property. Therefore, lots must be at least 20,000 SF per SCDHS standards. The Subject Property is currently vacant and wooded and therefore produces no wastewater.

Energy

Electric utilities are available in the area from PSEG Long Island and natural gas service is provided by National Grid. Letters were sent to PSEG LI and National Grid on December 8th 2025. Information requested from National Grid include:

- 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.
- 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.

Information requested from PSEG include:

- Confirmation that electricity can be supplied to the site.
- 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.

See **Appendix C** for all community services correspondence.

3.2.2 Anticipated Impacts

Property Taxes

Many of the community services and facilities of the Town and County are supported in large part by the revenues generated through property taxes. The Town of Huntington and Suffolk County, as well as other local taxing jurisdictions, will greatly benefit from an increase in such property tax revenues resulting from the Jill Estates development.

For the purpose of the Fiscal Impact Analysis (see **Appendix B**), it is necessary to determine the assessed valuation for the proposed single family residential subdivision. To determine the anticipated tax revenue resulting from the full buildout and full taxation of the property, first the total assessed value was determined. In order to estimate anticipated selling price of the Jill Estates proposed development, 9 comparable and recently sold single family residential lots in Dix Hills were analyzed. The comparable example properties were selected based upon their proximity to the subject property, lot size, year sold, and number of bedrooms. The average lot size of the comparable examples is 0.58 acres with the range being 0.35 to 1.1 acres. The comparable examples are all 4-5 bedrooms in size and were sold between 2021 and 2026. The average sales price for these 9 comparable lots was approximately $1.50 million. For taxing purposes, the estimated assessed value was calculated based on the anticipated selling price of the single-family homes, and the Town of Huntington equalization rate of 0.45 percent. The estimated assessed valuation of the entire proposed project upon full build-out and occupancy is approximately $79,656. This is shown in **Table 3-5**.

TABLE 3-5
PROJECTED ASSESSED VALUATION

Number of Single-Family Homes	12
Anticipated Selling Price	$1,500,000
Full Market Evaluation	$18,000,000
Equalization Rate	0.45%
Total Assessed Value	**$81,000**

Sources: D&S Realty Development, LP; Town of Huntington Tax Assessor; Analysis by Nelson, Pope & Voorhis, LLC.

Table 3-6 shows the tax rates and revenues that are projected to be levied from full build-out of the proposed development. The information provided in the table was derived from the current assessment factors and tax rates provided by the Town of Huntington Receiver of Taxes, the Town of Huntington Assessor's Office, as well as the total projected assessed valuation for the development upon full build-out. It is 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 planning and the land use approval process.

TABLE 3-6
ANTICIPATED TAX REVENUE GENERATION

Taxing Jurisdiction	Tax Rate (per $100 of Assessed Valuation)	Projected Tax Revenue	Increase in Tax Revenue	Percent of Total Tax Revenue
School District - Half Hollow Hills	264.009	$213,847	$194,047	66.1%
Library District -Half Hollow Hills	10.916	$8,842	$8,023	2.7%
SC Community College Tax	0.22	$178	$162	0.1%
County	3.403	$2,756	$2,501	0.9%
County Police District	52.602	$42,608	$38,662	13.2%
Out of County Tuition	0.579	$469	$426	0.1%
Town/Pt. Town	19.179	$15,535	$14,097	4.8%
Highway Tax	14.334	$11,611	$10,535	3.6%
Lighting District- Town Wide	1.341	$1,086	$986	0.3%
NYS Real Property Tax Law	5.281	$4,278	$3,882	1.3%
Open Space	0.492	$399	$362	0.1%
Fire District - Dix Hills	16.341	$13,236	$12,011	4.1%
Water District - East Dix Hills Ext.	10.547	$8,543	$7,752	2.6%
TOTAL: ALL TAXING JURISDICTIONS	**399.224**	**$323,388**	**$293,444**	**100.0%**

Source: Town of Huntington Tax Assessor; Analysis by Nelson, Pope & Voorhis, LLC

The proposed development will significantly increase taxes generated by the site, resulting in a substantial increase in revenues distributed to each taxing jurisdiction. At full build-out, the Proposed Action is projected to generate $323,388 in annual taxes. This represents a net increase of $293,444 per year when compared to existing site conditions.

Public Schools

The impact of any project on the local school district in which it is located depends on the number of school-age children that will live on the property and attend public schools, offset by increased tax revenues, and the ability of the school district to provide educational services for these children. The ability of a school district to handle increased demand for educational services depends primarily upon the adequacy of long-term planning within the district, in combination with increased tax revenue generation to strengthen the tax base of the community.

An analysis of housing occupancy estimates allows for the determination of the number of residents and school-aged children that would likely result from implementation of the proposed project. This derivation of the projected number of school-aged children is based on standard demographic multipliers published by the Center for Urban Policy Research at Rutgers University, which are based on the number of bedrooms, type of building and approximate sales price.

These data are important in projecting fiscal impacts to the school district as related to generated revenues and costs of education. Based on these multipliers, it is projected that 15 school-aged children between the ages of 5 and 17 years old would reside within the new 12 single-family homes, as shown in **Table 3-7**.

TABLE 3-7
IMPACT ON POPULATION

Parameter	Single-Family Units[2]
Number of Units	12
Average Infants/Toddlers per Household	0.47
Average School-Aged Children per Household	1.26
Average Adults per Household	2.23
Projected New Residents	**48**
Infants/ Toddlers	6
School-Age Children	**15**
Adults	27

Table 3-8 summarizes the projected number of school-aged children associated with the Proposed Project, and projected tax revenue to be allocated to the school district from the Proposed Project.

TABLE 3-8
FISCAL IMPACT ON SCHOOL DISTRICT

Impacts to School District	12 Single Family Units
Projected School Aged Children	**15**
Percentage Attending Private Schools	4.8%
School-Aged Children Attending Private Schools	1
School-Aged Children Attending Public School	14
Expenditure per Pupil	$25,048
Additional Expenditures Incurred by District	$ 350,672
Tax Revenue Allocated to School District	$213,847
Net Revenue (without State Aid)	**$(136,825)**
State Aid: Additional Revenue	$92,891
Net Revenue (with State Aid)	**$(43,934)**

[2] Because it is unknown at this time whether the proposed residential units will be 4 or 5 bedrooms, the demographic multipliers used for this analysis is an average of the multipliers for the following two categories: a single family detached owner-occupied 4-BR residence, with a sales price over $329,500 and a single family detached owner occupied 5-BR residence, with a sales price over $748,500.

Although the costs to educate the new students are not fully offset by the tax revenue generation and increases in state aid, 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.

Police Protection

SCPD currently provides police services to the site and area. The Subject Property is served by Suffolk County Department 2nd Precinct, which is located at 1071 Park Avenue, Huntington, NY 11743. This location is located in patrol sector 220. Since the property is currently undeveloped, police resources and services will be needed to serve the site. Tax revenues generated for the SCPD upon full taxation is expected to increase from the existing $3,945, based on the 2025-2026 tax year to $42,608 for a total increase of $38,662.

A letter was sent to the SCPD's 2nd Precinct on December 8th, 2025 to inform the police department of the Proposed Action and request general background information and input on any issues, concerns or recommendations it may have regarding the Subject Action but a response to this letter was not received.

See **Appendix C** for all community services correspondence.

Fire Protection, Rescue and Ambulance Services

The project has been designed to provide emergency vehicle access off of the LIE's North Service Road

The project includes a fire hydrant at the north and south ends of the proposed cul-de-sac and a third near the middle of the length of Ellie Road in front of proposed Lot 9. The proposed cul-de-sac turn around has also been designed to accommodate the turning radii of large vehicles such as fire trucks to ensure easy and safe access and maneuverability.

A letter was sent to the Dix Hills Fire Department on December 8th, 2025 to inform them of the Proposed Action and request general background information and input on any issues, concerns or recommendations it may have regarding the Subject Action. A response letter was received from the Dix Hills Fire District Bureau of Fire Prevention January 14th, 2026 stating:

1. "The three (3) newly proposed fire hydrants are within 600 feet of the proposed new residences as required by the 2020 NYS Fire Code Section 507.5 (exception #1)."

2. "The proposed 110 foot diameter cul-de-sac at the end meets the requirements of the 2020 NYS Fire Code Section 503.2.5 (Dead Ends) and the turnaround requirements of Table D103.4."

"The proposed site design is acceptable to the Dix Hills Fire District with no additional requirements."

See **Appendix C** for copies of all community services correspondence.

Based on the 2025-26 tax rates, the Proposed Action would generate an estimated $13,236 per year in taxes allocated to the Dix Hills Fire District. This is $12,011 more than the $1,226 currently generated by the two lots comprising the Subject Property.

Public Water Supply

Public water is available to the Subject Property from a 12-inch DHWD water main that runs through the subject property via an existing utility easement in the proposed TDFR conservation easement north of proposed cul-de-sac and lots 4 and 5 and east of the Corwin Court cul-de-sac. The proposed connection point of the proposed service main is at el. 196± feet and would continue downslope gradually to the south end of the proposed subdivision to el. 144± feet. Costs associated with extension of water mains is paid for by the developer or subdivision land owner and future water use is paid for by individual customers. In order to conserve the quantity of high quality drinking water to its customers, DHWD requires certain conservation measures to be implemented as follows:

1. Rain Sensors – all new lawn irrigation systems must be installed with such rain and/or soil moisture devices that will override automatic irrigation clocks when such device detects significant rainfall or that the soil moisture has reached an optimum and no additional water will be beneficial to the lawn.
2. Odd – Even watering mandate - During the months of May, June, July, August, and September houses with even numbered street addresses are permitted to water their lawns only on even numbered calendar days, and odd numbered street addresses are permitted to water their lawns only on odd numbered calendar days.

A letter was sent to DHWD to request a letter of water availability to serve the proposed residential community on December 8th, 2025. On December 31, 2025, Dennis Kropp, superintendent of Dix Hills Water District, responded by email **(Appendix E)**. In this email, Mr. Kropp noted that an existing water main runs from Jordan Court to Dylan Drive which would cross directly through the proposed development. In addition, there is an existing 12-inch water main extending from Corwin Court to Bayard Drive, located just north of the original proposed Jill Estates water main. Based on system layout, hydraulics, and long-term operational considerations, the District's recommendation is that the proposed water main be extended northward and connected to the existing 12-inch main originating from Corwin Court. This connection would improve overall system flow and reliability for the development, enhance fire protection capabilities, and eliminate one dead-end main within the subdivision. From a water system operations and maintenance standpoint, it was noted that this would be Districts preferred configuration.

These comments have been incorporated into the project design with the Plans now showing a water main extension to the north connecting to the 12-inch main that runs between Corwin Court and Bayard Drive.

The Applicant will continue to work with DHWD and SCDHS to ensure that the project complies with applicable regulations and impacts are mitigated.

Based on the 2025-26 tax rates, the Proposed Action would generate an estimated $8,543 per year in taxes allocated to the Dix Hills Water District. This is $7,752 more than the $791 currently generated by the two lots comprising the Subject Property.

Wastewater Collection, Treatment and Disposal

As discussed throughout there are no public sewers or nearby sewage treatment plants; therefore, based on the overall minimal density of the subdivision, individual lot sizes 20,000 SF or more) and compliance with Article 6 of the Suffolk Sanitary Code, I/A OWTSs will be installed on each lot for all future homes. The I/A OWTS systems provide superior treatment compared to conventional septic systems of the past and all systems must comply with and receive SCDHS approval before the systems are used. Significant impacts are not anticipated.

Energy

The property has direct access to electrical services from PSEG Long Island and natural gas from National Grid. A response letter has not been received from PSEG Long Island. National Grid responded via email dated December 18th 2025 and noted that the nearest available gas main would be a gas main extension (from the east) along the LIE Service Road North to the entrance of the proposed subdivision. The gas main would continue north on the new roadway (Ellie Court) with 12 gas services and meters, one to each home (See **Appendix E**). The Applicant's engineers must submit the anticipated gas load for the total development in order to determine final gas availability.

Future energy costs will be the responsibility of future residents through monthly user fees.

3.2.3 Proposed Mitigation

- An estimated $323,388 in annual property taxes will be generated at full taxation by the Proposed Action based on 2025-2026 rates, resulting in a total increase of $293,444 over existing vacant conditions.
- A public water supply and three fire hydrants will be installed along the proposed cul-de-sac at the locations shown on the plans as referred to and accepted by Fire District in its January 14, 2026 correspondence (see **Appendix C**).
- The proposed cul-de-sac will be designed and constructed pursuant to the final proposed plans in accordance with the Fire District's January 14, 2026 review and approval of the proposed road's turn around dimensions and Town Planning and Engineering

requirements to ensure suitable access and maneuverability of large trucks for fire-fighting.

- Any irrigation system that are installed onsite must be a modern water efficient design such as a drip irrigation system that applies water directly to roots rather than by spray, to minimize evaporation and support direct absorption by vegetation. Watering should be performed only as needed and only during late evening, nighttime or early morning hours. Systems should be controlled by timers and/or sensors so that water is applied only as needed and only for the duration necessary to minimize inefficiencies and waste. The Applicant will continue to work with DHWD to secure the requisite water service.
- The project will utilize an I/A OWTSs to ensure the highest quality treatment of wastewater prior to recharge and comply with all required design, setback, siting, installation and other standards and requirements that may be imposed by the SCDHS.
- Energy efficient LED street lighting will be installed to minimize energy use while providing ample illumination along the street.
- Energy conserving HVAC systems should be installed to reduce overall energy costs and demands.

3.3 Transportation

3.3.1 Existing Conditions

Nelson + Pope (N+P) traffic and engineering professionals prepared a Traffic Impact Assessment to evaluate the potential traffic impacts associated with the proposed 12-lot residential subdivision to be located on Ellie Court at the Long Island Expressway (LIE) North Service Road, west of Dillon Drive, in Dix Hills, New York **(Appendix H)**.

The Traffic Impact Assessment was completed through the following tasks:

- Conducted a field inventory of existing roadway and traffic conditions along the LIE North Service Road in the vicinity of the project site, including roadway geometry, lane configuration, traffic control devices, pavement markings, and parking restrictions.
- Installed an Automatic Traffic Recorder (ATR) on the LIE North Service Road, west of Dillon Drive in the vicinity of the project site, for a seven-day period from Friday, July 24, 2026, through Thursday, July 30, 2026, to obtain hourly and daily traffic volumes.
- Estimated the number of trips anticipated to be generated by the proposed 12-lot residential subdivision using trip generation data published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition.
- Assigned site-generated traffic to the adjacent roadway network based on the anticipated directional distribution of trips forecasted by N+P.
- Conducted a qualitative assessment of potential traffic impacts by comparing projected site-generated traffic volumes to existing roadway traffic volumes.

- Evaluated whether the proposed development would result in any significant adverse traffic impacts.
- Prepared this Traffic Impact Assessment for review by the Town of Huntington.

Existing Roadway Conditions

The proposed subdivision fronts on and will have access via one right in/right out driveway on the LIE North Service Road.

LIE North Service Road is an east–west roadway under the jurisdiction of the New York State Department of Transportation (NYSDOT) and operates in the westbound direction in the vicinity of the study area. The roadway generally provides two westbound travel lanes and has a posted speed limit of 40 miles per hour. Based on Automatic Traffic Recorder (ATR) data collected by Nelson + Pope (N+P), the LIE North Service Road carries an AADT volume of approximately 5,536 vehicles per day in the vicinity of the project site. The roadway has a generally straight horizontal alignment and a relatively flat vertical profile, providing adequate sight distance near the proposed site access. Surrounding land uses are predominantly residential, with limited commercial development located near nearby intersections.

Existing Roadway Traffic Volumes

To establish existing traffic conditions within the study area, continuous traffic volume data were collected on the LIE North Service Road in the vicinity of the proposed project site. An Automatic Traffic Recorder (ATR) was installed on the LIE North Service Road, west of Dillon Drive, for a continuous seven-day period from Friday, July 24, 2026, through Thursday, July 30, 2026.

The collected data were reviewed to identify representative weekday AM peak hour, weekday PM peak hour, and Saturday midday peak hour traffic volumes. The peak hour for each period represents the consecutive one-hour period during which the highest traffic volume was recorded.

The resulting peak-hour traffic volumes are summarized in **Table 3-9**.

TABLE 3-9
EXISTING PEAK HOUR TRAFFIC VOLUMES
Long Island Expressway North Service Road

Location	Peak Periods		
	AM Peak Hour	PM Peak Hour	Saturday Peak Hour
LIE North Service Road	1040	376	316

As shown in **Table 3-9**, the LIE North Service Road carries approximately 1,040 vehicles during the weekday AM peak hour, 376 vehicles during the weekday PM peak hour, and 316 vehicles during the Saturday peak hour in the vicinity of the project site. These existing traffic volumes provide the basis for evaluating the relative increase in traffic associated with the proposed 12-lot residential subdivision.

3.3.2 Anticipated Impacts

Site Access and Circulation

Access to the proposed 12-lot residential subdivision will be provided via one right in/right out driveway on the LIE North Service Road, designed to facilitate safe and efficient ingress and egress while accommodating appropriate vehicle turning movements. The driveway will connect to a two-way internal roadway that will accommodate both entering and exiting traffic and terminate in a cul-de-sac.

The proposed cul-de-sac (Ellie Court) will provide a designated turnaround area for passenger vehicles, service and delivery vehicles, and emergency-response vehicles. The roadway and cul-de-sac have been designed to provide adequate circulation and maneuvering space for fire apparatus, ambulances, police vehicles, and other emergency vehicles, allowing them to enter the site, maneuver within the development, turn around, and exit in a forward direction.

Based on the proposed site layout, the access and internal circulation system is expected to provide safe and efficient vehicular movement and is not anticipated to adversely affect traffic operations along the LIE North Service Road.

Trip Generation

To evaluate the potential traffic impacts associated with the proposed 12-lot residential subdivision, the number of vehicle trips expected to be generated by the development was estimated for the weekday AM, weekday PM, and Saturday midday peak hours. Trip generation estimates were developed using Land Use Code (LUC) 210 – Single-Family Detached Housing from the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition*. The ITE manual provides trip generation data based on traffic studies conducted at similar land uses throughout the country.

Table 3-10 below summarizes the estimated trip generation for the proposed development, including the number of entering and exiting vehicle trips during each analysis period.

TABLE 3-10
TRIP GENERATION (PROPOSED PROJECT)

Time Period	Distribution	12-Lot Residential Subdivision (ITE LUC-210)
Weekday AM Peak Hour	Enter	5
	Exit	12
	Total	**17**
Weekday PM Peak Hour	Enter	10
	Exit	5
	Total	**15**
Saturday Midday Peak Hour	Enter	12
	Exit	10
	Total	**22**

Source: **ITE Trip Generation Manual, 12th Edition**

As can be seen from **Table 3-10** above, the proposed 12-lot residential subdivision is expected to generate approximately 17 trips (5 entering and 12 exiting) during the weekday AM peak hour, 15 trips (10 entering and 5 exiting) during the weekday PM peak hour and 22 trips (12 entering and 10 exiting) during the Saturday midday peak hour.

Qualitative Traffic Analyses

A qualitative traffic analysis was conducted to evaluate the potential effects of traffic generated by the proposed 12-lot residential subdivision on the LIE North Service Road in the vicinity of the project site. As previously noted, access to the proposed development will be provided via one rights in/rights out driveway on the LIE North Service Road.

Based on the trip generation estimates presented in **Table 3-10** above, the proposed development is projected to generate 17 vehicle trips during the weekday AM peak hour, 15 vehicle trips during the weekday PM peak hour, and 22 vehicle trips during the Saturday midday peak hour. These volumes represent relatively low levels of additional traffic. On average, the projected site-generated traffic would equate to approximately one additional vehicle every 3.5 minutes during the weekday AM peak hour, one additional vehicle every 4 minutes during the weekday PM peak hour, and one additional vehicle every 3 minutes during the Saturday midday peak hour.

To assess the relative magnitude of the additional traffic, the projected site-generated traffic was compared with the existing peak-hour traffic volumes recorded on the LIE North Service Road. **Table 3-11** summarizes the resulting increase in traffic during each analyzed peak periods.

TABLE 3-11
COMPARISON OF EXISTING AND SITE-GENERATED TRAFFIC VOLUMES

Roadway Segment	Peak Period	Traffic Volumes	Site Traffic	% increase
LIE North Service Road	AM	1040	17	1.6%
	PM	376	15	4.0%
	Saturday	316	22	7.0%

As shown in **Table 3-11**, the proposed development would increase traffic on the LIE North Service Road by approximately 1.6 percent during the weekday AM peak hour, 4.0 percent during the weekday PM peak hour, and 7.0 percent during the Saturday midday peak hour. Although the percentage increase is greater during the PM and Saturday peak periods due to the comparatively lower existing traffic volumes during those periods, the actual number of additional vehicles remains limited, ranging from only 15 to 22 vehicles during the respective peak hours.

The weekday AM peak hour represents the highest existing traffic volume on the LIE North Service Road, with approximately 1,040 vehicles recorded. During this period, the addition of 17 site-generated trips would represent an increase of approximately 1.6 percent. During the weekday PM and Saturday midday peak hours, the proposed development would add approximately 15 and 22 vehicle trips, respectively. In absolute terms, these increases are relatively minor and would be dispersed over the course of each peak hour.

Based on the existing traffic volumes, the limited number of trips anticipated to be generated by the proposed development, and the existing roadway characteristics, the additional traffic associated with the proposed 12-lot residential subdivision is not anticipated to materially affect traffic flow or roadway operations on the LIE North Service Road. Accordingly, the proposed development is not expected to result in a significant adverse traffic impact within the study area.

Conclusion

Based on the analyses conducted herein, the proposed 12-lot residential subdivision is projected to generate a relatively low volume of site traffic during the weekday AM, weekday PM, and Saturday midday peak hours. The incremental increases in traffic on the LIE North Service Road

are limited and are not anticipated to materially affect roadway operations, traffic flow, or safety within the study area.

The existing roadway network is expected to adequately accommodate the projected site-generated traffic, and the proposed site access and internal circulation system are anticipated to provide safe and efficient ingress, egress, and vehicular circulation. Therefore, it is the professional opinion of Nelson + Pope (N+P) that the proposed 12-lot residential subdivision is not expected to result in any significant adverse traffic impacts.

3.3.3 Proposed Mitigation

No significant traffic impacts were identified and no further mitigation is proposed.

3.4 Community Character and Visual Resources

3.4.1 Existing Conditions

Existing site and community character and visual conditions are described below.

Some of the Subject Property and area were previously partially farmed or were wooded with very limited development before and during the 1950s. Currently the subject property consists of undeveloped native and successional woodlands, including 14.5± acres of successional southern hardwood forest and 6.01 acres of coastal oak hickory forest. Land uses to the north, south, east and west of the Subject Property consist almost entirely of moderate density single-family suburban residential neighborhoods with residential accessory structures such as decks, patios, asphalt or interlocking stone block driveways with blue stone or paver curbing, outdoor swimming pools, sheds and private mail boxes consistent with the typical residential character, area residential zoning, and the general land development pattern of the area. Some house lots are fenced with solid fencing and some lots have decorative stone or brick pillars on each side of their driveway entrance. Area homes are one-to-two stories high and typically have attached garages, manicured lawns and mixed ornamental and native vegetation. Most homes near the Subject Property were constructed during the 1960s and 1970s based on historical aerial photographs.

As previously discussed, the Subject Property is located between the North Service Road of the Long Island Expressway at its south end and Vanderbilt Parkway at its north end (see **Section 3.1.1**). Residential neighborhoods in the area are served by a network of dead-end cul-de-sac streets to the west connecting to a local collector street (Carlls Straight Path) and a curvilinear grid of local streets to the east that connect to Village Hill Drive and McCullock Drive (see recent aerial photograph in **Figure 1-2**). Most local streets in the area are augmented with street trees on both sides and decorative American revolution full cutoff LED street lights on low metal posts

rather than typical street lights mounted on tall wooden telephone poles. Fire hydrants are present intermittently within street rights-of-way along with concrete curbing and intermittent ground level utility boxes. Carlls Straight Path is lined by utility poles and overhead utilities but most if not all other nearby residential roads have underground utilities.

Colby Drive Park, which is a fully wooded 19.2-acre Town-owned park is located nearby, east of Village Hill Drive. There is one National Register "Listed" historic landmark, place, or structure near the project site which is identified as the "Seaman-Ericson Farm Complex." This 16-acre property is located east of Carll's Straight Path, south of Heather Court, north of Patri Court and is adjacent to the west of the proposed TDFR Conservation Easement on the Subject Jill Estates Property. There are no other documented adjacent historical features. DHWD's Colby Drive water tower is located approximately 1,000 feet east of the Subject Property.

The subject 20.51 acre property's terrain consists mostly of variably sloped rolling topography formed by a glacial moraine between areas of glacial outwash. Topography, slopes and the geomorphology on the property range from flat to gently sloping[3] terrain, especially on the south end of the site, where development is proposed, and gentle, moderately-steep, to steep and rolling near the central and northern portions of the property where the proposed Transfer of Density Flow Rights (TDFR) conservation easement is proposed. The far north end of the property consists of moderately steep to gentle west sloping topography.

There are no natural wetlands, streams or surface water bodies onsite but a small man-made fenced in Town of Huntington stormwater recharge basin is present adjacent to the northeast corner of the Subject Property.

See **Appendix I** for Site and Area Photographs and Photo Location Key Map.

3.4.2 Anticipated Impacts

The appearance, character and use of the site will be transformed from 20.51 acres of mixed woodlands to the following permissible land uses and features typical of a residential cluster subdivision and community.

- A 12-lot subdivision on 6.77 acres or one-third (33 percent) of the 20.51-acre property with an average lot size of 24,584 SF or 0.56-acres per lot or one lot for every 74,435 SF of total existing lot area plus necessary subdivision improvements.
- 12 new one to two story single-family detached homes with driveways, lawns and landscaping, and anticipated permissible residential accessory structures on some lots

[3] For the purposes of this assessment, flat to gently sloping topography will be those that have gradients of 0-10 percent, moderately steep slopes are those having slopes ranging between 10+ and 15 percent slope, and steep slopes are those that have gradients that are greater than 15 percent consistent with NYSDEC's slope classifications contained in Section E.2 of the LEAF Part 1.

based on land owner preferences, consistent with Town code and the area's existing single-family residential character.

- 30-foot deep wooded or landscaped buffers at the south end of the site along the frontages of lots 1 and 12 on the North Service Road to screen the subdivision from public view.
- A 50-foot wide (34-foot paved width) 1,045± feet (0.2-mile) long, 60,250 SF (1.38-acre) cul-de-sac road with access from the LIE's two-lane west bound North Service Road. The street right of way will include thirteen (13) 16-foot-high decorative street lights with full cut-off single luminaire LED street lights housed within decorative American Revolution series light fixture housings, and five-foot wide ADA (handicap) accessible compliant concrete sidewalks. Sixty (60) street trees spaced at 30± feet on center are proposed along Ellie Court along with five-foot wide ADA accessible sidewalk.
- A 1.22-acre stormwater recharge basin will be provided at the southeast end of the property. There will be a row of recharge basin plantings around the outer perimeter of the basin, consisting of a total of 122 six-to-eight-foot-tall (at planting) seven-foot on center evergreen trees consisting of a mix of native eastern red cedar *(Juniperus virginiana)* and eastern white pine *(Pinus strobus)*, and nonnative ornamental white fir *(Abies concolor)* and Norway spruce *(Picea abies)*. Inside of the proposed basin perimeter fence, above the high water design line, there will also be a variety of shrubs planted consisting of 139 two-to-three-foot-high (at planting) native shrubs consisting of inkberry holly *(Ilex glabra)*, northern bayberry *(Myrica pensylvanica),* red chokeberry *(Aronia arbutifolia)*, and spicebush *(Lindera benzoin)*.
- A total of 380,488 SF (8.74-acre) Transfer of Density Flow Rights (TDRF) conservation easement area north of the residential lots which will remain natural as currently exists with the exception of a 20 foot-wide underground water main easement in the middle of the TDRF with very little change.
- An 89,325 SF (2.05-acre) area of woodlands at the north end of the property to be offered to the Town for use as open space or parkland for future residents and existing neighbors as it deems appropriate. The exact use and visual appearance of the park or open space will be decided by the Town if it accepts the offer of dedication but may be kept natural or may be modified for recreational purposes such as a playground or other park uses.

The subdivision is expected to be largely consistent with the general character of surrounding residential neighborhoods.

3.4.3 Proposed Mitigation

- A minimum 30-foot deep landscape buffer will be provided and maintained on Lot 1 and 12's frontage along the North Service Road.
- The proposed stormwater recharge basin at the northeast corner of the property will be lined by perimeter evergreen screening including Eastern red cedar, Eastern white pine, white fir, and Norway spruce as shown on the proposed plans or using other species acceptable species determined suitable by the Town of Huntington Planning Board. This

screening will be further supplemented by native shrubs to be planted at interior areas along the rim of the recharge basin as shown on the final plan Landscaping Plan and provide screening for neighbors and from the North Service Road.

- The proposed Ellie Court cul-de-sac will be lined by 60 street trees planted on average at 30± feet on center along both sides of the road to enhance the aesthetic quality of the street and subdivision, provide shade, and enhance neighborhood character.
- A total of thirteen (13) 16-foot-high tall light poles with full cut-off single luminaire LED street lights housed within decorative American Revolution series light fixture housings will be installed along proposed Ellie Court. Impacts from street lighting on offsite properties are not expected.
- The proposed lots will comply with Town zoning requirements for a cluster subdivision including required lot sizes, width and setbacks to ensure a suitable development pattern that is consistent with zoning and nearby residential neighborhoods.

3.5 Historic and Archaeological Resources

3.5.1 Existing Conditions

Based on a review of the New York State Office of Parks, Recreation and Historic Preservation's Cultural Resources Information System (CRIS) database, there is one National Register "Listed" historic landmark, place, or structure near the project site which is identified as the "Seaman-Ericson Farm Complex." This 16-acre property is located at 1378 Carll's Straight Path, south of Heather Court, north of Patri Court and adjacent to the west of the proposed TDFR Conservation Easement on the Subject Jill Estates Property. There are no other documented Listed or Eligible for listing National Register structures, features, districts or cemeteries substantially contiguous or in the immediate area. The entire Subject Property, however, is located within an area identified by OPRHP as archeologically sensitive due to past documented offsite archaeological evidence, structures or indicators found in the area. See **Figure 3-7** for a **Historic and Arcaheological Resources Map** of the area.

The Town of Huntington Planning Department submitted a consultation request to OPRHP in March of 2026. OPRHP reviewed the project and local conditions as requested by the Town and by letter dated March 25, 2026 OPRHP issued a letter stating that :

> "The project is in an archaeologically sensitive area. Therefore, the State Historic Preservation Office/Office of Parks, Recreation and Historic Preservation (SHPO/OPRHP) recommends that a Phase IA Literature Search and Sensitivity Assessment survey is warranted. A Phase IA archaeological survey is designed to identify previously recorded archaeological sites and other cultural resources within or near the project area, to assess the archaeological sensitivity of the project area, to document previous ground disturbance and to make recommendations regarding the potential need for Phase IB subsurface archaeological testing."

(See **Appendix J-1**)

3.5.2 Anticipated Impacts

Archaeological experts TRACKER Archaeology were retained by the Applicant to conduct a Phase I archaeological assessment of the project. As discussed in the attached July 2026 report entitled "Phase I Archaeological Investigation for the proposed Jill Estates Dix Hills, Town of Huntington Suffolk County, New York" **(Appendix J-2)** and summarized below:

> Between December 28 and June 30, 2026, TRACKER Archaeology, Inc. conducted a Phase IA documentary study and a Phase IB archaeological survey for the proposed Jill Estates, Dix Hills, Town of Huntington, Suffolk County, New York. The purpose of the Phase IA documentary study was to determine the prehistoric and historic potential of the property for the recovery of archaeological remains. This was accomplished by a review of the original and current environmental data, archaeological site files, other archival literature, maps, and documents.
>
> A prehistoric site file search was conducted utilizing the CRIS resources of the New York State Historic Preservation Office - Field Services Bureau in Waterford, New York and various historical and archaeological web sites were reviewed for any pertinent information.
>
> The purpose of the Phase IB survey was to recover physical evidence for the presence or absence of archaeological sites on the property. This was accomplished through subsurface testing and ground surface reconnaissance.
>
> The study was conducted by TRACKER Archaeology, Inc. of Monroe, New York. Prehistoric and historic research was conducted by P.I., Alfred G. Cammisa, M.A. Field work was conducted by field director Erin Murphy, B.A. Report preparation was conducted by Alfred G. Cammisa with Alexander Padilla (CAD).
>
> At the time of the Phase IB survey, the area consisted of a thickly overgrown forest. The property was impenetrable and transects through the thicket were cleared by the property owner.
>
> <u>Prehistoric Potential</u>
>
> A prehistoric site file search was conducted at the New York State Historic Preservation Office (NYSHPO). Archaeological sites recorded within 1 mile of the study area include:

TABLE 3-12
PREHISTORIC POTENTIAL
Archaeological Sites Within One Mile of Study Area

NYSM SITES	NYSHPO SITES	DISTANCE FROM APE ft (m)	SITE TYPE
2676	3200(975)	Stray find, Point	2676

Indian foot trails passed through the vicinity. One such trail traversed along or near Jericho Turnpike (Route 25). Another trail traversed north-south from near Jericho Turnpike in the vicinity of the project area to the Nissequogue River **(Stone nd:map)**.

Assessing the known environmental and prehistoric archaeological data, the following points are summarized:

The project area is approximately 4 miles northeast of the headwaters of Carlls River. The area appears to be dotted by kettle ponds and intermittent creeks.

The project area contains level to moderately sloping topography with well drained soils, most of which apparently consists of graded soils.

Indian foot trails passed in the vicinity of the project area.

A prehistoric site is recorded nearby. In TRACKER Archaeology's opinion, the study area has a moderate potential for the recovery of prehistoric archaeological remains on any intact soils.

Historic Potential

Contact Period (Seventeenth Century)
At the time of European contact and settlement, this section of Long Island was occupied by the Matinnecock tribe **(Bolton 1975:map, 53-54; Stone-Levine 1980:161)**. The nearest villages of the Matinnecock tribe were likely the Winnecomac **(Stone nd. map)**.

Indian foot trails passed through the vicinity near the project area. The foot trail along or near Jericho Turnpike has been documented in town documents and archaeological evidence shows the trail appears to have functioned since the Archaic Period **(Stone nd: map; Cammisa et al 2000)**.

By 1650 the Matinnecock tribe consisted of only 30 families. This number was most likely greatly reduced from their pre-Contact population. At this time "great numbers of Indian plantations now lie waste and vacant" **(Bolton 1975:54)**.

Between 1653 and 1654, the Matinnecock "sold" the last of traditionally occupied territory to the new European settlers **(Bolton 1975:54)**.

Actually, the Matinnecock may have been pressured to "sell" their land. They were likely influenced by the now powerful (probably due to European influence) Wyandanch, chief of the Montauket tribe. Wyandanch denied the Matinnecock to any land between Cow Harbor (Northport Harbor) and the Nissequogue River which they sold to the settlers. Land in Huntington, including the present day Township of Babylon, was sold either by Wyandanch himself or under pressure from Wyandanch by the local villages **(Street 1982:2-10; Thompson 1918: 386 Bolton 1975:46)**. Since hunter-gatherers are normally exogamous, and since the Long Island Indians also appeared to follow this custom, genealogical connections between individuals or villages may have also played a part in political influence between tribes.

Eighteenth Century
The old Indian trails became established roads used by settlers **(Huntington Historical Society 1937:17)**.

The hamlet of Dix Hills was named after Dick Pechagen, a likely Secatogue Indian who had a wigwam and farmed the area circa 1689. The name was later changed from Dick to Dix. Dix Hills makes the boundary of the Matinecocks, Secattogues, and Massapeaquas. **(dixhillsmelvillehistorcy.org)**.

Huntington, during this period, consisted of scattered settlements outside the village. Some of these localities were:

Dix Hills - northern/upper Dix Hills, near Jericho Turnpike, was known as the Dumpling Hill section, a part of which is now called Elwood. South of the Turnpike was Caledonia Farms (named for their resemblance to the Scottish Highlands) owned by Gould. Land south of the turnpike and east of Deer Park Avenue was once owned by Major Timothy Carll during this century.

Long Swamp - much of this locale is now called South Huntington. This area was surrounded by hills - the "swamp" probably resulted from runoff. Present day Depot Road (west branch of the Old Hollow Pond Road) trailed along the higher ground along the west side of the "long swamp" wetlands. The eastern branch of Old Hollow Pond Road (Lenox Road/Rogues Path) skirted the eastern (low ground) side of the "long swamp".

West Hills
- Winnecomack (Commack),
- Sweet Hollow (Melville),
- Half Way Hollow Hills,

- Old Field (Greenlawn),
- Clay Pitts (East Northport)

(Bailey 1949:359; Hall 1949:341, 356; Thompson 1918:400; Bayles 1962:168; Huntington Historical Society 1937:198, 233, 235).

The Matinnecock tribe nearly passed away by this time. Many scattered survivors of the tribe lived as servants to the European-Americans. Farming operations were in all parts of the Township and the associated buildings consisted of small, rude houses and barns with thatched roofs **(Street 1982:36)**.

Nineteenth Century
About 1810 a movement to improve the old Indian trails (now established roads) spread to Long Island from upstate. Private companies were hired to improve road, build toll gates and levy tolls. These roads became known as turnpikes and were merely old dirt roads, in some cases straightened a bit, but worked into such shape that the road was raised toward the middle for better drainage with gutters along the edges. A toll gate along Jericho Turnpike was placed at Commack in the Huntington-Smithtown border **(Huntington Historical Society 1937:17-18)**.

Farmers were principally engaged in raising wheat, rye and corn, and the raising of livestock, including horses, cattle and sheep. Only a limited number of sheep were originally raised due to the ever present threat of wolves. As many as five flour mills were constructed **(Street 1982:36)**.

The 1836 Colton map shows the hamlet of Dix Hills and the nearby toll gate at Comac (Commack) along Jericho Turnpike. The project vicinity is shown along what is believed to be Deer Park Avenue although the road at present is not straight to Commack but rather veers to East Deer Park Avenue and West Deer Park Avenue. Vanderbilt Parkway is believed to be shown just to the north and Half Hollow Hills Road circles Half Hollow Hills to the north as a border. What is thought to be Seamans Neck Road intersects Deer Park Avenue nearby. No buildings are nearby the project property (Figure 3 of the Archaeological Report in **Appendix J-2** of this EEAF).

A stagecoach line passed along Jericho Turnpike. A stage stop was located in Dix Hills at Carlls tavern **(Huntington Historical Society 1937:234)**.

The 1858 Chace map shows the G. Carll house near the project vicinity between what is believed to be Half Hollow Hills Road and Vanderbilt Parkway (Figure 4 of the Archaeological Report in **Appendix J-2** of this EEAF).

The 1873 Beers atlas continues to depict the project area just to the east of Carl's Path. There, the G. Carll house is on what is believed to be Deer Park Avenue between

Vanderbilt Parkway and Half Hollow Road . No structures are shown on or immediately adjacent to the project area(Figure 5 of the Archaeological Report in **Appendix J-2** of this EEAF).

The 1896 Hyde atlas shows now shows the project area just to the east of Carl's Path. Also depicted is the Deer Park Avenue split to the east and west before it intersects with Jericho Turnpike. No structures are shown on or immediately adjacent to the project area(Figure 6 of the Archaeological Report in **Appendix J-2** of this EEAF).

Twentieth Century
The 1903 U.S.G.S shows no buildings on or adjacent to the project parcel (Figure 7 of the Archaeological Report in **Appendix J-2** of this EEAF).

An historic site file search was conducted at the New York State Historic Preservation Office (NYSHPO).

Archaeological sites recorded within 1 mile of the study area included:

- No historic sites were recorded.

Assessing the known environmental and historic archaeological data, we can summarize the following points:

- The project area is approximately 4 miles northeast of the headwaters of Carlls River. The area appears to be dotted by kettle ponds and intermittent creeks.
- The project area contains level to moderately sloping topography with well drained soils, most of which apparently consists of graded soils.
- Indian foot trails passed in the vicinity of the project area.
- No historic sites are recorded in the vicinity of the project area.
- No historic map documented structure appear on or immediately adjacent to the project area.

In our opinion, the study area has a low potential for the recovery of nineteenth to early twentieth century sites on any intact soils.

Field Methods

Walkover-Reconnaissance
Exposed ground surfaces (70 to 100 percent visibility) were subjected to a close quarters walkover, at 3 to 5 meter intervals, to observe for artifacts. Covered ground terrain was reconnoitered at about 15 meter (50ft) intervals to observe for any above ground features, such as berms, depression, or rock configurations, which could be evidence for a prehistoric or historic site. Photographs were taken of the project area.

Shovel Testing

Shovel tests (ST's) were excavated at about 15 meter (50ft) intervals across the project area. Each ST measured about 30 to 40 cm. in diameter and was dug into the underlying subsoil (B horizon) 10 to 20 cm. when possible. All soils were screened through 1/4 inch wire mesh and observed for artifacts. Shovel tests and surface finds were flagged in the field. All ST's were mapped on the project area map at this time. See Figure 2 of the Phase 1 Archaeological Investigation report in **Appendix J-2** of this EEAF which shows the locations and pattern of ST's.

During the course of field work, more such impacted areas were encountered and noted on the ST notes. Soil stratigraphy was recorded according to texture and color. Soil color was matched against the Munsell color chart for soils. Notes were transcribed in a notebook and on pre-printed field forms.

Field Results

Field testing of the project area included the excavation of 181 ST's across the project area, mostly along brush-hogged trails. No prehistoric artifacts or features were encountered. No historic artifacts or features were encountered.

Conclusion

Based upon topographic characteristics, distance to other known prehistoric sites and an Indian trail, the property was assessed as having a moderate potential for encountering prehistoric sites on any intact soils.

Based upon topographic characteristics, distance to historic map documented structures or sites, Indian trails or wigwams, the property was assessed as having a higher than average potential for encountering historic sites on any intact soils.

The field testing included the excavation of 181 ST's on the project area. No historic artifacts or features were encountered. No prehistoric artifacts or features were encountered. No further work is recommended. See full Phase I Archaeological Investigation report from TRACKER Archaeology **(Appendix J-2)**.

The Phase I Archaeological Investigation report was subsequently uploaded to the OPRHP's CRIS online consultation and records platform for review and consideration. By letter dated July 27, 2026 to the Town of Huntington Planning Department, OPRHP wrote:

> "OPRHP has reviewed the Phase I Archaeological Survey Report entitled "Phase I Archaeological Investigation for the proposed Jill Estates Dix Hills, Town of Huntington Suffolk County, New York" (July 2026; 26SR00331). No archaeological sites were identified by the survey. Therefore, it is the opinion of the OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project."

The full letter of no effect from OPRHP is available for review in **Appendix J-3**.

3.5.3 Proposed Mitigation

- No further mitigation is required to protect historic, cultural, architectural, or archaeological resources at this time for the Proposed Action.

SECTION 4.0
REFERENCES

4.0 REFERENCES

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FIGURES

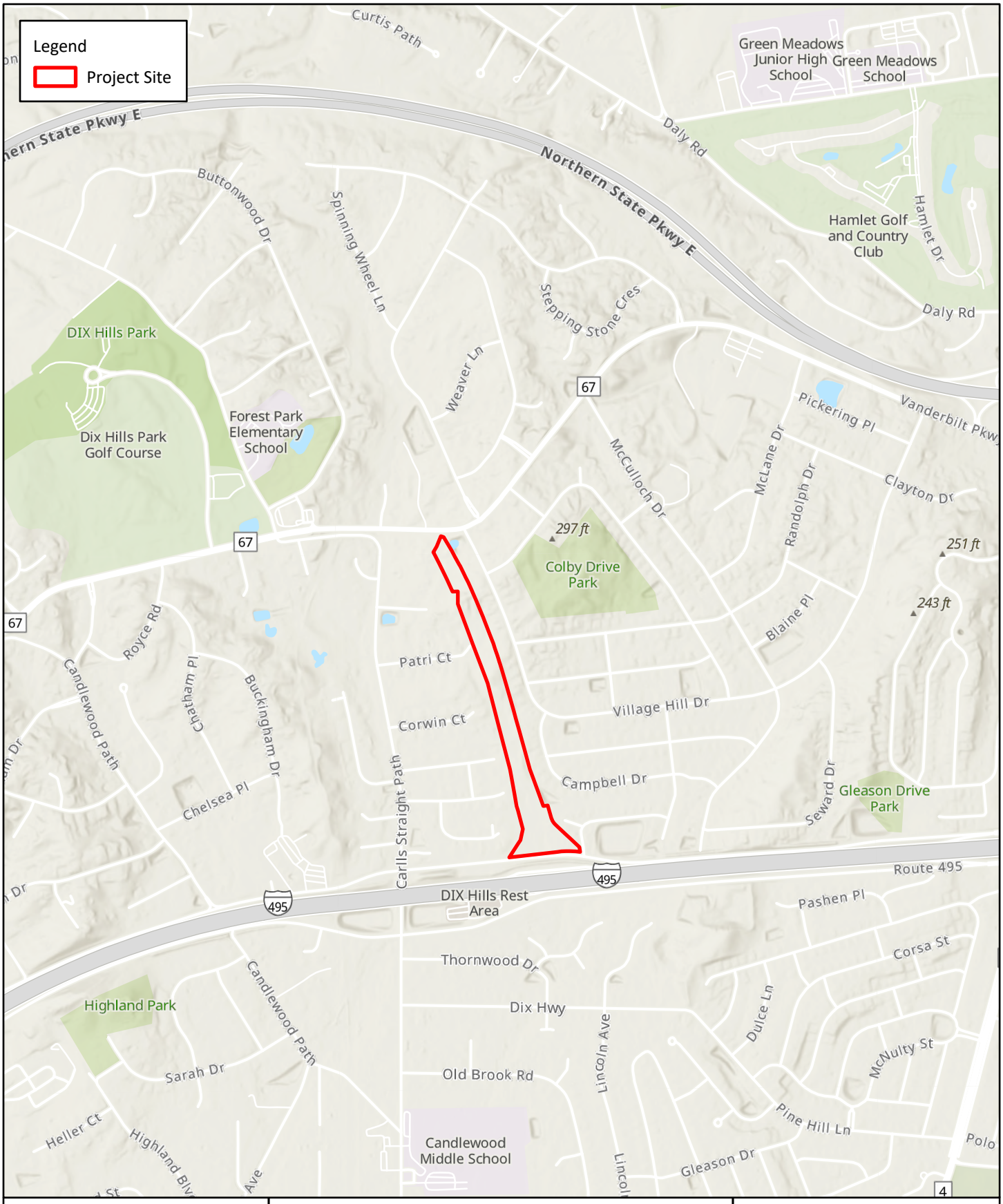

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FIGURE 1-1
LOCATION

Sources: ESRI Topographic Map 2025, Suffolk County GIS 2024
Scale: 1 inch equals 1,500 feet

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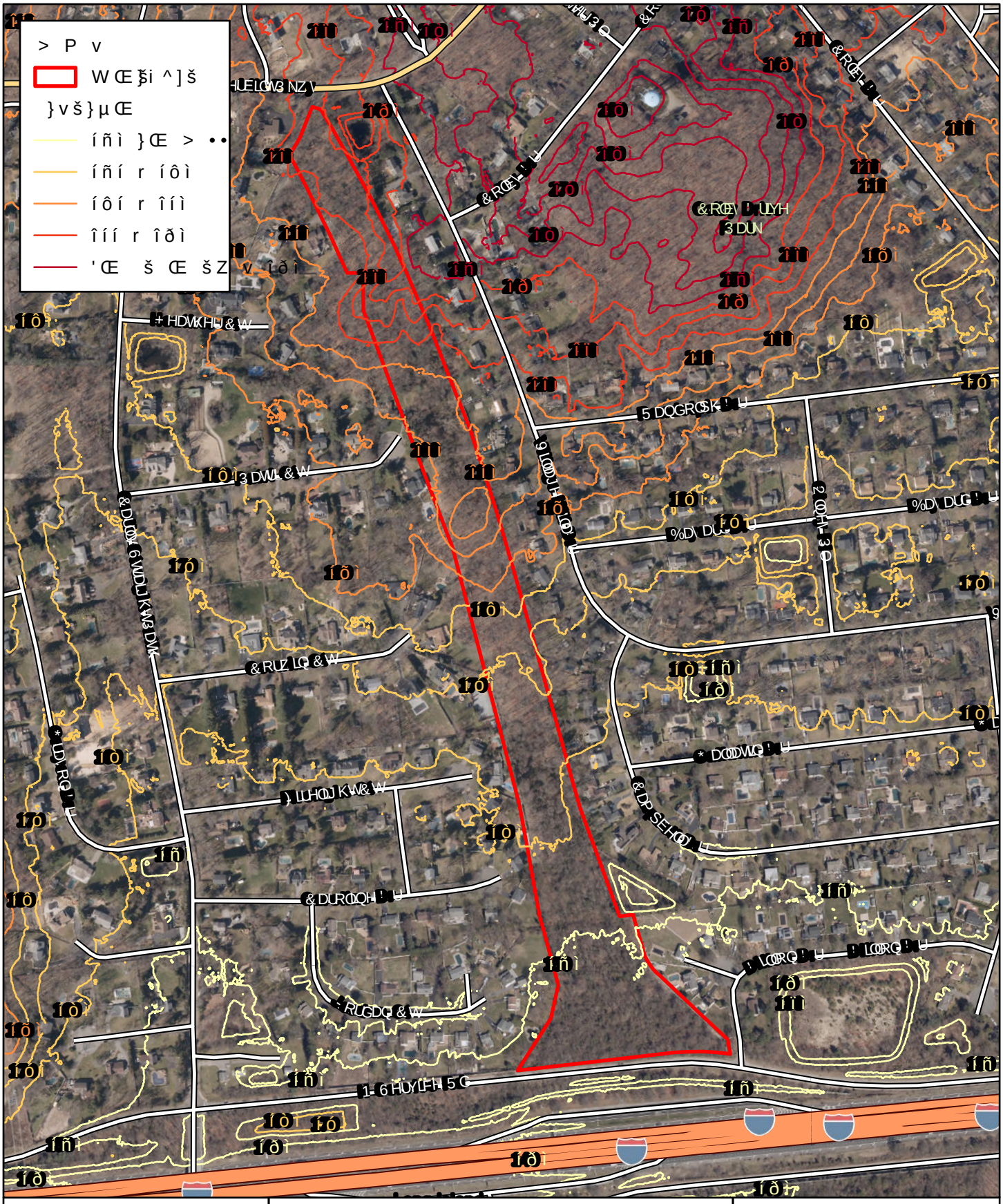
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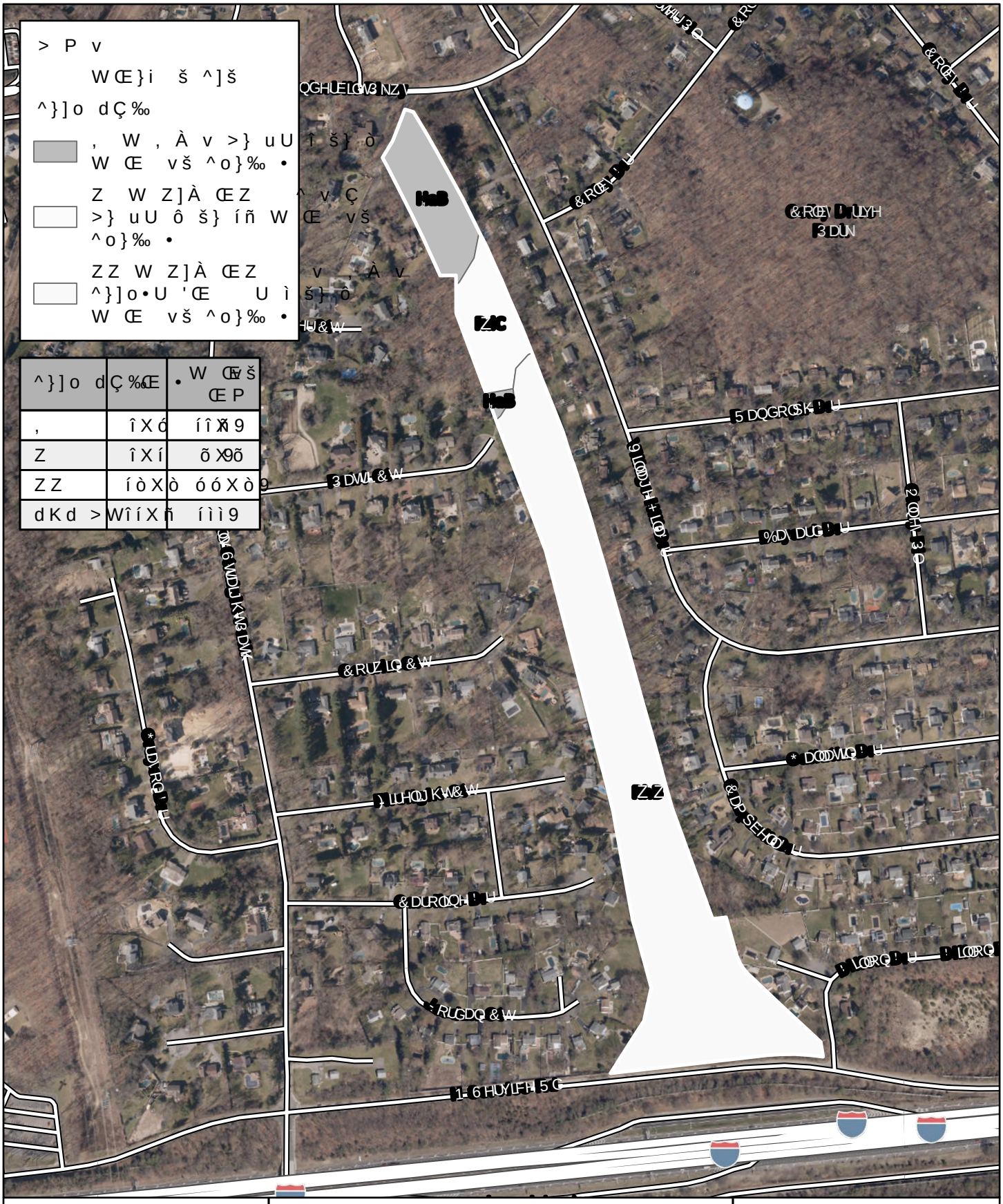

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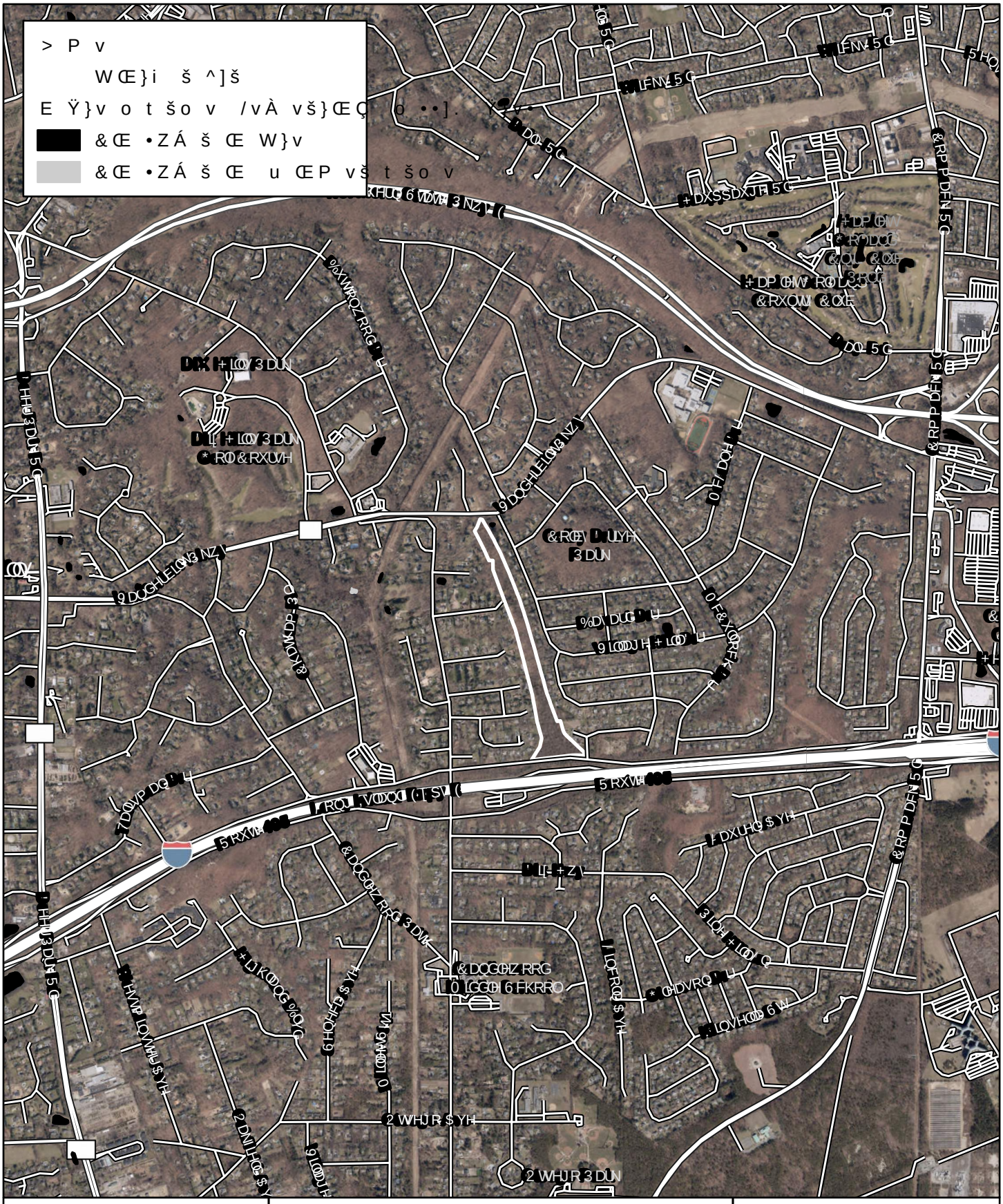

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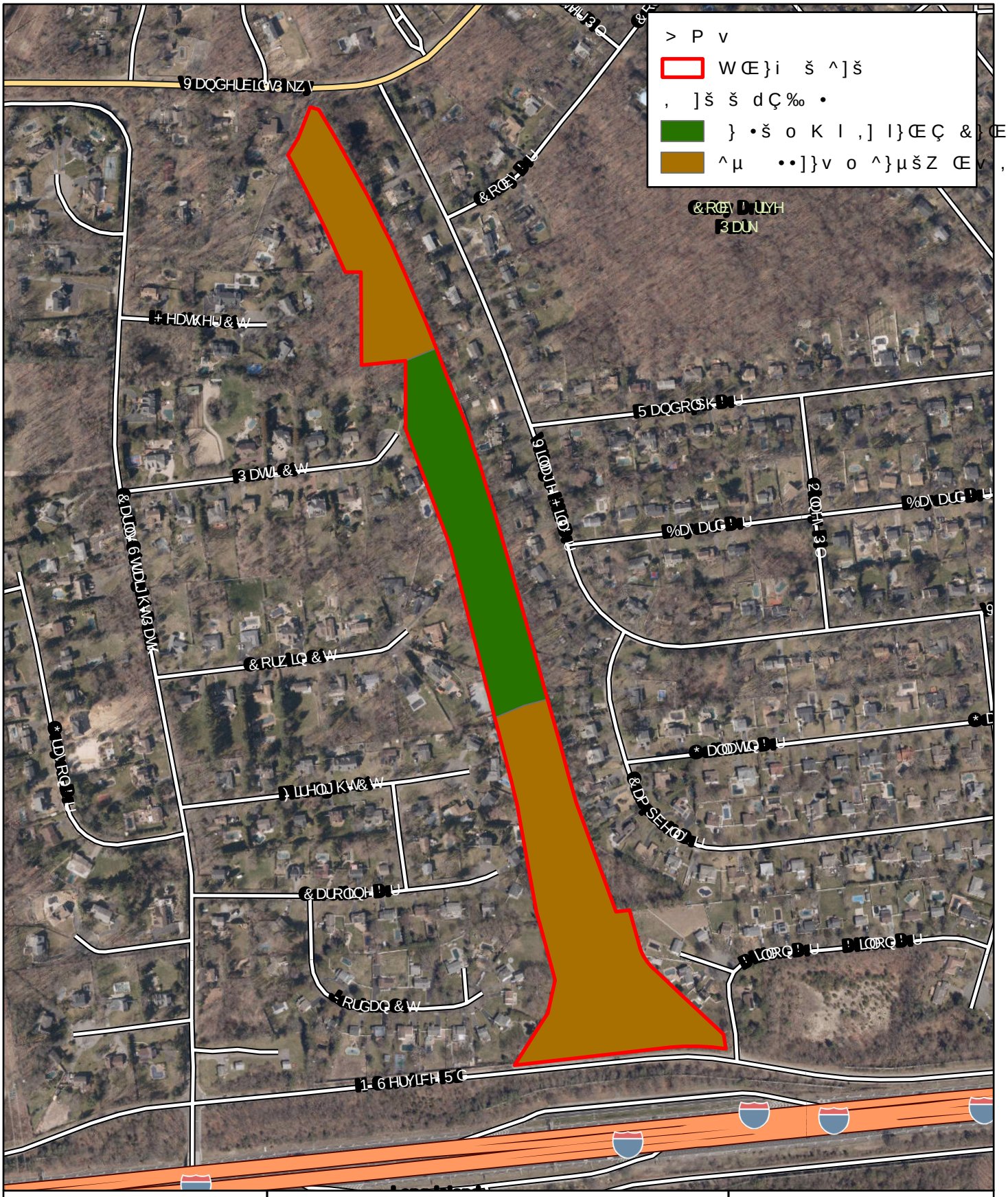
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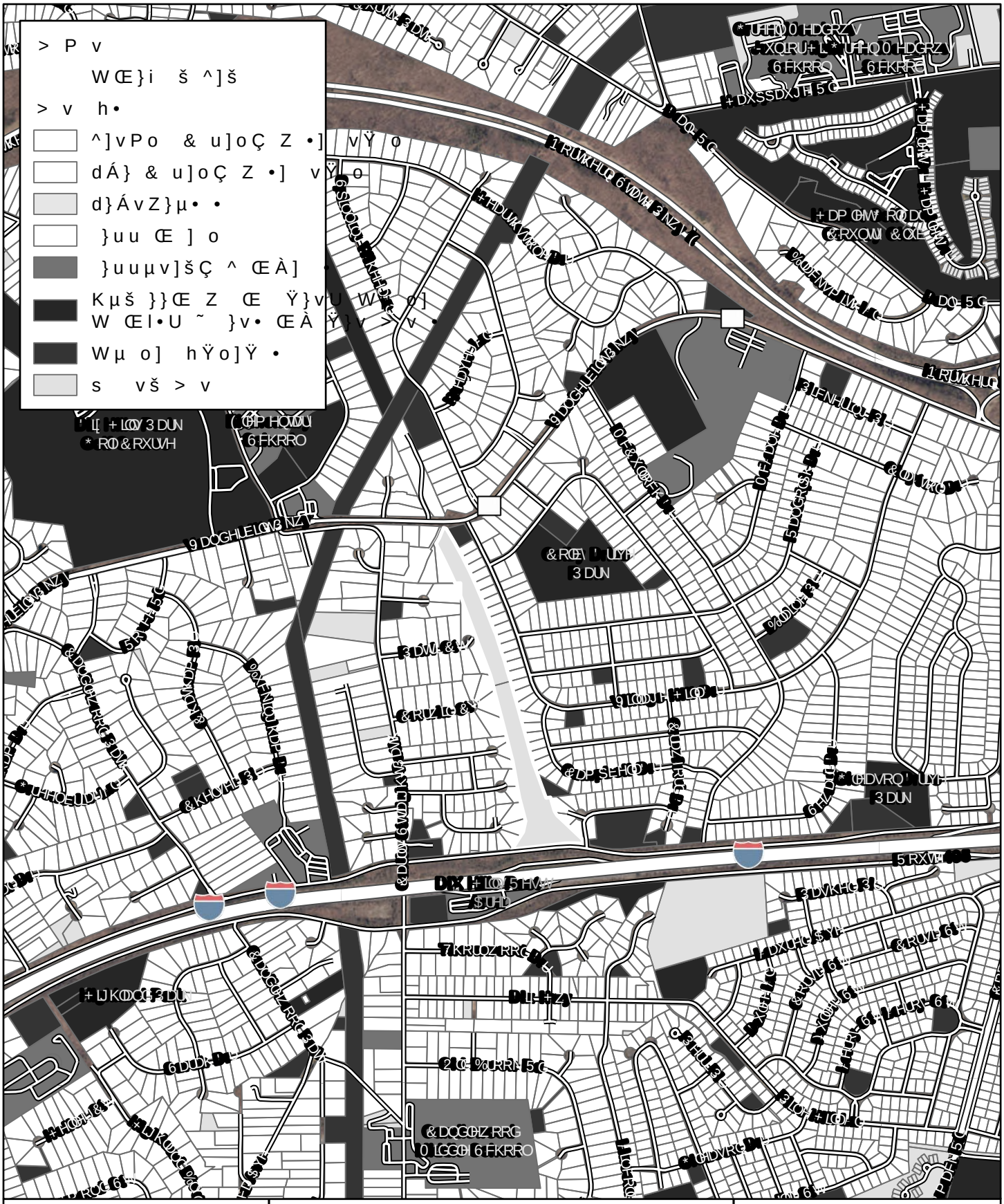
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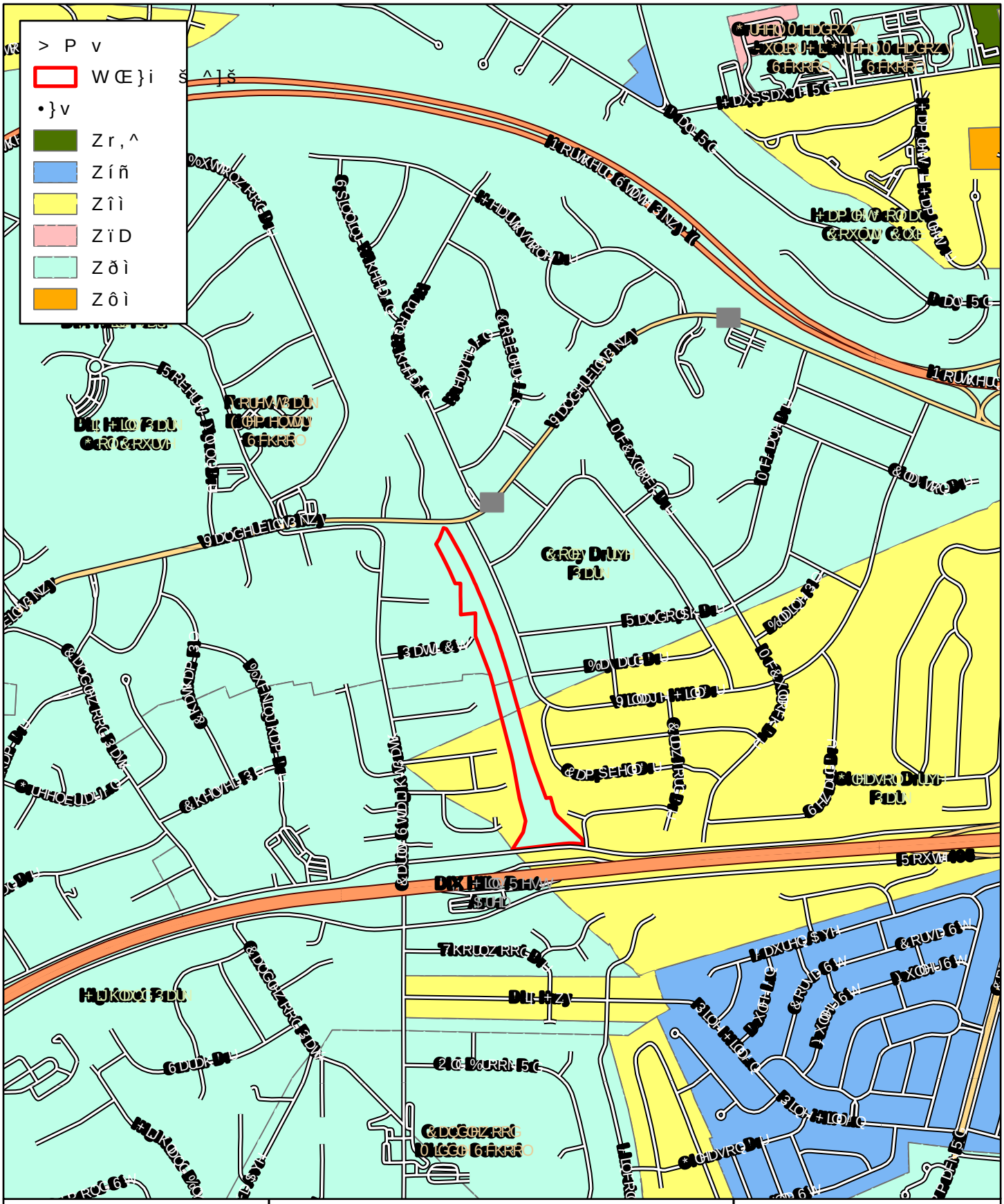

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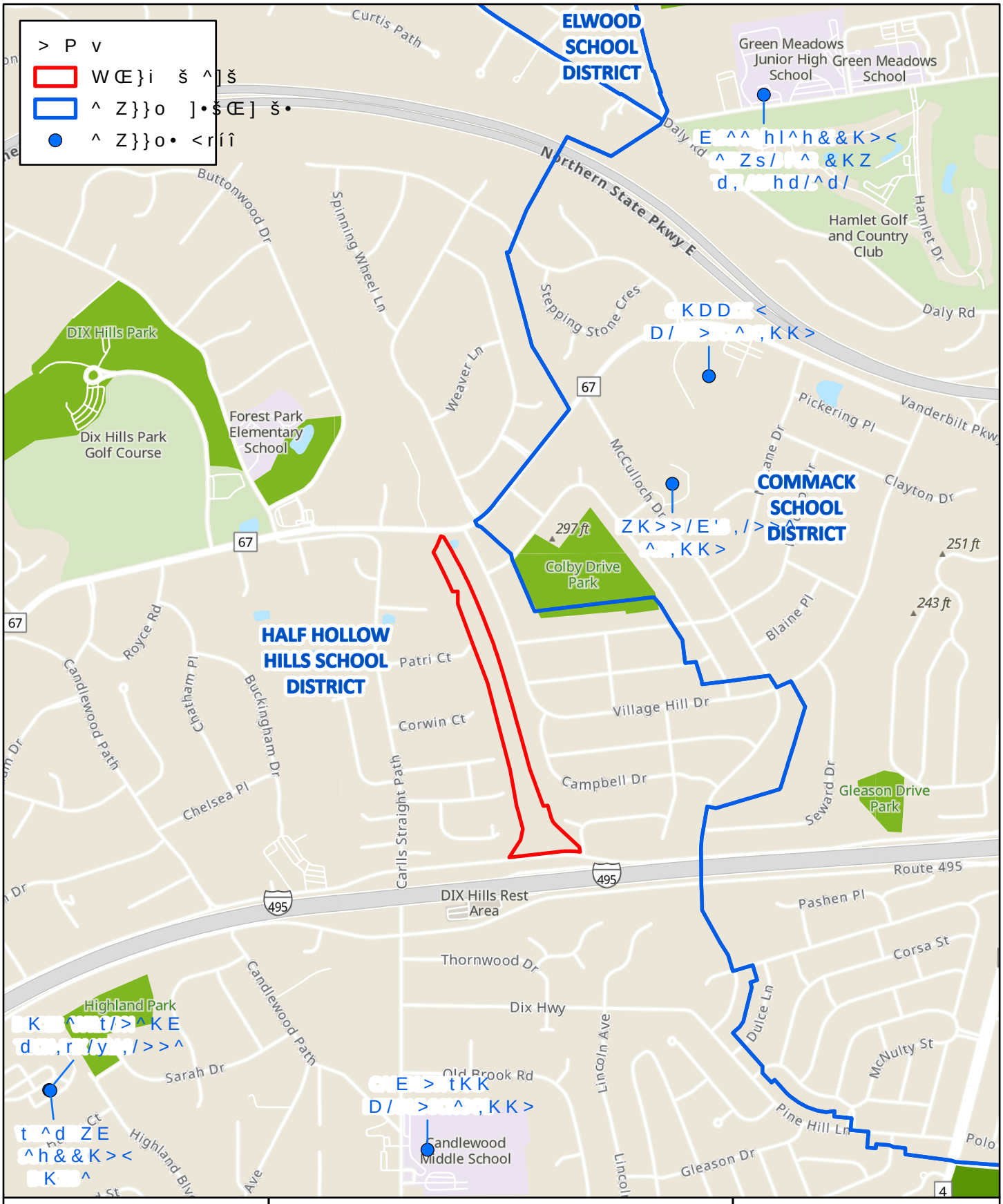
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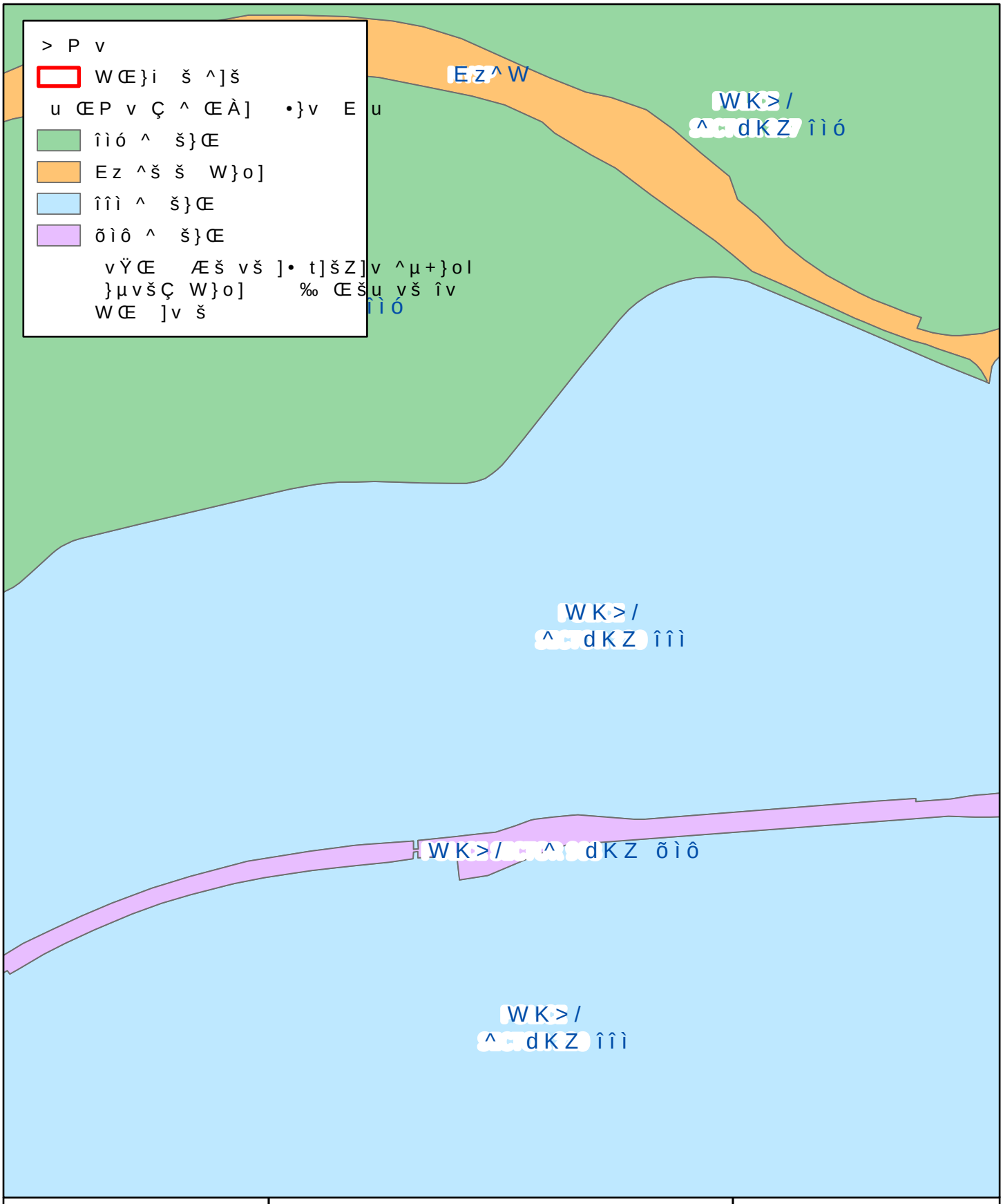

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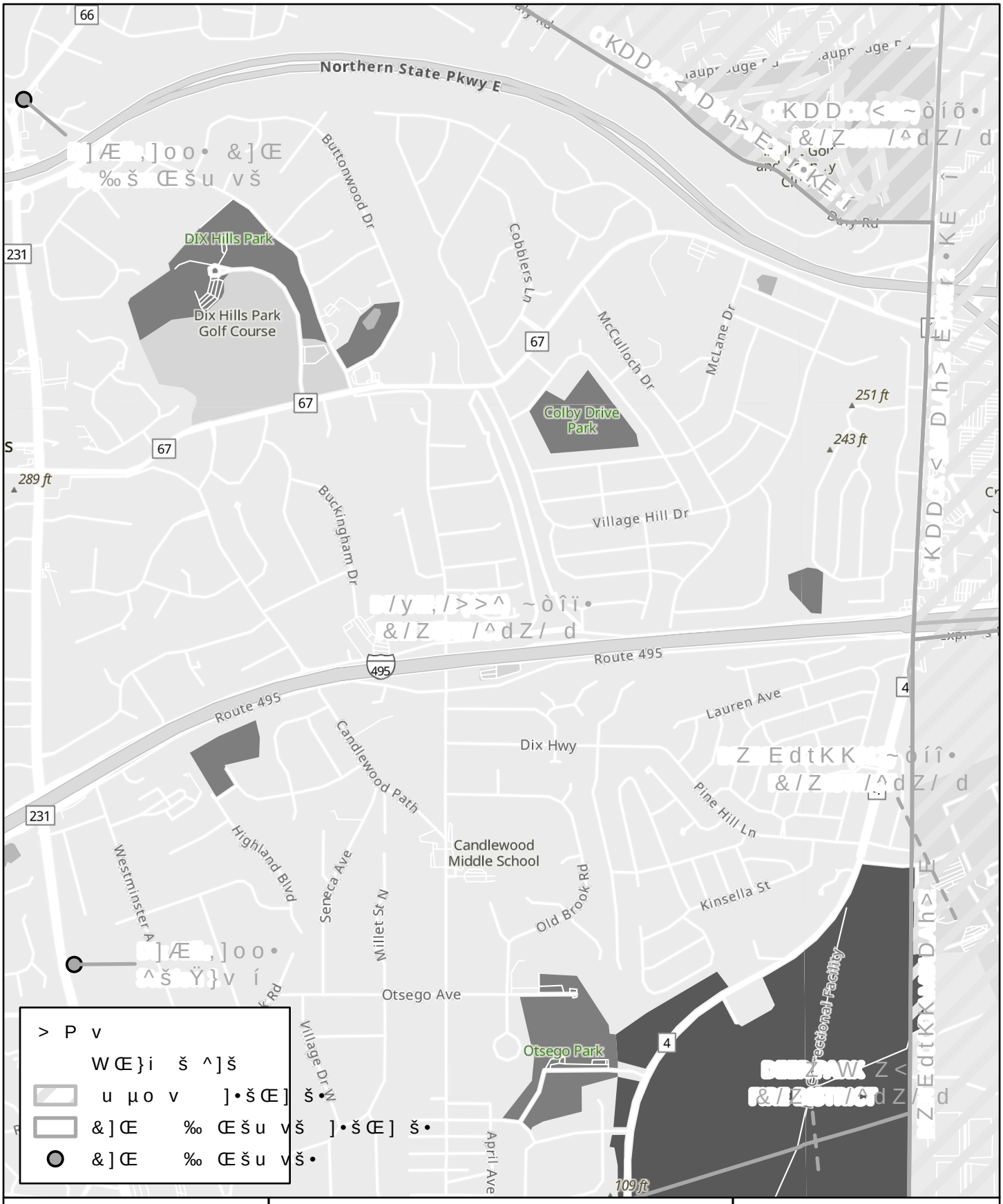
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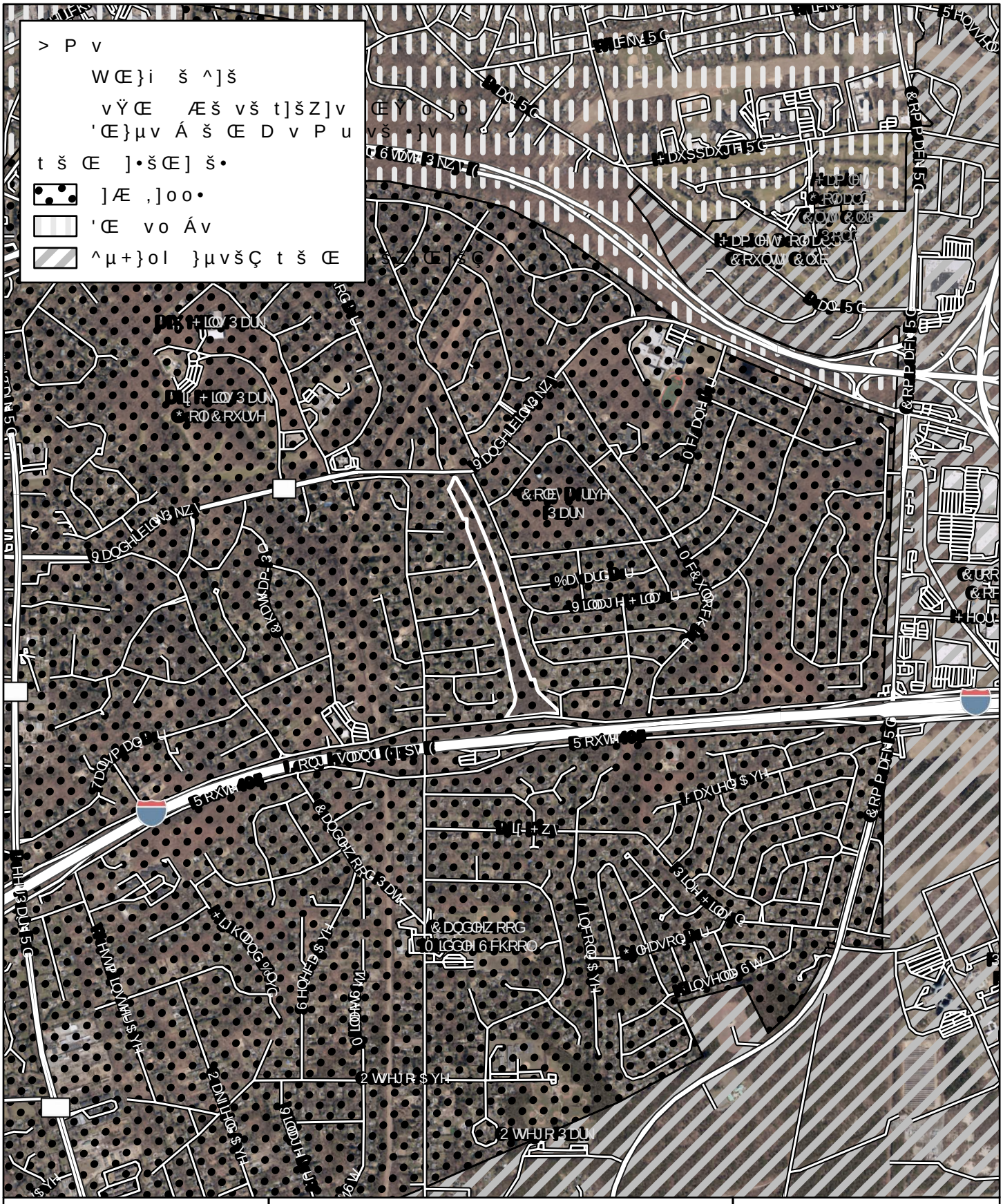
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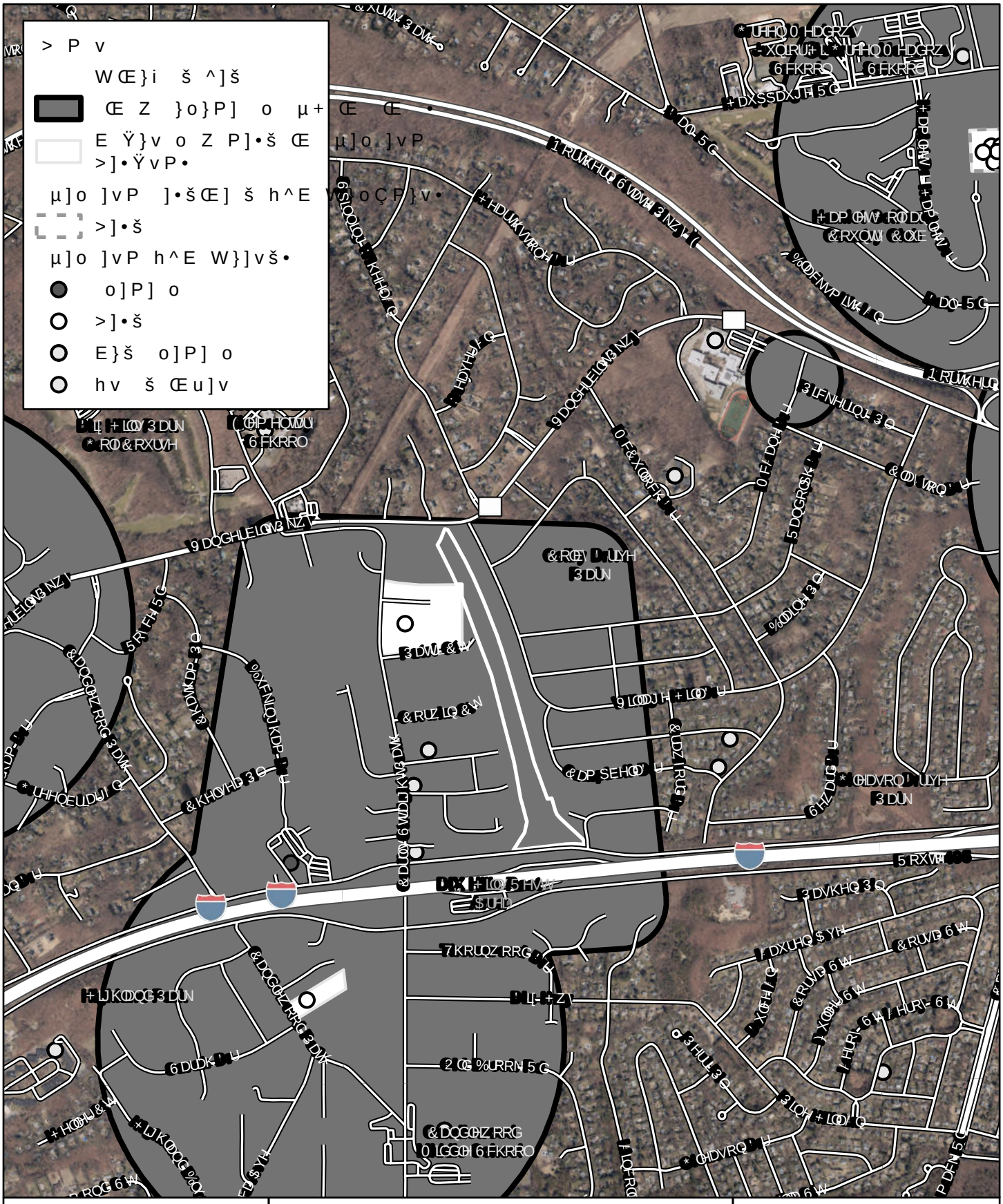
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APPENDICES

APPENDIX A
FULL ENVIRONMENTAL ASSESSMENT FORM
PART 1

Nelson Pope Voorhis, November 12, 2025

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

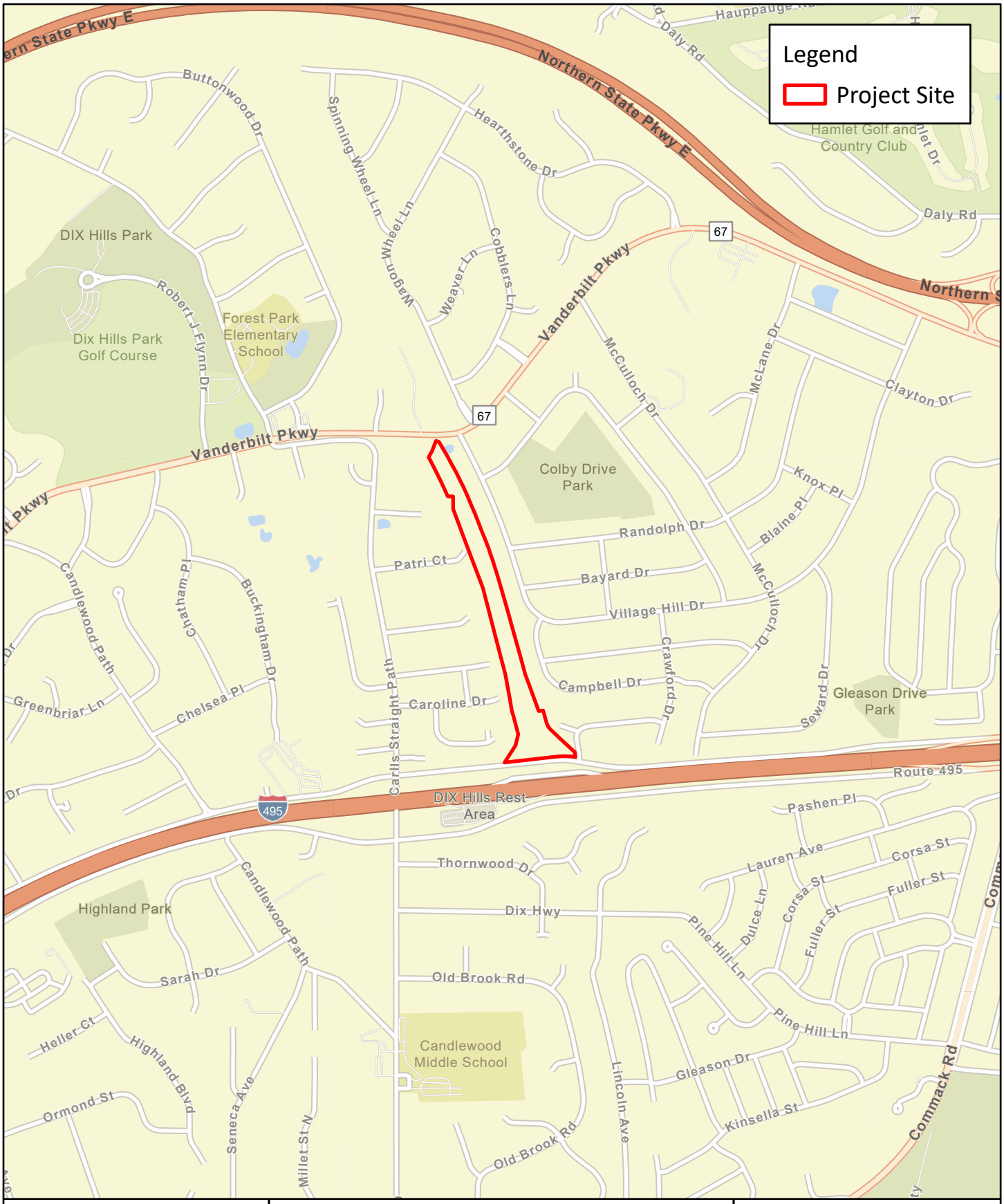
Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Jill Estates		
Project Location (describe, and attach a general location map): Between Vanderbilt Pkwy and North Service Road, 420 feet west of the intersection of Dillon Dr and N Service Rd, Hamlet of Dix Hills, Town of Huntington		
Brief Description of Proposed Action (include purpose or need): The proposed action involves subdivision approval for a 12-lot subdivision on a 20.51 acre lot in the R-40 Residence District. Specifically, the proposed subdivision involves the creation of 12 single family lots with a minimum lot size of 20,000 sf and a maximum lot size of 43,000 sf. Area in lots is approximately 6.77 acres. The proposed action includes drainage (including a 1.22-acre recharge basin), landscaping (including a 30' landscaped buffer along N Service Rd), and lighting. The total area of the subject property is 20.51 acres of which 8.74 acres will be permanently protected in a proposed Transfer of Density Flow Rights conservation easement. Another 2.05 acres will be dedicated to the Town of Huntington as parkland as well as an additional 0.35 acres dedicated to the Town for municipal purposes. Access to the subdivision will be via Ellie Court, a proposed 1.38 acre, 50' cul-de-sac that will be dedicated to the Town. SCTM #: 400-263-2-72, SCTM #: 400-249-4-19.4 (see attached location map)		
Name of Applicant/Sponsor: Nelson, Pope & Voorhis, LLC, c/o Michael Brusseau	Telephone: 631-427-5665 E-Mail: mbrusseau@nelsonpope.com	
Address: 70 Maxess Road		
City/PO: Melville	State: NY	Zip Code: 11747
Project Contact (if not same as sponsor; give name and title/role): Same	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): D&S Realty Development, LP	Telephone: 631-774-4092 E-Mail: d.marom@horizonus.com	
Address: 521 Route 111		
City/PO: Hauppauge	State: NY	Zip Code: 11787



NPV

FIGURE 1
LOCATION MAP

Sources: ESRI WMS
Scale: 1 inch equals 1,500 feet

N

Jill Estates
Subdivision
Dix Hills

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, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Huntington Planning Board Subdivision Approval, SWPPP, Tree Permit	November 2025
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Dix Hills Water District - Water Connection	TBD
e. County agencies ☑Yes ☐No	Suffolk County Department of Health Services Approval, SCPC - 239-N Review	December 2025
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC - SPDES Construction Permit, NYSDOT - Work Permit	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? Low Density Residential ☑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):

NYS Heritage Areas:LI North Shore Heritage Area

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):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R-40 Residence

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? ☐ Yes ☑ No
If Yes,
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 Hallow Hills CSD

b. What police or other public protection forces serve the project site?
Suffolk County Police Department, 2nd Precinct, Sector 220

c. Which fire protection and emergency medical services serve the project site?
Dix Hills Fire District

d. What parks serve the project site?
Colby Drive Park, Town Park, Highland Park, Dix Hills Park Gold Course, Rolling Hill Park, Deforest Nature 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)? Residential

b. a. Total acreage of the site of the proposed action? 20.51 acres
b. Total acreage to be physically disturbed? 9.37 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 20.51 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)
Residential
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 12
iv. Minimum and maximum proposed lot sizes? Minimum 20,076 sf Maximum 42,755 sf

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: _____ 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.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	12			
At completion of all phases	12			

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ 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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

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? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

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: 3,600± * gallons/day

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

If Yes:

- Name of district or service area: Dix Hills Water District
- Does the existing public water supply have capacity to serve the proposal? ☑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: +\- 1,110 linear feet of proposed new water main to serve the 12 proposed houses
- Source(s) of supply for the district: Dix Hills Water 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: _____

_____

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

d. Will the proposed action generate liquid wastes? ☑Yes ☐No

If Yes:

i. Total anticipated liquid waste generation per day: 3,600 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: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

*Based on a factor of 300 gallons per day per single family household pursuant to the Suffolk County Department of Health Services Standards for Approval of Plans and Construction for Sewage Disposal Systems (July 21, 2020). Does not account for proposed landscaping.

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

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):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

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? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 2.17 acres (impervious surface)

_____ Square feet or 20.51 acres (parcel size)

ii. Describe types of new point sources. Buildings, roadways, sidewalks, driveways

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)?

Stormwater will be directed to catch basins in the proposed road and conveyed to the proposed recharge basins.

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑Yes ☐No

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? ☐Yes ☑No

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)

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? ☐Yes ☑No

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) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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): _____

_____

i. 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):

_____

_____

j. 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

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): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

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:

_____

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? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. 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: _____

_____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7 AM - 6PM*
- Saturday: -
- Sunday: -
- Holidays: -

ii. During Operations:

- Monday - Friday: -
- Saturday: -
- Sunday: -
- Holidays: -

*In accordance with Section 141-4(I) 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:

_____

_____

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No

Describe: _____

_____

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:

Street light poles and luminaires proposed in accordance with dark sky recommendations

_____

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

_____

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 N/A

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____

  _____
- Operation: _____

  _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____

  _____
- Operation: _____

  _____

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:

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): Colby Drive Park

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	2.17	+2.17
• Forested	20.51	12.86	-7.65
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	-	-	-
• Agricultural (includes active orchards, field, greenhouse etc.)	-	-	-
• Surface water features (lakes, ponds, streams, rivers, etc.)	-	-	-
• Wetlands (freshwater or tidal)	-	-	-
• Non-vegetated (bare rock, earth or fill)	-	-	-
• Other Describe: Landscaped	0	5.48	+5.48

c. Is the project site presently used by members of the community for public recreation? ☐Yes ☑No

i. If Yes: explain: _____

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? ☐Yes ☑No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐Yes ☑No

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:

_____

_____

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? ☐Yes ☑No

If Yes:

i. Has the facility been formally closed? ☐Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

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? ☐Yes ☑No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

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? ☐Yes ☑ No

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 ☐No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐Yes ☑No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

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:

Haven loam, 2-6% slope	12.5 %
Riverhead sandy loam, 8-15%	9.9 %
Riverhead and Haven soils, 0-8%	77.6 %

d. What is the average depth to the water table on the project site? Average: +/- 80-180 feet

e. Drainage status of project site soils:
☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 90 % of site
☑ 10-15%: 10 % 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* or *ii*, 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:

- 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:

Rabbits | Various birds |
Rodents |
Squirrels

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): _____

Northern Long-eared Bat

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? _____

ii. Source(s) of soil rating(s): _____

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: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: Seaman Farm

iii. Brief description of attributes on which listing is based:

Historic residence built in 1805

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Edgewood Oak Brush Plains Preserve, Hoyt Farm Nature Preserve, Blydenburgh County Park

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Preserve, Preserve, County Park

iii. Distance between project and resource: 1.5 miles, 2.4 miles, 4.8 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

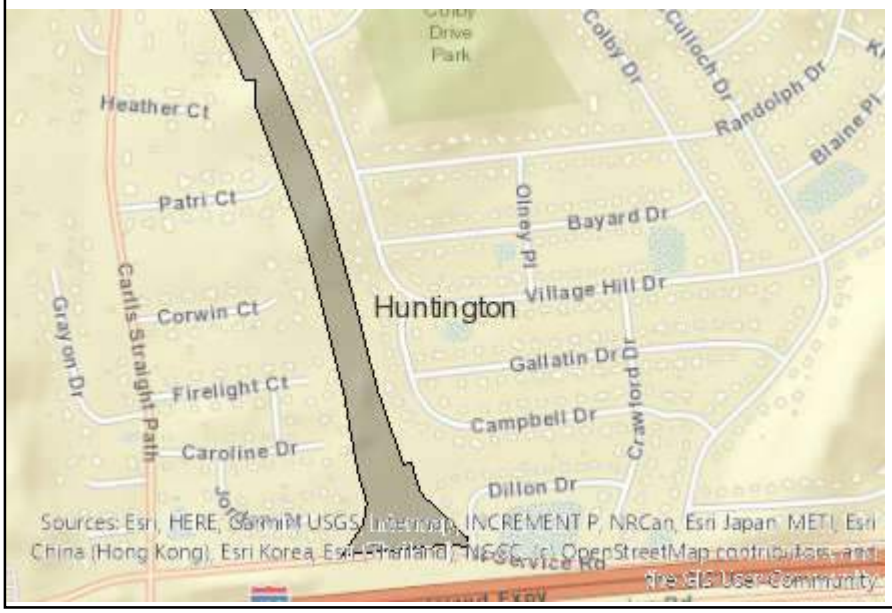
Applicant/Sponsor Name Michael Brusseau, Nelson Pope Voorhis (Agent) Date November 12, 2025

Signature Title Project Manager/Sr. Environmental Planner

PRINT FORM

EAF Mapper Summary Report

Tuesday, November 11, 2025 8:02 AM



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]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:LI North Shore Heritage Area
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]	No
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]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the 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]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat
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]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Seaman Farm
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

APPENDIX B
FISCAL IMPACT ANALYSIS

Nelson Pope Voorhis, August 18, 2026

FISCAL IMPACT ANALYSIS

Jill Estates

12-Lot Single-Family Residential Subdivision

North of the Long Island Expressway, South of Vanderbilt Parkway
East of Carlls Straight Path and West of Village Hill Drive in
The Hamlet of Dix Hills, Town of Huntington,
Suffolk County, New York
SCTM# 400-263-2-72 and SCTM# 400-249-4-19.4

NPV No. 09177

Prepared for
D&S Realty Development, LP
521 Route 111
Hauppauge, NY 11787

Prepared by:

NELSON POPE VOORHIS
environmental • land use • planning

70 Maxess Road
Melville, NY 11747
Contact: Carrie O'Farrell, Senior Partner
o: 631.427.5665 | cofarrell@nelsonpope.com

August 18, 2026

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3.0 FISCAL IMPACTS 4
3.1 Existing Fiscal Conditions 4
3.2 Anticipated Fiscal Impacts 6
3.3 Anticipated Fiscal Impacts on Schools 8
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ATTACHMENT A - NPV ECONOMIC ANALYSIS QUALIFICATIONS

EXECUTIVE SUMMARY

This analysis examines the fiscal impacts that are anticipated to occur through the construction of a single-family residential cluster development the **Hamlet of Dix Hills**, Town of Huntington, Suffolk County, New York. The Subject Property consists of two contiguous tax lots forming a long rectangular-shaped 20.51± acre property extending from and fronting on Vanderbilt Parkway at its north end and the Long Island Expressway's North Service Road on its south end in the Dix Hills community. The proposed project will provide a **12-lot clustered single-family subdivision**. Land uses to the north, south, east and west of the Subject Property consist almost entirely of moderate to densely developed single-family suburban residential lots.

The proposed project responds to the public need for increased home ownership opportunities and will provide a solid tax base at the time of full occupancy and full taxation as quantified in this report. In addition to the 12 new single-family homes, the proposed project includes 2.05 acres of proposed parkland to be offered for dedication to the Town of Huntington for public use and 8.74 acres of protected natural land and wildlife habitat to be protected and preserved through the filing of a conservation easement.

This report analyzes the fiscal impacts that are anticipated to result from the proposed project. Based on current projected taxes, the proposed project is projected to generate **$323,388** in **annual taxes** under full build-out and full taxation of the property, of which **$213,847** would be allocated to the **Half Hollow Hills Central School District**. This represents a net increase in total taxes of $293,444 per year when compared to taxes generated for the two parcels that comprise the project site under the existing site conditions.

1.0 INTRODUCTION

Nelson, Pope & Voorhis, LLC (NPV) has been retained to prepare a Fiscal Impact Analysis for a proposed single family cluster subdivision to be located on the southern end of two contiguous tax lots forming a long rectangular-shaped 20.51± acre property extending from and fronting on Vanderbilt Parkway at its north end and the Long Island Expressway's North Service Road in the Hamlet of Dix Hills, Town of Huntington, Suffolk County, New York. More specifically, the subject property consists of two properties identified as Suffolk County Tax Map numbers 400-263-2-72 and 400-249-4-19.4. 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 industrial 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 impacts that are anticipated to occur through the development of a 12-lot single family cluster subdivision development. The proposed single-family houses are anticipated to be four-to-five-bedroom units with lots ranging in size from 20,076± sf to 42,755± sf. The proposed project provides 2.05 acres of dedicated public parkland for future residents and existing neighbors, while protecting an additional 8.74 acres of naturally vegetated land from future development or disturbance. Land uses to the north, south, east and west of the Subject Property consist almost entirely of moderate to densely developed single-family suburban residential neighborhoods and residential accessory structures such as outdoor swimming pools, sheds, decks and patios, consistent with the residential zoning of the project site and surrounding area.

The following analysis examines and quantifies the fiscal impacts that are anticipated to result from the proposed single-family cluster subdivision development. **Section 2.0** outlines the sources of data used to project the fiscal impacts generated in this analysis. **Section 3.0** summarizes the fiscal conditions related to the proposed project including key fiscal findings, including enrollment trends/population, budget, and current tax rates and levies for the Half Hollow Hills Central School District (HHH CSD). This section also 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 increased property tax revenues allocated to each of the taxing jurisdictions that receive taxation from the site, compared to the existing tax revenues of the property. At full build-out, the proposed project is projected to generate $323,388 in annual taxes once the project site is subdivided and the homes are constructed and occupied. The distribution of anticipated tax revenues is shown in **Table 1**. Lastly, **Section 4.0** outlines the references and sources of information utilized in this analysis.

TABLE 1
EXISTING & ANTICIPATED TAX REVENUE GENERATION

Taxing Jurisdiction	Current Tax Revenue[1]	Projected Tax Revenue	Increase in Tax Revenue	Percent of Total Tax Revenue
School District - Half Hollow Hills	$19,801	$213,847	$194,047	66.1%
Library District -Half Hollow Hills	$819	$8,842	$8,023	2.7%
SC Community College Tax	$17	$178	$162	0.1%
County	$255	$2,756	$2,501	0.9%
County Police District	$3,945	$42,608	$38,662	13.2%
Out of County Tuition	$43	$469	$426	0.1%
Town/Pt. Town	$1,438	$15,535	$14,097	4.8%
Highway Tax	$1,075	$11,611	$10,535	3.6%
Lighting District- Town Wide	$101	$1,086	$986	0.3%
NYS Real Property Tax Law	$396	$4,278	$3,882	1.3%
Open Space	$37	$399	$362	0.1%
Fire District - Dix Hills	$1,226	$13,236	$12,011	4.1%
Water District - East Dix Hills Ext.	$791	$8,543	$7,752	2.6%
TOTAL: ALL TAXING JURISDICTIONS	**$29,943**	**$323,388**	**$293,444**	**100.0%**

Source: Town of Huntington Tax Assessor; Analysis by Nelson, Pope & Voorhis, LLC

[1] Current total revenue includes the two parcels that comprise of the subject property.

2.0 METHODOLOGY

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

D&S Realty Development, LP as property owner, supplied information regarding the proposed development.

Half Hollow Hills Central School District (HHH CSD) provided data pertaining to the district budget, enrollment trends and per-pupil education costs.

The Town of Huntington and Suffolk County provide information regarding approved budgets and 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 of the proposed project.

New York State Education Department provides New York State District Report Cards and the Fiscal Accountability Summary reports specific to the Half Hollow Hills CSD. This information allows for an analysis of how the development may affect the school district's enrollment.

United States Census Bureau provides pertinent demographic data for the Dix Hills Census-Designated Place (CDP) and Town of Huntington, as well as the Half Hollow Hills CSD.

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.

3.0 FISCAL IMPACTS

As noted in **Section 1.0**, this analysis summarizes the fiscal impacts associated with the development of homes within a 12-lot cluster subdivision development. Fiscal impacts include the distribution of increased revenue resulting from the proposed project among local taxing jurisdictions, a projection of the expected number of school-age children estimated to reside at the project and the associated fiscal impacts to the Half Hollow Hills Central School District (CSD).

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 standards for such fiscal impact analyses.

3.1 Existing Fiscal Conditions

- According to the U.S. Census Bureau, there are 24,773 persons residing within 8,067 housing units in the Dix Hills Census Designated Place (CDP) and 204,059 persons residing in 73,982 housing units in the Town of Huntington.[2]
- The vast majority of assessed parcels in the Town of Huntington are residential properties, comprising 87.1% of the total number of parcels, followed by commercial and vacant and commercial parcels which comprise 5% and 4.4% respectively, of the total parcels.[3]
- 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.[4]
- 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.[5]
- 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 CSD has decreased by 1,650 students (18.6%) from 8,850 students to 7,200 students, over the ten (10) years between the

[2] 2024 American Community Survey 5-Year Estimates, via the U.S. Census Bureau.
[3] Data accessed via NYS Office of Real Property Tax Services in February 2026. This data is the most recent, as of date of submission of this analysis.
[4] Town of Huntington, "2026 Adopted Budget," and "2025 Adopted Budget."
[5] Suffolk County, "2026 Adopted Operating Budget Suffolk County Volume 1" and "2025 Adopted Operating Budget Suffolk County Volume 1"

2014-15 and 2024-25 academic years.[6]

- According to the Half Hollow Hills CSD, expenditures were $20,727 per student in grades K-6 and $29,369 per student in grades 7-12, resulting in an average of $25,048 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.[7]
- The Half Hollow Hills CSD adopted a balanced budget for the 2025-26 academic year, with revenues and expenditures totaling nearly $307.7 million.[8]
- 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 decreased by 0.1% for Suffolk County and for New York State. As of June 2026, approximately 3,700 persons – 3.4% of the Town's labor force – were unemployed. The June 2026 unemployment rate for the Town was slightly lower than Suffolk County's unemployment rate (approximately 29,000 persons or 3.6% of the County's labor force) and Long Island's unemployment rate (3.5% of the labor force – or 54,200 persons). The Town, County, and Long Island unemployment rates are all lower than New York State's overall unemployment rate of 4.4% (441,500 persons).
- Under existing conditions, the two parcels that comprise the subject property generate existing tax revenue totaling $29,943 per Town tax bills. The tax rates and distribution of existing taxes are provided in **Table 2**.

[6] New York State Education Department.
[7] Office of the New York State Comptroller. These data represent the most currently published data at the time of submission of this analysis.
[8] Half Hollow Hills Central School District.

TABLE 2
EXISTING TAX REVENUE GENERATION

Taxing Jurisdiction	Current Tax Rate (per $100 of Assessed Valuation)	Current Tax Revenue[9]	Percent of Total Tax Revenue
School District - Half Hollow Hills	264.009	$19,801	66.1%
Library District -Half Hollow Hills	10.916	$819	2.7%
SC Community College Tax	0.22	$17	0.1%
County	3.403	$255	0.9%
County Police District	52.602	$3,945	13.2%
Out of County Tuition	0.579	$43	0.1%
Town/Pt .Town	19.179	$1,438	4.8%
Highway Tax	14.334	$1,075	3.6%
Lighting District- Town Wide	1.341	$101	0.3%
NYS Real Property Tax Law	5.281	$396	1.3%
Open Space	0.492	$37	0.1%
Fire District - Dix Hills	16.341	$1,226	4.1%
Water District - East Dix Hills Ext.	10.547	$791	2.6%
TOTAL: ALL TAXING JURISDICTIONS	**399.224**	**$29,943**	**100.0%**

Source: Town of Huntington Tax Assessor; Analysis by Nelson, Pope & Voorhis, LLC

3.2 Anticipated Fiscal Impacts

- The project is proposed to include the development of 12 single-family homes.
- In order to estimate anticipated selling price of the Jill Estates proposed development, 9 comparable and recently sold single family residential lots in Dix Hills were analyzed. The comparable example properties were selected based upon their proximity to the subject property, lot size, year sold, and number of bedrooms. The average lot size of the comparable examples is 0.58 acres with the range being 0.35 to 1.1 acres. The comparable examples are all 4-5 bedrooms in size and were sold between 2021 and 2026. The average sales price for these 9 comparable lots was approximately $1.5 million.
- For taxing purposes, the estimated assessed value was calculated based on the anticipated selling price of the single-family homes, and the Town of Huntington equalization rate of 0.45 percent.
- The estimated assessed valuation of the entire proposed project upon full build-out and occupancy is approximately $81,000. This is shown in **Table 3**.

[9] Current total revenue includes the two parcels that comprise of the subject property.

TABLE 3
PROJECTED ASSESSED VALUATION

Number of Single-Family Homes	12
Anticipated Selling Price	$1,500,000
Full Market Evaluation	$18,000,000
Equalization Rate	0.45%
Total Assessed Value	**$81,000**

Sources: D&S Realty Development, LP; 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 $323,388 in annual property taxes. The distribution of tax revenues is shown in **Table 4**.
- It is important to note that the information provided in **Table 4** 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 sale of the 12 units. 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 4
ANTICIPATED TAX REVENUE GENERATION

Taxing Jurisdiction	Tax Rate (per $100 of Assessed Valuation)	Projected Tax Revenue	Increase in Tax Revenue	Percent of Total Tax Revenue
School District - Half Hollow Hills	264.009	$213,847	$194,047	66.1%
Library District -Half Hollow Hills	10.916	$8,842	$8,023	2.7%
SC Community College Tax	0.22	$178	$162	0.1%
County	3.403	$2,756	$2,501	0.9%
County Police District	52.602	$42,608	$38,662	13.2%
Out of County Tuition	0.579	$469	$426	0.1%
Town/Pt. Town	19.179	$15,535	$14,097	4.8%
Highway Tax	14.334	$11,611	$10,535	3.6%
Lighting District- Town Wide	1.341	$1,086	$986	0.3%
NYS Real Property Tax Law	5.281	$4,278	$3,882	1.3%
Open Space	0.492	$399	$362	0.1%
Fire District - Dix Hills	16.341	$13,236	$12,011	4.1%
Water District - East Dix Hills Ext.	10.547	$8,543	$7,752	2.6%
TOTAL: ALL TAXING JURISDICTIONS	**399.224**	**$323,388**	**$293,444**	**100.0%**

Source: Town of Huntington Tax Assessor; Analysis by Nelson, Pope & Voorhis, LLC

3.3 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 reside within the proposed subdivision. These data are important in projecting fiscal impacts to the school district as related to tax revenue, state aid, and cost of education.

- An analysis of housing occupancy estimates allows for the determination of the number of residents and school-aged children that would likely result from implementation of the proposed project. This derivation of the projected number of school-aged children is based on standard demographic multipliers published by the Center for Urban Policy Research at Rutgers University, which are based on the number of bedrooms, type of building and approximate sales price. These data are important in projecting fiscal impacts to the school district as related to generated revenues and costs of education.
- Based on these multipliers, it is projected that 15 school-aged children between the ages of 5 and 17 years old would reside within the new 12 single-family homes, as shown in **Table 5**.

TABLE 5
IMPACT ON POPULATION

Parameter	Single-Family Units[10]
Number of Units	12
Average Infants/Toddlers per Household	0.47
Average School-Aged Children per Household	1.26
Average Adults per Household	2.23
Projected New Residents	**48**
Infants/ Toddlers	6
School-Age Children	**15**
Adults	27

- 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 15 students are anticipated to attend private school with 14 estimated to attend public schools.
- Based on the annual expenditure of $25,048 per pupil[11], it is estimated that the 14 public-school students will result in additional costs to the Half Hollow Hills CSD amounting to approximately $350,672 per academic year.
- In 2024, State Aid totaling $47,772,562 was provided to the School District, resulting in approximately $6,635 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 14 additional school-aged children, it is assumed that state aid will generate an additional $92,891.
- The portion of the tax revenue allocated to the school district is estimated to be $213,847. **Table 6** outlines the results of the school district impacts analysis.
- Although the costs to educate the new students are not fully offset by the tax revenue generation and increases in state aid, 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.
- In addition, the school district has experienced a declining enrollment and therefore, may be better able to absorb the additional school aged children.

[10] Because it is unknown at this time whether the proposed residential units will be 4 or 5 bedrooms, the demographic multipliers used for this analysis is an average of the multipliers for the following two categories: a single family detached owner-occupied 4-BR residence, with a sales price over $329,500 and a single family detached owner occupied 5-BR residence, with a sales price over $748,500.
[11] Half Hollow Hills CSD.

TABLE 6
FISCAL IMPACT ON SCHOOL DISTRICT

Impacts to School District	12 Single Family Units
Projected School Aged Children	**15**
Percentage Attending Private Schools	4.8%
School-Aged Children Attending Private Schools	1
School-Aged Children Attending Public School	14
Expenditure per Pupil	$25,048
Additional Expenditures Incurred by District	$ 350,672
Tax Revenue Allocated to School District	$213,847
Net Revenue (without State Aid)	**$(136,825)**
State Aid: Additional Revenue	$92,891
Net Revenue (with State Aid)	**$(43,934)**

The proposed project will provide increased housing in an area that is currently zoned for single family residential 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 increased tax revenues throughout the Town of Huntington and Suffolk County when compared to the existing conditions of the property. Such fiscal benefits are most crucial to the economic well-being throughout the community, the Town, and the County.

4.0 REFERENCES

Half Hollow Hills Central School District, 2025. Dix Hills, New York.

New York State Department of Labor, 2026. Labor Force and Unemployment Data, Local Area Unemployment Statistics Program, Albany, New York, 2025.

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ATTACHMENT A
Nelson Pope Voorhis
Economic Analysis Qualifications

STATEMENT OF QUALIFICATIONS
ECONOMIC AND FISCAL IMPACT ANALYSIS

NELSON POPE VOORHIS

environmental • land use • planning

70 Maxess Road
Melville, NY 11747
Contact: Charles J. Voorhis, CEP, AICP, Principal
o: 631.427.5665 | cvoorhis@nelsonpopevoorhis.com

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

NELSON POPE VOORHIS

environmental • land use • planning

TRANSMITTAL FORM-FOR NPV RECORD ONLY

TO: Recipients on cover letters

FROM: Mike Brusseau
DATE: December 8, 2025
PROJECT: Jill Estates
NPV No.: 09177
REF:

VIA:

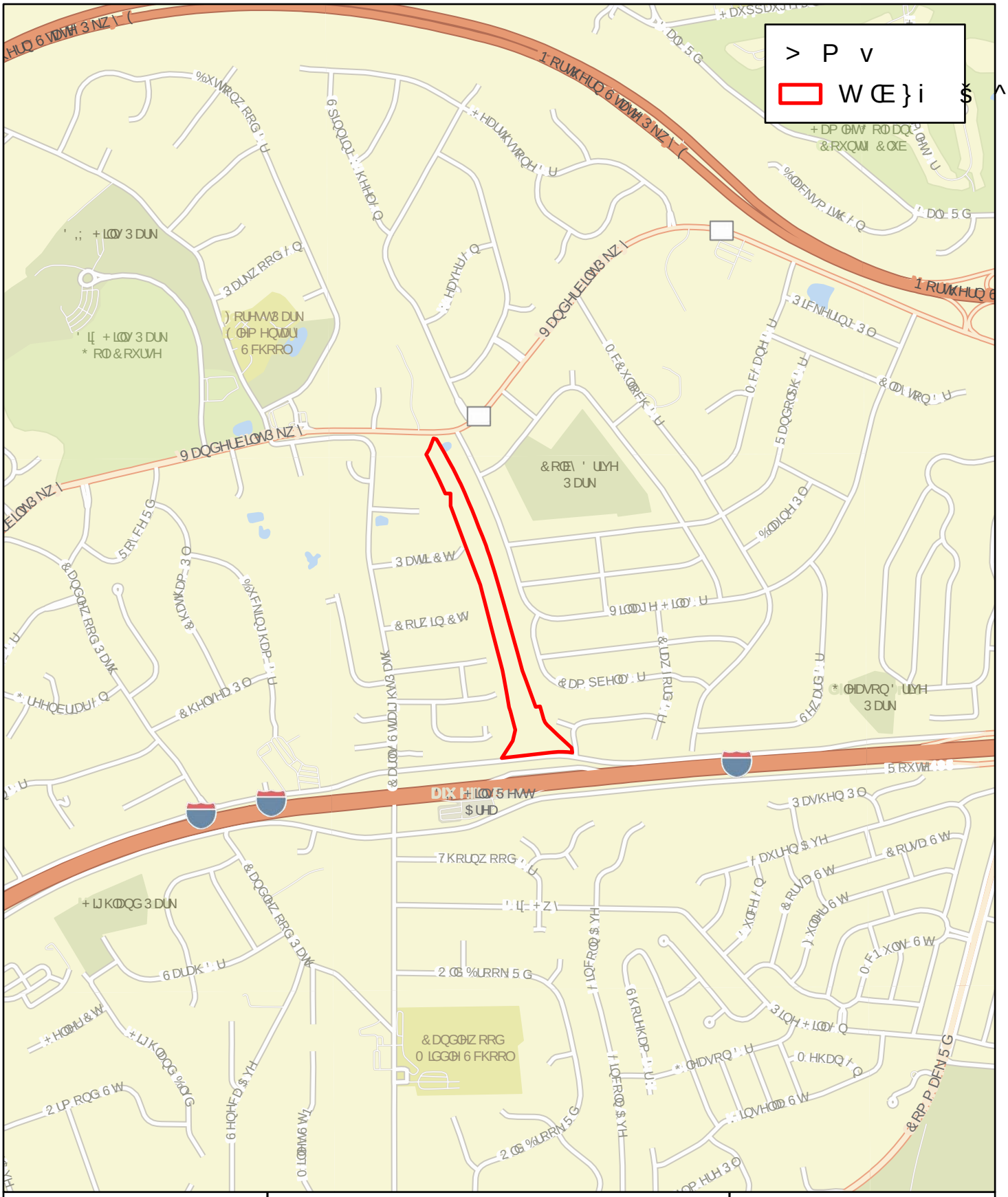
[X] **Regular Mail** [ ] **Overnight** [ ] **Messenger** [ ] **Pick-Up**

COPIES	DESCRIPTION
1	Copy of the following letters with the associated attachments listed under the cc for each letter was mailed regular mail (no tracking) on 12/8/25 to each of the recipients by Ashley Marciszyn. Postage marked 12/6/25, put in bin for US Mail pickup on Monday 12/8/25

REMARKS:

cc:

ATTACHMENTS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PLAN

SCALE: 1" = 100'

0 100 200 300

NOTES
1. SURVEY BASE INFORMATION TAKEN FROM SURVEY BY NELSON + POPE DATED OCTOBER 2020, NO REVISION.
2. THERE ARE NO REGULATED SURFACE WATERS WITHIN 300 FEET OF THE SITE
3. THERE ARE NO KNOWN WELLS WITHIN 150' OF THE SUBJECT PROPERTY.
4. PROPOSED WATER MAIN TO BE OWNED AND MAINTAINED BY THE DIX HILLS WATER DISTRICT.
5. ELEVATIONS REFER TO NAVD 88 DATUM
6. EXISTING WATER MAIN EASEMENT WITHIN SITE TO BE ABANDONED. PROPOSED WATER MAIN EASEMENT 'A' TO BE GRANTED TO THE DIX HILLS WATER DISTRICT.

NUMBERS SHOWN THUS (20) DENOTE FILED MAP LOT NUMBERS

MAP OF VILLAGE ON THE HILL SECTION THREE FILED: MARCH 3, 1965 FILE No. 4278
MAP OF VILLAGE ON THE HILL SECTION ONE FILED: JULY 29, 1964 FILE No. 414
MAP OF SWEET GRASS ESTATES FILED: MARCH 31, 1966 FILE No. 4604
MAP OF WAREHAM ESTATES SECTION TWO FILED: DECEMBER 18, 1964 FILE No. 4217
MAP OF VILLAGE ON THE HILL SECTION TWO FILED: FEBRUARY 26, 1965 FILE No. 4949
MAP OF RONWAY ESTATES FILED: OCTOBER 25, 1965 FILE No. 4499
MAP OF WAREHAM ESTATES SECTION ONE FILED: APRIL 14, 1964 FILE No. 4009
MAP OF THE CEDARS AT DIX HILLS FILE No. 4840
MAP OF MOSES WICK PLAT FILED: FEBRUARY 1, 1979 FILE No. 6777
MAP OF PRINCETON PARK SECTION No. 2 FILED: MAY 3, 1967 FILE No. 4940

VILLAGE HILL DRIVE
CAMPBELL DRIVE
CORWIN COURT
FIRELIGHT COURT
CAROLINE DRIVE
JORDAN COURT
PATRICIA COURT
ELLIE COURT (50' TOWN ROAD)
LONG ISLAND EXPRESSWAY I-495 (NORTH SERVICE ROAD)
VANDERBILT MOTOR PARKWAY C.R. 67
MATCH LINE SEE BELOW

PROPOSED TDFR CONSERVATION EASEMENT 380,488 SF 8.74 ACRES
0400-263.00-02.00-072.000
CONSERVATION EASEMENT = 585.69'
CONSERVATION EASEMENT = 593.96'
PROPOSED DEDICATED LAND TO TOH FOR MUNICIPAL PURPOSES 15,104 SF 0.35 ACRES
PROPOSED WATER MAIN EASEMENT 'A' (SEE NOTE 6)
PROPOSED TELEPHONE EASEMENT
PROPOSED PARKLAND TO BE DEDICATED TO THE TOWN OF HUNTINGTON 89,325 SF 2.05 ACRES
NEW YORK STATE TAKING LINE WITH CONTROLLED ACCESS FOR THE BABYLON-NORTHPORT EXPRESSWAY MAP NO. 26, PARCEL NO. 33
ALL EXISTING ENCROACHMENTS SHALL BE REMOVED (SEE NOTE)
RECHARGE BASIN 53,054 SF 1.22 ACRES
20' DRAINAGE EASEMENT TO BE GRANTED TO THE TOWN OF HUNTINGTON
30' PROPOSED LANDSCAPE BUFFER

LOT 1 28,801 SF 0.66 ACRES
LOT 2 20,418 SF 0.47 ACRES
LOT 3 21,638 SF 0.50 ACRES 185.49'
LOT 4 28,801 SF 0.66 ACRES
LOT 5 29,284 SF 0.67 ACRES
LOT 6 21,317 SF 0.49 ACRES
LOT 7 20,076 SF 0.46 ACRES
LOT 8 22,088 SF 0.51 ACRES
LOT 9 20,789 SF 0.48 ACRES
LOT 10 20,608 SF 0.47 ACRES
LOT 11 22,693 SF 0.52 ACRES
LOT 12 42,755 SF 0.98 ACRES
ROAD 60,250 SF 1.38 ACRES

LAND OF THE TOWN OF HUNTINGTON 0400-249-04-35 (RECHARGE BASIN)
LAND OF THE TOWN OF HUNTINGTON 0400-249-04-73 (RECHARGE BASIN)
LAND NOW OR FORMERLY OF DIAKS 0400-263-02-71 ZONE: R20 PUBLIC WATER
LAND NOW OR FORMERLY OF MUTH 0400-263-02-70 ZONE: R20 PUBLIC WATER
LAND NOW OR FORMERLY OF DIBELLA 0400-263-02-69 ZONE: R20 PUBLIC WATER
LAND NOW OR FORMERLY OF SANTORE 0400-263-02-42 ZONE: R20 PUBLIC WATER
LAND NOW OR FORMERLY OF MYSEL 0400-263-02-43 ZONE: R20 PUBLIC WATER
LAND NOW OR FORMERLY OF HORIZON GROUP 0400-249-04-19.3
LAND NOW OR FORMERLY OF MUSACCHIO 0400-249-06-03
LAND NOW OR FORMERLY OF ANNAM 0400-249-04-7.8
LAND NOW OR FORMERLY OF HEPP 0400-249-04-17
LAND NOW OR FORMERLY OF GRAULICH 0400-263-02-9 ZONE: R40 PUBLIC WATER
LAND NOW OR FORMERLY OF OCAMPO 0400-263-02-10 ZONE: R20 PUBLIC WATER
LAND NOW OR FORMERLY OF GOLDEN 0400-263-02-8 ZONE: R40 PUBLIC WATER
LAND NOW OR FORMERLY OF CHOO 0400-263-02-26 ZONE: R20 PUBLIC WATER
LAND NOW OR FORMERLY OF KREG 0400-249-06-04

S 15°03'00" E
N 15°03'00"W
S 19°58'23" E
S 14°36'10" E 58.82'
S 46°18'00" E
N 83°47'50" E 50.61'
S 15°04'50" E 137.50'
R = 220.00' L = 119.87'
R = 1,030.00' L = 258.96'
S 84°45'56" W 531.15'
N 10°08'34" W 460.82'
N 12°20'40" E 128.10'
N 32°26'10" E 231.17'
S 50° W 219.00'
473.12'
931.47
900.13'

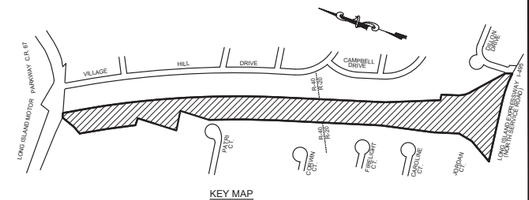
SB-1

06/24/2021

GROUND ELEVATION = 143.0' ±

0.0'	0.5' DARK BROWN LOAMY TOP SOIL W/ORGANICS (ML)
	1' DARK BROWN SANDY SILT (SM)
4.0'	1.5' BROWN FINE SAND, SOME SILT & GRAVEL (SP)
	TOP 1.5' TAN SAND & SILT W/ LARGE GRAVEL (SM) BOTTOM 1.5' BROWN FINE SAND, TRACE GRAVEL & SILT (SP)
8.0'	BROWN FINE SAND, TRACE GRAVEL & SILT (SP)
12.0'	TOP 3' TAN SAND & SILT W/ LARGE GRAVEL (SP) BOTTOM 1' TAN MEDIUM SAND, SOME SMALL-COARSE GRAVEL (SP)
16.0'	TAN MEDIUM SAND, SOME SMALL-COARSE GRAVEL (SP)
20.0'	
24.0'	

TEST HOLE
BY EAST COAST GEOSERVICES, LLC
DATED 06-24-2021
NO GROUNDWATER ENCOUNTERED
N.T.S.



KEY MAP
SCALE:1"=600'

ENGINEER:

I HEREBY CERTIFY THAT THE WATER SUPPLY (S) AND/OR SEWAGE DISPOSAL SYSTEM(S) FOR THIS PROJECT WERE DESIGNED BY ME OR UNDER MY DIRECTION. BASED UPON A CAREFUL AND THOROUGH STUDY OF THE SOIL, SITE AND GROUNDWATER CONDITIONS, ALL LOTS, AS PROPOSED, CONFORM TO THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES CONSTRUCTION STANDARDS IN EFFECT AS OF THIS DATE.

THOMAS C. DIXON, P.E. LIC. No. 80973 DATE

SURVEYOR:

WE HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY US DATED OCTOBER, 2020 AND CONCRETE MONUMENTS ARE PROPOSED TO BE SET AS SHOWN.

GREGORY D. PETERMAN, P.L.S. No. 50213 DATE

ALL LOTS IN THIS DEVELOPMENT COMPLY FULLY WITH THE ZONING REQUIREMENTS OF THE R-40 ZONING DISTRICT EXCEPT AS MODIFIED BELOW.

GENERAL NOTES:

1. ALL IMPROVEMENTS SHALL BE IN COMPLIANCE WITH THE LATEST TOWN OF HUNTINGTON SUBDIVISION AND SITE PLAN REGULATIONS.
2. A HIGHWAY WORK PERMIT / HOLD HARMLESS AGREEMENT SHALL BE OBTAINED FROM THE TOWN HIGHWAY OFFICE PRIOR TO ANY WORK PERFORMED IN AN EXISTING TOWN RIGHT OF WAY.
3. PRIOR TO THE START OF CONSTRUCTION, THE APPLICANT/OWNER/BUILDER/DEVELOPER SHALL ATTEND A PRE-CONSTRUCTION MEETING WITH THE DEPARTMENT OF ENGINEERING SERVICES.
4. PRIOR TO THE START OF CONSTRUCTION, THE CLEARING AND GRADING LIMITS SHALL BE MARKED WITH BRIGHTLY COLORED CONSTRUCTION FENCE.
5. GRADING OF LOTS INCLUDING OF SLOPES ON THIS MAP SHALL BE LIMITED TO THE EXTENT OF CLEARING AND GRADING AS SHOWN ON THE APPROVED SITE PLANS. EACH INDIVIDUAL LOT SHALL BE TEMPORARILY AND OR PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING THE BACKFILLING OF THE FOUNDATION IN ACCORDANCE WITH HUNTINGTON, NEW YORK MUNICIPAL CODE, CHAPTER A202, § 8.4.
6. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
7. ANY UTILITIES REQUIRED TO BE REMOVED/ RELOCATED DUE TO THE INSTALLATION OF THE REQUIRED IMPROVEMENTS SHALL BE DONE SO AT THE EXPENSE OF THE APPLICANT/DEVELOPER.
8. ALL TRAFFIC ROAD MARKINGS, ROAD SIGNS, AND LIGHT SIGNALS THAT MAY HAVE BEEN MOVED OR DAMAGED IN THE PROCESS OF CONSTRUCTION SHALL BE RESTORED AT THE APPLICANT'S EXPENSE TO AT LEAST THE SAME QUALITY AND CHARACTERISTICS THAT EXISTED BEFORE CONSTRUCTION BEGAN. THE APPLICANT SHALL BE FURTHER RESPONSIBLE TO INSURE THAT, IN THE ROADWAYS ADJACENT TO THE CONSTRUCTION SITE, THESE MARKINGS, SIGNS, AND SIGNALS, ARE MAINTAINED AND THAT PROTECTION OF TRAFFIC IS MAINTAINED DURING THE ENTIRE PERIOD OF CONSTRUCTION. IF REPLACEMENT OR UPGRADE IS REQUIRED, IT MUST BE APPROVED BY THE TOWN OF HUNTINGTON DEPARTMENT OF TRANSPORTATION AND TRAFFIC SAFETY.
9. FOLLOWING SUBDIVISION AND IMPLEMENTATION OF APPROVED PLANS, THE REMOVAL, DESTRUCTION OR ALTERATION OF TREES AND WOODLAND SHALL BE SUBJECT TO TOWN CODE CHAPTER 186- TREE PRESERVATION LAW.
10. NO PLOT MAY BE SUBDIVIDED OR CHANGED IN ANY MANNER AT ANY FUTURE DATE EXCEPT BY SPECIAL ACTION OF THE HUNTINGTON TOWN PLANNING BOARD.
11. DATUM: NAVD 88
12. DRYWELLS SHALL BE PROVIDED FOR ALL ROOF RUNOFF.
13. ALL DEBRIS SHALL BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL STATE, COUNTY, TOWN, AND HEALTH DEPARTMENT REQUIREMENTS.
14. ALL EXISTING STRUCTURES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
15. THE TOWN OR STATE RIGHT - OF - WAY ARE NOT TO BE USED FOR STORAGE OR STAGING OF EQUIPMENT OR MATERIALS DURING CONSTRUCTION. THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTAINING THE TOWN RIGHT - OF - WAY DURING CONSTRUCTION AND SHOULD INSTALL FENCING ALONG THE PROPERTY FRONTAGE TO LIMIT ACCESS FOR CONSTRUCTION VEHICLES TO DEFINED POINTS OF INGRESS/EGRESS.
16. AS-BUILT DRAINAGE AND AS-BUILT CURB PLANS SHALL BE SUBMITTED TO THE TOWN ENGINEER IN THE PROPER SEQUENCE IN ACCORDANCE WITH HUNTINGTON, NEW YORK, MUNICIPAL CODE, CHAPTER A202, § 7.3.2.
17. ALL EXISTING STRUCTURES, UTILITIES AND RELATED APPERTENCES TO BE REMOVED IN ACCORDANCE WITH TOWN AND S.C.D.H.S. REGULATIONS.
18. ALL ENCROACHMENTS ARE TO BE REMOVED FROM SITE.

NYS DOT NOTES:

1. SELECT GRANULAR MATERIAL SHALL BE AS DEFINED IN SECTION 203 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS.
2. COMPACTION SHALL CONFORM TO SECTION 203 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS.

SCDHS NOTES:

1. THERE ARE NO WELLS WITHIN 150' OF THE SITE.

TABLE OF MODIFICATIONS

LOT NO.	LOT AREA	LOT WIDTH	FRONT YARD SETBACK	REAR YARD SETBACK	SIDE YARD SETBACK INTERIOR LOTS	SIDE YARD SETBACK CORNER LOTS
1	24,538 S.F.	182.20'	30 FT.	25 FT.	12 FT.	30 FT.
2	20,418 S.F.	160.72'	30 FT.	25 FT.	12 FT. / 12 FT.	N/A
3	21,638 S.F.	185.49'	30 FT.	25 FT.	12 FT. / 12 FT.	N/A
4	28,801 S.F.	111.14'	30 FT.	25 FT.	12 FT. / 12 FT.	N/A
5	29,284 S.F.	95.47'	30 FT.	25 FT.	12 FT. / 12 FT.	N/A
6	21,317 S.F.	255.47'	30 FT.	25 FT.	12 FT. / 12 FT.	N/A
7	20,076 S.F.	123.20'	30 FT.	25 FT.	12 FT. / 12 FT.	N/A
8	22,088 S.F.	122.55'	30 FT.	25 FT.	12 FT. / 12 FT.	N/A
9	20,789 S.F.	132.22'	30 FT.	25 FT.	12 FT. / 12 FT.	N/A
10	20,608 S.F.	143.24'	30 FT.	25 FT.	12 FT. / 12 FT.	N/A
11	22,693 S.F.	125.84'	30 FT.	25 FT.	12 FT. / 12 FT.	N/A
12	42,755 S.F.	163.75'	30 FT.	25 FT.	12 FT.	30 FT.

SHEET INDEX:

1. ALIGNMENT PLAN *(C-101)*
2. EXISTING CONDITIONS *(C-102)*
3. LOT GRADING PLAN *(C-103)*
4. RECHARGE BASIN DETAIL *(C-104)*
5. DRAINAGE SHED PLAN *(C-105)*
6. UTILITY PLAN *(C-106)*
7. EROSION AND SEDIMENT CONTROL PLAN *(C-107)*
8. LANDSCAPE PLAN *(C-108)*
9. LIGHTING *(C-109)*
10. ELLIE COURT PLAN AND PROFILE *(C-110)*
11. ACCESSIBILITY DETAILS AND NOTES *(C-501)*
12. SITE AND DRAINAGE DETAILS *(C-502)*
13. EROSION AND SEDIMENT CONTROL DETAILS *(C-503)*
14. TREE PRESERVATION PLAN *(C-601)*

FOR TOWN USE

No.	REVISION	DATE
4	REVISED AS PER TOWN COMMENTS	07/17/2025
3	REVISED AS PER TOWN COMMENTS	06/25/2025
2	REVISED AS PER TOWN COMMENTS	01/17/2025
1	REVISED CONSERVATION EASE. AREA IN SITE DATA AND REV TDFR EASE. CALC.	08/05/2024

OWNERS/ APPLICANTS:
D & S REALTY DEVELOPMENT, LP
DAVID MAROM
53 BROADWAY
BROOKLYN, NY, 11249

PRELIMINARY SUBDIVISION PLANS
ALIGNMENT PLAN
JILL ESTATES
SITUATED AT
DIX HILLS
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
S.C.T.M.: DISTRICT: 0400, SECT. 263.00, BLK. 02.00, LOT 072.0
DISTRICT: 0400, SECT. 249.00 BLK. 04.00, LOT 019.4

NELSON + POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

DRAWN BY:	WM	CADD No.:	09177 PM.DWG	SCALE:	DRAWING NO.:
CHECKED BY:	KVH	FILE NO.:	-	AS NOTED	C-101
DATE:	JANUARY, 2024	PROJECT NO.:	09177		SHEET NO.: 1 OF 14

TDFR CONSERVATION EASEMENT CALCULATIONS R-40 ZONE

AREA		R-40 ZONE MIN AREA		EXCESS AREA
380,488 SQ.FT.	-	43,560 SQ.FT.	=	336,928 SQ.FT.

336,928 SQ.FT. x 0.75 = 252,696 SQ.FT. / 20,000 SQ.FT. / CREDIT = 12.63 CREDITS ~ SAY 12.5 CREDITS
PROPOSED TDFR CONSERVATION EASEMENT = 380,488 SQ.FT. = 336,928 SQ. FT. EXCESS AREA.

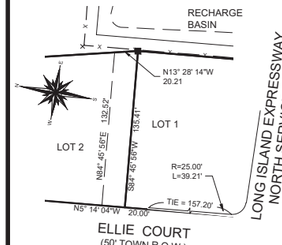
HEALTH DEPARTMENT YIELD CALCULATION

MAXIMUM PERMITTED
893,226 SQ.FT. x 0.75 = 669,919.5 SQ.FT. / 20,000 SQ.FT./ LOT = 33.5 LOTS
PROVIDED
12 LOTS + 12.5 (CREDITS) = 24.5 LOTS

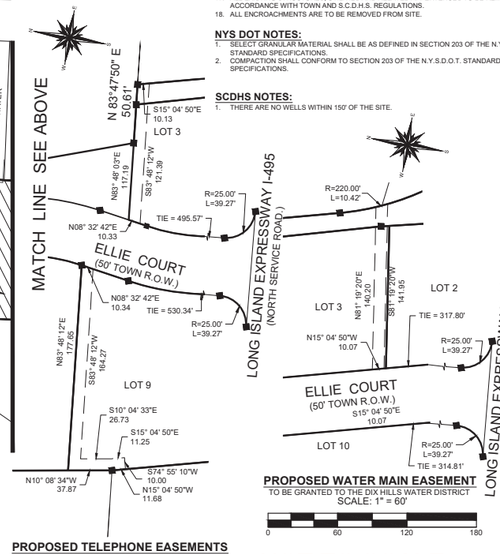
IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

SITE DATA:

ZONE: R-40 RES.
No. OF LOTS: 12
AREA OF LOTS: 295,005 SQ.FT. ~ 6.77 ACRES
AREA OF RECHARGE BASIN: 53,054 SQ.FT. ~ 1.22 ACRES
AREA OF ROAD DEDICATION: 60,250 SQ.FT. ~ 1.38 ACRES
AREA OF PARKS: 89,325 SQ.FT. ~ 2.05 ACRES
AREA OF TDFR: 380,488 SQ.FT. ~ 8.74 ACRES
AREA FOR MUNICIPAL PURPOSES: 15,104 SQ.FT. ~ 0.35 ACRES
AREA OF SITE: 893,226 SQ.FT. ~ 20.51 ACRES
S.C.T.M.:
0400-263.00-02.00-072.0
0400-249.00-04.00-019.4
SCHOOL DISTRICT: HALF HOLLOW HILLS CSD
FIRE DISTRICT: DIX HILLS
WATER DISTRICT: DIX HILLS
POST OFFICE: DIX HILLS
REFUSE DISTRICT: GARAFOLO-No. 12



PROPOSED DRAINAGE EASEMENT
TO BE GRANTED TO THE TOWN OF HUNTINGTON
SCALE: 1" = 60'
0 60 120 180

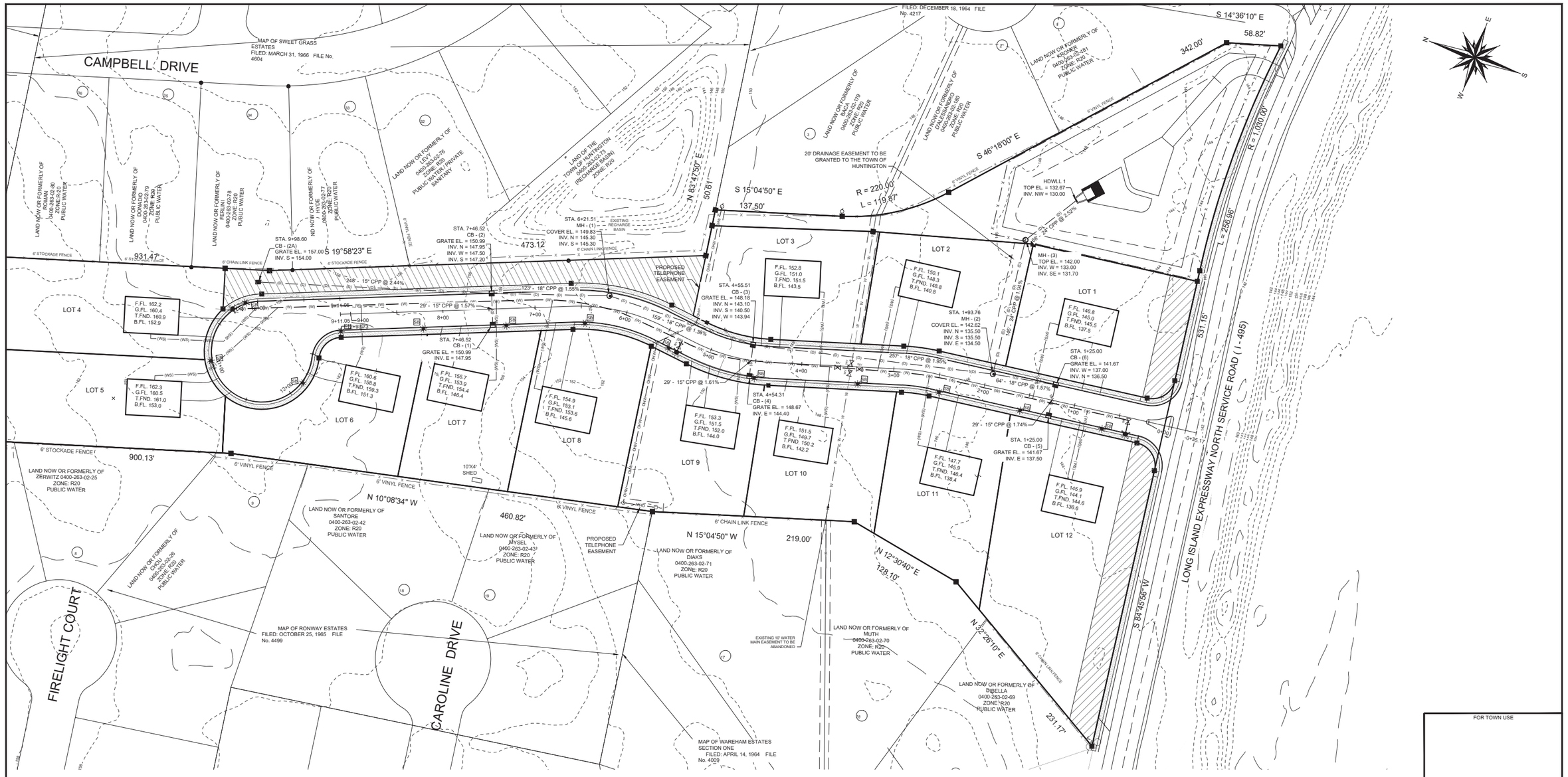


PROPOSED TELEPHONE EASEMENTS
TO BE GRANTED TO VERIZON
SCALE: 1" = 60'
0 60 120 180

PROPOSED WATER MAIN EASEMENT
TO BE GRANTED TO THE DIX HILLS WATER DISTRICT
SCALE: 1" = 60'
0 60 120 180

NOT TO SCALE

LEGEND
- TEST HOLE
- CONSERVATION EASEMENT
- PROPOSED MONUMENT
- EXISTING MONUMENT



LEGEND

EXISTING

P92.59	PAVEMENT ELEVATION	94	CONTOUR
TC92.59	TOP OF CURB ELEVATION	E	ELECTRIC
BC92.2	BOTTOM OF CURB ELEVATION	W	WATER
X92.0	SPOT ELEVATION	G	GAS
	ELECTRIC BOX	X	FENCE
	PULL BOX	S	SANITARY SEWER
	FIRE HYDRANT	T	TELEPHONE
GV	GAS VALVE	OHW	OVERHEAD WIRE
WV	WATER VALVE	D	DRAINAGE
	TRANSFORMER	CATV	TELEVISION
	ELECTRIC POLE		DRAINAGE MANHOLE
	LIGHT POLE		CATCH BASINS
	HIGH TENSION TOWER		TREE TO BE REMOVED
W.M.	WATER MAIN		TREE TO REMAIN
W.S.	WATER SERVICE		MONUMENT
G.M.	GAS MAIN		

PROPOSED

(TC92.00)	TOP OF CURB ELEVATION	(W)	WATER MAIN
(BC91.5)	BOTTOM OF CURB ELEVATION	(WS)	WATER SERVICE
x92.0	SPOT ELEVATION	(E)	ELECTRIC
LP	LEACHING POOL	(G)	GAS
CB	CATCH BASIN	X	FENCE
SMH	SANITARY MANHOLE	(HC)	SANITARY HOUSE CONNECTION
DMH	DRAINAGE MANHOLE	(D)	DRAINAGE
(93)	CONTOUR	(RD)	ROOF DRAIN
WV	WATER VALVE	(T)	TELEPHONE
	CATCH BASIN (TC = TOP OF CURB BOX)	(CATV)	TELEVISION
	HYDRANT		CONCRETE WALK
	DRAIN MANHOLE	(CF)	CONSTRUCTION FENCE / LIMIT OF CLEARING AND GRADING DURING CONSTRUCTION
SB	SPLICE BOX		SAWCUT W/ PAVEMENT TO BE REMOVED
			TEST HOLE
			DRAINAGE RIDGELINE
			PROPOSED MONUMENT
			PROPOSED CONSERVATION EASEMENT
			CONCRETE SIDEWALK / CONCRETE APRON

PLAN

SCALE: 1" = 50'

0 50 100 150

NOT TO SCALE

UTILITY NOTES:

1. MAINTAIN A MINIMUM 18-INCH VERTICAL SEPARATION BETWEEN STORM DRAINAGE AND WATER MAIN CROSSINGS WITHIN ELLIE COURT.

FOR TOWN USE

No.	REVISION	DATE
1	REVISED CONSERVATION EASE. AREA IN SITE DATA AND REV TDFR EASE. CALC.	08/05/2024

OWNERS/ APPLICANTS:
D & S REALTY DEVELOPMENT, LP
DAVID MAROM
53 BROADWAY
BROOKLYN, NY, 11249

PRELIMINARY SUBDIVISION PLANS
UTILITY PLAN
JILL ESTATES

SITUATED AT

DIX HILLS

TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
S.C.T.M.: DISTRICT: 0400, SECT. 263.00, BLK. 02.00, LOT 072.000
DISTRICT: 0400, SECT. 249.00 BLK. 04.00, LOT 019.000

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NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

DRAWN BY:	WM	CADD No.:	09177 PM.DWG	SCALE:	DRAWING NO.:
CHECKED BY:	KVH	FILE NO.:	-	1" = 50'	C-106
DATE:	JANUARY, 2024	PROJECT NO.:	09177		SHEET NO.: 6 OF 14

G:\projects\09177\dwg\Site\PRELIMINARY MAP\09177 PM.dwg

NELSON POPE VOORHIS
environmental • land use • planning

December 4, 2025

Dix Hills Fire Department
115 East Deer Road
Dix Hills, NY 11746
Attn: Thomas Napolitano

Re: Jill Estates 12-Lot Residential Subdivision
Environmental Impact Review (NPV # 09177)

Dear Chief Napolitano,

Nelson Pope Voorhis, LLC (NPV) has been retained by D & S Realty Development, LP, to prepare an Expanded Environmental Assessment Form (EEAF) for the proposed Jill Estates Subdivision located off the North Service Road of the Long Island Expressway between Dillon Drive and Carlls Straight Path in Dix Hills (see attached Location Map). The property is currently vacant and wooded. The proposed project includes the creation of 12 single family lots clustered at the south end of a 20.51-acre lot in the R-40 Residence District (see attached Alignment Plan). Specifically, the proposed subdivision involves the creation of 12 single family lots with a minimum lot size of 20,000 SF and a maximum lot size of 43,000 SF. Area in lots is approximately 6.77 acres. The proposed action includes drainage (including a 1.22-acre recharge basin), landscaping (including a 30' landscaped buffer along N Service Rd), and onsite street lighting. The total area of the subject property is 20.51 acres of which 8.74 acres will be permanently protected in a proposed Transfer of Density Flow Rights conservation easement. Another 2.05 acres located off of Vanderbilt Parkway will be offered to the Town of Huntington for dedication as public parkland as well as an additional 0.35 acres on the east side of the subdivision dedicated to the Town for municipal purposes. Access to the proposed subdivision would be via Ellie Court, a proposed 1.38 acre, 50' wide cul-de-sac which would be offered for dedication to the Town. The project includes a fire hydrant at the north and south ends of the proposed cul-de-sac as shown on the attached Utility Plan and the turn around has been designed to accommodate the turning radii of large vehicles such as fire trucks.

I am writing to request any input you may have on the project including but not limited to your opinion as to the District's ability to serve this project, and any issues, concerns or recommendations you may have. 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 Planning 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 mbrusseau@nelsonpope.com.

Very truly yours,
Nelson, Pope & Voorhis, LLC

Michael Brusseau, CEP AICP, LEED® AP
Senior Environmental Planner/Project Manager

Enc. Location Map, Alignment Plan, and Utility Plan

TOWN OF HUNTINGTON
OFFICE OF THE FIRE MARSHAL
INTER-OFFICE MEMORANDUM

January 22, 2026

RECEIVED
JAN 2 2 2026
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

TO: Anthony Aloisio, Director
Planning Department

FROM: Paul J. Latuso, Chief
Office of the Fire Marshal

RE: Site Plans – **Jill Estates**
SCTM # 0400-249.00-04.00-019.004 & 0400-263.00-02.00-072.000

The Board of Fire Commissioners of the Dix Hills Fire District has reviewed the enclosed site drawings for the above referenced property.

Please see the attached letter dated January 14, 2026.

Paul Latuso cm

Thank you.

PJL/cm
Enc.

Dix Hills Fire District

Bureau of Fire Prevention

115 East Deer Park Road • Dix Hills, New York 11746

Tel: (631) 499-8836

January 14, 2026

Chief Fire Marshal, Paul Latuso
Town of Huntington Fire Marshal
100 Main Street
Huntington, NY 11743-6991

Re: Dix Hills Fire District Site Plan Review
Jill Estates
SCTM #0400-249.00-04.00-019.004 & 0400-263.00-02.00-072.000
Nelson & Pope – Drawing C-106 (Sheet 6 of 14) Dated; 12/10/2025

Dear Chief Latuso,

Attached please find (3) signed copies of the Dix Hills Fire District site plan review with comments for the above referenced project.

1. The three (3) newly proposed fire hydrants are within 600 feet of the proposed new residences as required by the 2020 NYS Fire Code section 507.5 (exception #1).

2. The proposed 110 foot diameter cul-de-sac at the dead end meets the requirements of the 2020 NYS Fire Code section 503.2.5 (Dead Ends) and the turnaround requirements of table D103.4.

The proposed site design is acceptable to the Dix Hills Fire District with no additional requirements.

Sincerely,

Joseph Giordano
Fire Prevention Officer
Dix Hills Fire District

Encl: (3) Signed copies – Nelson & Pope – Drawing C-106 (Sheet 6 of 14) Dated; 12/10/2025

CC: Scott Dalrymple, Fire District Manager

NELSON POPE VOORHIS
environmental • land use • planning

December 4, 2025

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

Re: Jill Estates 12-Lot Residential Subdivision
Environmental Impact Review (NPV # 09177)

Dear Inspector Williams,

Nelson Pope Voorhis, LLC (NPV) has been retained by D & S Realty Development, LP, to prepare an Expanded Environmental Assessment Form (EEAF) for the proposed Jill Estates Subdivision located off the North Service Road of the Long Island Expressway between Dillon Drive and Carlls Straight Path in Dix Hills (see attached Location Map). The property is currently vacant and wooded. The proposed project includes the creation of 12 single family lots clustered at the south end of a 20.51-acre lot in the R-40 Residence District (see attached Alignment Plan). Specifically, the proposed subdivision involves the creation of 12 single family lots with a minimum lot size of 20,000 SF and a maximum lot size of 43,000 sf. Area in lots is approximately 6.77 acres. The proposed action includes drainage (including a 1.22-acre recharge basin), landscaping (including a 30' landscaped buffer along N Service Rd), and street lighting. The total area of the subject property is 20.51 acres of which 8.74 acres will be permanently protected in a proposed Transfer of Density Flow Rights conservation easement. Another 2.05 acres located off Vanderbilt Parkway will be offered to the Town of Huntington for dedication as public parkland as well as an additional 0.35 acres to be offered to the Town for municipal purposes on the east side of the subdivision. Access to the proposed subdivision would be via Ellie Court, a proposed 1.38 acre, 50' wide cul-de-sac which would be offered for dedicated to the Town.

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 Planning 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 mbrusseau@nelsonpope.com.

Very truly yours,
Nelson, Pope & Voorhis, LLC

Michael Brusseau, CEP AICP, LEED® AP
Senior Environmental Planner/Project Manager

Enc. Location Map and Alignment Plan

NELSON POPE VOORHIS
environmental • land use • planning

December 4, 2025

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

Re: Jill Estates 12-Lot Residential Subdivision
Environmental Impact Review (NPV # 09177)

Dear Superintendent O'Farrell,

Nelson Pope Voorhis, LLC (NPV) has been retained by D & S Realty Development, LP, to prepare an Expanded Environmental Assessment Form (EEAF) for the proposed Jill Estates Subdivision located off the North Service Road of the Long Island Expressway between Dillon Drive and Carlls Straight Path in Dix Hills (see attached Location Map). The property is currently vacant and wooded. The proposed project includes the creation of 12 single family lots to be clustered at the south end of a 20.51-acre lot in the R-40 Residence District (see attached Alignment Plan). Specifically, the proposed subdivision involves the creation of 12 single family lots with a minimum lot size of 20,000 SF and a maximum lot size of 43,000 SF. The total number of bedrooms per home is currently unknown; however, based on past experience with similar projects, it is expected that the homes would have between 4 and 5 bedrooms each for an estimated 12 to 17 school-aged children that would attend public schools.

We are writing to inform the District of the proposed project and to discuss the projection for 12-17 additional school-aged children distributed between k-12th grade. We would also like to request the following information that will be used in the preparation of the EEAF:

- The District's current student enrollment.
- Cost to educate general education and special education students. Please provide a per pupil expenditure for the most recent school year.
- Number of general education and special education students.
- Any concerns the School District may have with additional school-aged children from the Proposed Action.

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

Very truly yours,
Nelson, Pope & Voorhis, LLC

Michael Brusseau, CEP, AICP, LEED® AP, Senior Environmental Planner/Project Manager
Enc. Location Map

Anne Marie Marrone Caliendo
Assistant Superintendent for Business

January 8, 2026

Mr. Michael Brusseau
Senior Environmental Planner/Project Manager
Nelson Pope Voorhis
70 Maxess Road
Melville, NY 11747

RECEIVED MB JK
JAN 13 2026
NELSON + POPE

RE: Jill Estates 12-Lot Residential Subdivision – Environmental Impact Review

Dear Mr. Brusseau:

The Half Hollow Hills Central School District is in receipt of your letter requesting information regarding the above property to assist you in preparing an Expanded Environmental Assessment Form on behalf of D&S Realty Development, LP.

In response to your questions:

- The District's enrollment as of December 2025 was approximately 7,200 students in grades K through 12.
- Of the approximately 7,200 students enrolled, 24% are classified as Special Education and 76% are classified as General Education.
- To determine a "per pupil expenditure", this District defaults to the NYS Education Department's (NYSED) calculation of non-resident tuition (NRT). The NRT rate set by NYSED is the maximum tuition amount public school districts in New York may charge other districts for educating non-resident students. I deem it to be a good rate to use because it is standardized, audited, and consistently applied statewide, avoiding the variability and potential disputes that can come with a locally calculated rate. Since the final rate is typically on a one-year lag; I can only provide the current estimated rate, which is as follows:
  - Regular Education students:
    - K-6 tuition rate: $20,727
    - 7-12 tuition rate: $29,369
  - Special Education students:
    - K-6 tuition rate: $59,302
    - 7-12 tuition rate: $67,944
- Finally, you asked about any concerns the District may have with additional school-aged children from the proposed development. While we take a position to neither support nor reject new commercial or residential

developments, what we do take an affirmative stand on is the fact that the Half Hollow Hills Central School District is a premier school district, with programs that attract people from not only throughout the region, but the world. As a result, these residential units will be more attractive to prospective residents because they are within our borders. Our biggest concern is the potential for all the new developments being built within District boundaries to drain the educational services we are able to provide and further burden our residents with the weight of school taxes.

Finally, while we acknowledge your estimate of 12 to 17 school-aged children from these 12 single family lots, it's important to recognize that a similar development within our District's boundaries currently generates 29 school aged students from 15 homes. This information supports the District's belief that industry-wide enrollment estimates often do not align with our actual experience in Half Hollow Hills.

Should you need further clarification, please reach out.

Sincerely,

Anne Marie Marrone Caliendo
Assistant Superintendent for Business

cc: John O'Farrell – Superintendent of Schools

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December 4, 2025
National Grid, Environmental Engineering Department
175 East Old Country Road
Hicksville, NY 11801
Attn: Cathy Waxman, Environmental Engineer

Re: Jill Estates 12-Lot Residential Subdivision
Environmental Impact Review (NPV # 09177)

Dear Ms. Waxman,
Nelson Pope Voorhis, LLC (NPV) has been retained by D & S Realty Development, LP, to prepare an Expanded Environmental Assessment Form (EEAF) for the proposed Jill Estates Subdivision located off the North Service Road of the Long Island Expressway between Dillon Drive and Carlls Straight Path in Dix Hills (see attached Location Map). The property is currently vacant and wooded. The proposed project includes the creation of 12 single family lots to be clustered at the south end of a 20.51-acre lot in the R-40 Residence District (see attached Alignment Plan and Utility Plan). Specifically, the proposed subdivision involves the creation of 12 single family lots with a minimum lot size of 20,000 SF and a maximum lot size of 43,000 SF. Area in lots is approximately 6.77 acres. The Proposed Action includes drainage (including a 1.22-acre recharge basin), landscaping (including a 30' landscaped buffer along N Service Rd), and street lighting. A total of 8.74 acres will be permanently protected in a proposed Transfer of Density Flow Rights conservation easement. Another 2.05 acres at the north end of the site will be offered to the Town of Huntington for dedication as public parkland as well as an additional 0.35 acres to the Town for municipal purposes. Access to the proposed subdivision would be via Ellie Court, a proposed 1.38 acre, 50' wide cul-de-sac which would also be offered for dedication to the Town.

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 Environmental Impact Statement, which will be submitted for review by the Town Planning Board. Finally, if you should have any questions or require additional information, please do not hesitate to contact me at (631) 427-5665 or mbrusseau@nelsonpope.com.

Very truly yours,
Nelson, Pope & Voorhis, LLC

Michael Brusseau, CEP, AICP, LEED® AP, Senior Environmental Planner/Project Manager
Enc. Location Map, Alignment Plan, and Utility Plan

mike brusseau

From: Robert Allgor <Robert.Allgor@nationalgrid.com>
Sent: Thursday, December 18, 2025 5:46 PM
To: mike brusseau
Subject: National Grid Gas Availability to Jill Estates Ellie Ct Dix Hills
Attachments: LI Residentail Gas App SLA_& NFL 6-page.pdf; Easement Application.pdf

Hello Michael,

I am Bob Allgor from National Grid's Gas Connection team and I cover the Dix Hills area. I am happy to help with this 12 homes subdivision known as Jill Estates.

I have reviewed our gas maps and the nearest available gas main would be a gas main extension (from the east) along the LIE Service Road North to the entrance of this subdivision. The gas main would continue north on the new roadway (Ellie Ct) with 12 gas services and meters, one to each home.

As of today's gas terms and conditions, I would expect we can supply these 12 homes. As with all gas requests, they are subject to New York State and National Grid's Terms and Conditions to include Engineering, Field Planner, Construction and Customer Meter Services approval.

The next steps would include:

1) Completing the 1st attached file of the gas application and NYS required NFL letter. Please call 1-800-930-5003 for a 9 digit customer ID #.
2) Completing the 2nd file of the easement agreement.
3) Supplying us with a one page (attached file) of the stamped site plan with property and building dimensions that indicate the preferred gas meter locations.
4) Confirmation that the electric and gas piping will be installed into a common trench and the PSEG contact information for the electric needs of this site.

Once I have all this completed information emailed back to me, I can help with the next steps.

Please let me know if I can help further.

Thank you, Bob

Bob Allgor – CEM, CDSM, CEA, BPI
Lead Project Manager

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December 4, 2025

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

Re: Jill Estates 12-Lot Residential Subdivision
Environmental Impact Review (NPV # 09177)

Dear Mr. Inserra:

Nelson Pope Voorhis, LLC (NPV) has been retained by D & S Realty Development, LP, to prepare an Expanded Environmental Assessment Form (EEAF) for the proposed Jill Estates Subdivision located off the North Service Road of the Long Island Expressway between Dillon Drive and Carlls Straight Path in Dix Hills (see attached Location Map). The property is currently vacant and wooded. The proposed project includes the creation of 12 single family lots clustered on the south end of a 20.51 acre lot in the R-40 Residence District (see attached Utility Plan and Alignment Plan). Specifically, the proposed subdivision involves the creation of 12 single family lots with a minimum lot size of 20,000 sf and a maximum lot size of 43,000 sf. Area in lots is approximately 6.77 acres. The proposed action includes drainage (including a 1.22-acre recharge basin), landscaping (including a 30' landscaped buffer along N Service Rd), and street lighting. A total of 8.74 acres will be permanently protected in a proposed Transfer of Density Flow Rights conservation easement. Another 2.05 acres will be offered for dedication to the Town of Huntington as public parkland as well as an additional 0.35 acres offered to the Town for municipal purposes. Access to the proposed subdivision would be via Ellie Court, a proposed 1.38 acre, 50' wide cul-de-sac which would also be offered for dedication to the Town.

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 Environmental Impact Statement, which will be submitted for review by the Town Planning Board. Finally, if you should have any questions or require additional information, please do not hesitate to contact me at (631) 427-5665 or mbrusseau@nelsonpope.com.

Very truly yours,
Nelson, Pope & Voorhis, LLC

Michael Brusseau, CEP, AICP, LEED® AP, Senior Environmental Planner/Project Manager
Enc. Location Map, Utility Plan, and Alignment Plan

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December 4, 2025

Dix Hills Water District
683 Caledonia Road
Dix Hills, NY 11746
Attn: Dennis Kropp, Superintendent

Re: Jill Estates 12-Lot Residential Subdivision
Environmental Impact Review (NPV # 09177)

Dear Superintendent Kropp,

Nelson Pope Voorhis, LLC (NPV) has been retained by D & S Realty Development, LP, to prepare an Expanded Environmental Assessment Form (EEAF) for the proposed Jill Estates Subdivision located off the North Service Road of the Long Island Expressway between Dillon Drive and Carlls Straight Path in Dix Hills (see attached Location Map). The property is currently vacant and wooded. The proposed project includes the creation of 12 single family lots on a 20.51 acre lot in the R-40 Residence District (see attached Alignment Plan and Utility Plan). Specifically, the proposed subdivision involves the creation of 12 single family lots with a minimum lot size of 20,000 SF and a maximum lot size of 43,000 SF. Area in lots is approximately 6.77 acres. The proposed action includes drainage (including a 1.22-acre recharge basin), landscaping (including a 30' landscaped buffer along N Service Rd), and street lighting. A of 8.74 acres will be permanently protected in a proposed Transfer of Density Flow Rights conservation easement. Another 2.05 acres at the north end of the property will be offered to the Town of Huntington for dedication as public parkland as well as an additional 0.35 acres dedicated to the Town for municipal purposes. Access to the proposed subdivision would be via Ellie Court, a proposed 1.38 acre, 50' wide cul-de-sac which would be offered to the Town for dedicated. The total domestic water demand, excluding any future landscape irrigation on the 12 lots is estimated to be 3,600 gallons per day (gpd).

I am writing to request any input you may have on the project including but not limited to your opinion as to the SCWA's ability to serve this project, and any issues, concerns or recommendations you may have. 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 Environmental Impact Statement, which will be submitted for review by the Town Planning 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 mbrusseau@nelsonpope.com.

Very truly yours,
Nelson, Pope & Voorhis, LLC

Michael Brusseau, CEP, AICP, LEED® AP
Senior Environmental Planner/Project Manager

Enc. Location Map, Alignment Plan and Utility Plan

mike brusseau

From: Ken VanHelden
Sent: Friday, January 9, 2026 2:27 PM
To: mike brusseau; Dennis Kropp
Cc: Fred Bevinetto; Emily G. Gleason; pcespedes@h2m.com; Joe Cline; Rob Michelotti; Eve Marks
Subject: RE: DHWD Jill Estates NPV # 09177
Attachments: 09177 PM-6-UTILITY PLAN.pdf

Dennis,

In reviewing your comments, we can modify our subdivision plan to propose a water main extension northward and connecting to the 12 inch main in Corwin Court.
With regards to the existing water main that runs from Jordan Court to Dylan Drive, it impacts a proposed lot (Lot 10) on the subdivision map.
Is there any reason we couldn't redirect that portion of the water main and easement to hug the proposed property line as part of the overall utility plan? (see attached map)

Thanks,
Ken

Kenneth A. Van Helden
Project Manager
o: 631.427.5665 x191

From: mike brusseau <mbrusseau@nelsonpope.com>
Sent: Wednesday, December 31, 2025 11:11 AM
To: Dennis Kropp <DKROPP@huntingtonny.gov>
Cc: Fred Bevinetto <fbevinetto@huntingtonny.gov>; Emily G. Gleason <eggleason@huntingtonny.gov>; pcespedes@h2m.com; Joe Cline <JCline@H2M.com>; Rob Michelotti <RMichelotti@H2M.com>; Ken VanHelden <kvanhelden@nelsonpope.com>; Eve Marks <emarks@nelsonpope.com>
Subject: RE: DHWD Jill Estates NPV # 09177

Thank you for your input, Dennis. I will coordinate with our engineers, planners and environmental specialists and will include your comments and recommendations in the DEIS.

Michael Brusseau, AICP CEP, WEDG, LEED AP ND & BD+C
Project Manager/Sr. Environmental Planner
o: 631.427.5665 x188

From: Dennis Kropp <DKROPP@huntingtonny.gov>
Sent: Wednesday, December 31, 2025 10:43 AM
To: mike brusseau <mbrusseau@nelsonpope.com>
Cc: Fred Bevinetto <fbevinetto@huntingtonny.gov>; Emily G. Gleason <eggleason@huntingtonny.gov>; pcespedes@h2m.com; Joe Cline <JCline@H2M.com>; Rob Michelotti <RMichelotti@H2M.com>
Subject: DHWD Jill Estates NPV # 09177

Good morning Michael,

Thank you for providing the Dix Hills Water District with the opportunity to review and comment on the proposed Jill Estates 12-lot residential subdivision (NPV No. 09177). I appreciate being included as part of the Environmental Impact Statement review process.

After reviewing the proposal and our GIS mapping, I note that an existing water main runs from Jordan Court to Dylan Drive and would cross directly through the proposed development. In addition, there is an existing 12-inch water main extending from Corwin Court to Bayard, located just north of the proposed Jill Estates water main.

Based on system layout, hydraulics, and long-term operational considerations, my recommendation is that the proposed water main be extended northward and connected to the existing 12-inch main originating from Corwin Court. This connection would improve overall system flow and reliability for the

development, enhance fire protection capabilities, and eliminate one dead-end main within the subdivision. From a water system operations and maintenance standpoint, this would be the preferred configuration.

Other than the recommendation noted above, I have no additional comments, concerns, or objections to the project at this time.

Should you require any clarification or wish to discuss this recommendation further, please do not hesitate to contact me at the office Monday through Friday.

Thank you and have a great day,

Dennis T Kropp
Superintendent
Senior Water Plant Operator IB
Dix Hills Water District
683 Caledonia Rd
Dix Hills NY 11746
Office-631-421-1812
Cell-516-578-8972
DKropp@huntingtonny.gov

From: Dennis Kropp
Sent: Tuesday, March 17, 2026 7:48 AM
To: Colleen Walsh; Fred Bevinetto
Cc: DHWD; Bob Lucas; Paola Cespedes; Scott Spittal; Linda Dunn
Subject: RE: Town of Huntington - Jill Estates - Revised Subdivision Maps # 0400-249.00-04.00-019.004 and 0400-263.00-02.00-072.000

Good morning Colleen,

Thank you for forwarding the revised subdivision proposal and for the opportunity to provide comments to the Planning Board.

I discussed this project with Bob Lucas, Sr Vice President at H2M, our consulting engineering firm for the Dix Hills Water District. As you are aware, this project has been under consideration for several years. On multiple occasions, we requested that the applicant provide a deposit to H2M to facilitate a formal engineering review of the plans, to date, that has not been provided.

Based on our preliminary review, there are several outstanding concerns that must be addressed before the District can support the project:

- The removal of an existing easement that traverses the subject property is not acceptable and requires further clarification and justification.
- The District previously requested that the proposed water main be looped and connected to the existing 12-inch water main located on the north side of the property to eliminate dead-end conditions. The current revision does not reflect this request and instead introduces additional dead ends, which is not consistent with District standards.

At this time, the Dix Hills Water District is unable to approve the plans as submitted and cannot issue a water availability letter for the proposed development. We would be willing to reconsider upon receipt of revised plans that address the above concerns and upon formal engagement of H2M for a complete engineering review.

Please feel free to contact me if you would like to discuss further.

Thank you and have a great day,

Dennis T Kropp
Senior Water Plant Operator IB
Dix Hills Water District
683 Caledonia Rd
Dix Hills NY 11746
Office-631-421-1812
Cell-516-578-8972
DKropp@huntingtonny.gov

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June 18, 2026

Colleen Walsh
Town of Huntington
Department of Planning and Environment
100 Main Street
Huntington, NY 11743

Re: Jill Estates
N+P No.: 09177
Planning file #D-95-001-P

Dear Ms. Walsh:

We are in receipt of comments and letters dated, March 13, 2026, March 10, 2026, and March 9, 2026, February 27, 2026, February 26, 2026, January 22, 2026, February 25, 2026, and March 17, 2026, and offer the following responses:

Town of Huntington - Department of Engineering Services, Letter by Dean Leonardi, PE, Civil Engineer – Dated March 13, 2026.

COMMENT 1: **Local Law #34-2015 Removal of Excess Material**
Please note that in order to obtain a Certificate of Occupancy, or a Certificate of Permitted Use, the applicant must comply with the above law. Prior to scheduling a Pre-Construction Meeting, the applicant shall fill out an 'Application for Removal of Excess Material' form for any excess sand, gravel, bankrun, or other material expected to be removed from the project site. Include a 'cut and fill analysis' with an Engineer's Seal, as per the said form.

Response: *Comment acknowledged. The Application for Removal of Excess Material will be forwarded upon completion.*

COMMENT 2: **If more than 1-acre is cleared, a SWPPP is required, as per the NYS Dept. of Environmental Conservation's SPDES permit.**

Response: *Comment acknowledged. A SWPPP shall be submitted under separate cover.*

NYSDOT – Comments received via email from Shamimur Rahman on March 10, 2026.

COMMENT 1: **We received an application from Town of Huntington regarding the development of property located near 14 Cambell Dr, Dix Hills, Huntington. You need a Highway work permit.**

Response: *Comment acknowledged. An application is getting filed with the NYSDOT through the PERMITRACK online system concurrently.*

Suffolk County Department of Public Works – Letter by Craig Lovallo, Assistant Director of Traffic & Permits – Dated March 9, 2026.

COMMENT: **We have reviewed this development and find that improvements within the County right-of-way in the vicinity of this site are not required. Therefore, a permit from this Department is not necessary.**

Response: *Comment acknowledged.*

Suffolk County Department of Health Services – Letter by Joy Sauer, Senior Environmental Analyst – Dated February 27, 2026.

COMMENT 1: **SANITARY CODE**

A. Article VI Application Status:

The Department's Office of Wastewater Management has received a subdivision wastewater application for the above referenced parcel on 5/3/2021, filed under reference # RS-21-0050, as required by Article VI of the Suffolk County Sanitary Code. The subdivision application is incomplete as of 2/2/2026 pending submission of the following:

- **Submit Water Availability Letter from Dix Hills Water District including distance & cost for the proposed water main extension. Update distance the water main will be extended on map such that it is consistent with the water availability letter and submit a copy of the recorded water main easement with Dix Hills Water District upon completion.**

  Response: A Water Availability Letter has been requested and will be submitted under separate cover upon receipt.

- **Covenant language for water main extension and open space to follow upon resubmission.**

  Response: Comment acknowledged.

- **A minimum of 3 witnessed test holes are required – see portal for updated approximate locations and update maps with new results after completion. Contact the offices at 631-852-5700 to schedule.**

  Response: 3 witnessed test holes will be performed at updated locations and updated maps will be uploaded once completed.

- **Provide a conceptual lot layout for each lot showing a proposed single-family residence, water service lines, and sewage disposal systems.**

  Response: Conceptual lot layout for each lot has been added to the utility plan. Refer to sheet HDSM-102.

- **Show all proposed drainage in public road and specify that all water service lines must be a minimum of 10' from drainage structures.**

  Response: Proposed drainage in public road is shown and a note that all water service lines must be a minimum of 10' from drainage structures has been added to the plan. Refer to sheet HDSM-102.

- **Submit SEQRA Determination & Planning Board Resolution from Town.**

  Response: SEQRA Determination and Planning Board Resolution from Town will be forwarded upon receipt.

- **Submit revised maps with PE & LS signatures/seals and the design professional statement signed/dated. A minimum of four paper prints will be required prior to subdivision approval.**

  Response: Comment acknowledged.

B. <u>SCDHS Jurisdiction</u>

The SCDHS maintains jurisdiction over the final use and size of the property. The applicant, therefore, should not undertake the subdivision without Health Department approval. Density and complete site plan details are essential to the review of this project. These considerations are reviewed completely at the time of SCHDS application.

Response: Comment acknowledged.

New York State Department of Environmental Conservation – Letter by Jennifer McNamara, Environmental Analyst – Dated February 26, 2026.

COMMENT: **DEC has documented the summer occurrence of the Northern Long Eared Bat (NLEB) (Mytosis septentrionalis), a species listed as "endangered" by both New York State and the US Fish & Wildlife Service, within 3.0 miles of the project site. Tree cutting at this property between March 1 and November 30 of any calendar year, or cutting of more than 5 acres of trees at any time of the year, may impact the bats in the area, and may result in the direct killing or injury of individual members of this protected species, interference with critical breeding, foraging, migratory or other essential behaviors, or adverse modification of the species' habitat. Please note that these activities are defined as a take of Endangered Species by the Environmental Conservation Law 96 NYCRR Part 182). The take of a species listed as endangered or threatened is prohibited in the absence of a permit from this Department. To avoid the possibility of an Endangered Species takes," no tree cutting activities should be conducted at the project site between the dates of March 1 and November 30 of any calendar year. If cutting of more than 5 acres of trees is proposed, the applicant must consult with DEC's Regional Wildlife Manager for further guidance. If a take of Endangered Species cannot be avoided, the applicant will be required to obtain an Endangered Species Incidental Take permit. In order to obtain an Incidental Take permit, an application demonstrating a net conservation benefit to the NLEB as a result of the overall project must be submitted. Questions about the presence of protected species on or near project sites, the potential effects of activities on these species, or the applicants' responsibilities as a project sponsor under the Endangered Species Regulations, please contact DEC's Regional Wildlife Manager at (631) 444-0310.**

Based on the information submitted, the Department has no objection to your agency assuming lead agency for this application and has no additional comments to offer regarding the proposed action at this time. The Department reserves the right to comment on this proposal in the future.

Response: *Understood.*

Town of Huntington – Office of the Fire Marshal & Dix Hills Fire District– Letters by Paul J. Latuso, Chief and Joseph Giordano, Fire Prevention Officer – Dated January 22, 2026 and January 14, 2026.

COMMENT 1: **The three (3) newly proposed fire hydrants are within 600 feet of the proposed new residences as required by the 2020 NYS Fire Code section 507.5 (exception #1).**

Response: *Comment acknowledged.*

COMMENT 2: **The proposed 110 foot diameter cul-de-sac at the dead end meets the requirements of the 2020 NYS Fire Code section 503.2.5 (Dead Ends) and the turnaround requirements of table D103.4.**

Response: *Comment acknowledged.*

Town of Huntington – Department of Planning and Environment – Letter by Christian Granelli, Senior Environmental Planner – Dated February 25, 2026.

COMMENT 1: **The submitted Tree Preservation Plan (C-601) does not include tree type (i.e. oak, maple). Revise the plan to include this information.**

Response: *An updated tree survey will be completed and submitted upon completion.*

COMMENT 2: **Revise the Tree Preservation Plan to include the proposed lots and road.**

Response: *The Tree Preservation Plan has been revised to include the proposed lots and road. Refer to sheet C-601.*

COMMENT 3: **The property contains invasive vines ranging from moderately to very highly invasive in New York State. The invasive vine species identified on the subject property are English ivy (*Hedera helix*), Japanese honeysuckle *(Lonicera japonica*) and Oriental bittersweet (*Celastrus orbiculatus*). The applicant should add a note to the Tree Preservation Plan that states, "*All invasive vines, including but not limited to English ivy (Hedera helix), Japanese honeysuckle (Lonicera japonica) and Oriental bittersweet (Celastrus orbiculatus), shall be removed from all trees shown as to remain on the Preliminary Map."***

Response: *A note has been added to the Tree Preservation Plan. Refer to sheet C-601.*

COMMENT 4: **The Landscape Plan (C-108) includes three minor street tree species and one major street tree species. If sidewalks are to be installed, then the plan should depict native minor street trees included in the Town Subdivision and Site Plan Regulations Appendix H – Street Trees and Plant Material. If a waiver of sidewalks is requested and deemed acceptable by the Planning Board, then the plan should include native major street trees.**

Response: *The Tree Preservation Plan has been revised to depict native minor street trees. Refer to sheet C-601.*

COMMENT 5: **Include a note on the Recharge Basin Detail (C-104) that states, *"The applicant shall notify the Environmental Review Division prior to and at the completion of the seeding of the recharge basin. Prior to the seeding, the applicant shall provide this Division with a list***

showing the composition of the seed mix that will be used for the planting to confirm consistency with the approved plan."

Response: *A note has been added to the Recharge Basin Detail Plan. Refer to sheet C-104.*

COMMENT 6: **Include a note on the Tree Preservation Plan that states, "*Tree protection will be installed in accordance with Town Code Chapter 186.3(C). Prior to the commencement of any grading/construction the applicant will be required to contact the Environmental Review Division to inspect the tree protection to determine if it is adequate."***

Response: *A note has been added to the Tree Preservation Plan. Refer to sheet C-601.*

COMMENT 7: **The subject property is located within 3.0 miles of a known summer occurrence of the Northern long-eared bat, which is endangered Federally and in New York State. Prior to any clearing/grading the applicant will be required to comply with all New York State Department of Environmental Conservation requirements with regard to the Northern long-eared bat. Additionally, the applicant should include a note on the plan that states, "*The subject property is located within 3 miles of a known summer occurrence of the Northern long-eared bat, which is endangered Federally and in New York State. Prior to any clearing/grading the applicant will be required to comply with all New York State Department of Environmental Conservation requirements with regard to the Northern long-eared bat."***

Response: *A note has been added to the Alignment Plan as note 5 of "General Notes". Refer to sheet C-101.*

COMMENT 8: **The requested note regarding 3,000 K lighting temperature was added to the plan, but the lighting detail still shows a 4,000 K light. Revise the detail to agree with the note.**

Response: *The lighting detail has been revised to show 3,000 K on the Lighting Plan. Refer to sheet C-109.*

The following additional comments should also be addressed:

1. **The plan depicts a 30-foot-wide landscape buffer along the south side of Lot 1 and Lot 12. The applicant should include a detail of the landscaping that will be included in the proposed buffers.**

   Response: A landscape buffer planting detail has been added to the Landscape Plan. Refer to sheet C-108.

2. **Pursuant to the Town of Huntington Subdivision and Site Plan Regulations section 8.3.4.3.1 Recharge Basin Plant Material (4) *"Planting on the interior of the recharge basin fence shall be on two (2) to three (3) foot centers around the berm and down the slope to the design high water line, or in groupings such that the total number of plants used is equivalent to the number that would be planted on two (2) to three (3) foot centers throughout."* The Recharge Bain Detail (C-104) includes some shrubs and seeding. Revise the plan to depict plantings in accordance with the regulation above, utilizing species identified in the Town's Appendix H – Street Trees and Plant Material.**

   Response: The Recharge Basin Detail plan has been revised to depict plantings in accordance with the regulation indicated. Refer to sheet C-104.

Dix Hills Water District – Comments received via email from Dennis Kropp, Senior Water Plant Operator IB, on March 17, 2026.

COMMENT 1: The removal of an existing easement that traverses the subject property is not acceptable and requires further clarification and justification.

Response: The existing water main and easement that traverses the property between Jordan Court and Dillon Court shall be rerouted and refiled to run along the west and south of proposed lot 10 on the map and then cross Ellie Court and tie into the existing main as it runs along the south side of proposed lot 3.

COMMENT 2: The District previously requested that the proposed water main be looped and connected to the existing 12-inch water main located on the north side of the property to eliminate dead-end conditions. The current revision does not reflect this request and instead introduces additional dead ends, which is not consistent with District standards.

Response: The current set of plans takes into account the previous District comments and now depict a proposed water service connecting to the existing 12-inch water main that traverses the property to the north between Corwin Court and Village Hill Drive.

We respectfully request that the Planning Department may now proceed with consideration and approval of this application. If you require any additional information, please feel free to contact me.

Sincerely,
Nelson + Pope

Kenneth Van Helden
Project Manager

APPENDIX D
NYSDEC WETLANDS NON-JURISDICTION LETTER

NYSDEC, February 23, 2026

Department of Environmental Conservation

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

LETTER OF NO JURISDICTION – FRESHWATER WETLANDS

02/23/2026
Hope Mahon
70 Maxess Rd, Melville, NY, 11747, USA
Sent via email to: hmahon@nelsonpope.com

Re: DEC Freshwater Wetlands Jurisdictional Determination for the requested area mapped below in this letter, Suffolk County

Dear Hope Mahon,

Based on the area identified in your request, the New York State Department of Environmental Conservation (DEC) has determined that there are no DEC regulated freshwater wetlands and/or adjacent areas in the area identified in the map presented below. Therefore, in accordance with Article 24 of the Environmental Conservation Law (ECL) and 6 NYCRR Part 663, no freshwater wetlands permit is required. Pursuant to ECL section 24-0703, this letter shall remain valid for a period of five years from the date it is issued (through 02/21/2031).

Please note that this determination pertains only to state-regulated, freshwater wetlands and regulated adjacent areas. DEC also regulates protected streams, tidal wetlands, coastal erosion hazard areas, and other important environmental resources. Work affecting those areas may also require DEC permits. More information on other DEC permit programs is available online at https://dec.ny.gov/regulatory/permits-licenses/environmental-permits.

In addition, please note that this letter does not relieve you of the responsibility of obtaining any other necessary permits or approvals from other local, state, or federal agencies.

If you have questions regarding this determination, please email FWWjurisdiction@dec.ny.gov.

Vandenhill Pkwy
Colin Dr
Randolph Dr
Patel Ct
Gerwin Ct
Firelight Ct
Caroline Dr
Jordan Ct
NB Service Rd

APPENDIX E
DIX HILLS WATER DISTRICT NEWSLETTER
SPRING 2025

Dix Hills Water District
Water News

A Newsletter Concerning Our Water Supply — Spring 2025

Edmund J. Smyth, Supervisor
Dr. Dave Bennardo, Councilman
Salvatore Ferro, Councilman
Brooke A. Lupinacci, Councilwoman
Theresa Mari, Councilwoman

In this issue:

DISTRICT CONTINUES INFRASTRUCTURE IMPROVEMENTS

WATER METER REPLACEMENT PROGRAM

WATER CONTAMINANT - CONCERNED WITH LEAD IN DRINKING WATER?

WATER CONSERVATION PROGRAM UPDATE

DIX HILLS WATER DISTRICT BY THE NUMBERS

EMERGENCY NOTIFICATION SYSTEM

WATER QUALITY REPORT

MANDATORY IRRIGATION RESTRICTIONS

683 Caledonia Road
Dix Hills, New York 11746
Phone: 631.421.1812
Fax: 631.421.2222
email: dhwd@huntingtonny.gov

"Celebrating our 72nd Year of Providing Water to Dix Hills"

http://huntingtonny.gov/DHWD

DISTRICT CONTINUES INFRASTRUCTURE IMPROVEMENTS

Every year the Water District evaluates the condition of its water supply and treatment facilities to determine what rehabilitation, expansion or improvements are necessary to ensure that our water supply and treatment system are reliable. The District is currently working on three major Capital Improvement projects.

This spring, the District will complete construction for the rehabilitation of Plant No. 3 located on the Long Island Expressway North Service Road and Carlls Straight Path. The project includes the rehabilitation and modernization of the existing mechanical and electrical equipment at the site, as well as an emergency power generator.

The second major project includes providing wellhead treatment for the removal of the emerging contaminant, 1,4-Dioxane and perchlorate at Plant No. 5 - Vanderbilt Parkway.

The District recently received approval to construct from the Suffolk County Department of Health Services for the treatment system at Plant No. 5. Construction should start this summer with the system ready for operation approximately two years later. The treatment system will utilize an Advanced Oxidation Process (AOP) that uses Ultraviolet light (UV) reactors with the addition of small amounts of hydrogen peroxide as an oxidizer to destroy the 1,4-Dioxane. AOP will be followed by Granular Activated Carbon (GAC) filtration for the removal of hydrogen peroxide and volatile organic compounds (VOCs) and ion exchange resin filtration for the removal of perchlorate from the water before sending the water out to the distribution system.

The District has received a grant in the amount of up to $3.0 million from New York State to assist with the financing of the AOP treatment at Plant No. 5. The Town/District has also retained legal counsel to take legal action against the manufacturers of 1,4-Dioxane to recover the cost of constructing and operating the proposed 1,4-Dioxane treatment systems.

The District is also proud to announce that it was awarded a New York State Infrastructure Improvement Grant of $3.0 million for the construction of another AOP Treatment System at Plant No. 8 on Ryder Avenue. This system will remove the 1,4-Dioxane that has been detected in Well No. 8. Design for this project has commenced with construction to occur in 2026.

WATER METER REPLACEMENT PROGRAM

The District is proud to announce the implementation of a water meter replacement program with approximately 2,500 water meters replaced to date. These new water meters use Advanced Metering Infrastructure (AMI) technology that works with the new smart meters to allow for real-time monitoring of water usage which in turn will provide customers with their real-time water consumption. This technology will allow the District to respond quickly to large variations in water usage and determine the cause of the variation, whether the spike is caused by a leak or other problem.

The smart meters will remove the need for the District to send out meter readers, with the meters transmitting information directly to a central base. With the assistance of the new smart meters, the District can work more efficiently and customers will be able to stay well informed regarding their water usage.

WATER CONTAMINANT - CONCERNED WITH LEAD IN DRINKING WATER?

There have been many articles written across the country discussing the potential of lead being in our drinking water. The Dix Hills Water District takes this issue very seriously and is taking steps to ensure the lowest possible exposure to lead from drinking water. Studies shown that lead from many sources in the environment can cause health related issues. Sources of lead can include gasoline, paint chips, soil and our drinking water.

The Dix Hills Water District routinely tests our supply wells and have determined that they do not contain lead. However, it is possible for lead to enter the water from interior plumbing lines and fixtures in your home or the service line between the water main in the street to your home. Lead materials were used prior to the 1950's for service line pipings. With most of the homes in Dix Hills having been built after 1950, the probability of lead service lines and lead materials is very low.

The Water District has been providing pH adjustment for water treatment for over 30 years to reduce the corrosivity of the water to lessen the potential for lead leaching into the water. For 35 years the District has conducted testing for lead at the tap to determine the effectiveness of the corrosion control treatment. The District is happy to report that they have complied with all Federal and State lead regulations.

The District is currently conducting an inventory to determine where, if any, lead water service lines may exist. We will also be preparing a lead service line replacement program over the next several years.

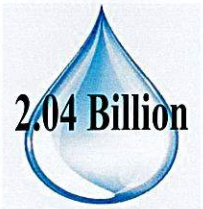
Should you know that your home has a lead service, please contact the District office at 631-421-1812 or via email at dhwd@huntingtonny.gov.

WATER CONSERVATION PROGRAM UPDATE

As required by the New York State Department of Environmental Conservation, the Dix Hills Water District has established a Water Conservation Plan that is established to ensure the efficient use of water throughout the District. Every year the District prepares a Water Conservation Annual Report that evaluates the effectiveness of the Conservation Plan from the previous year. The 2024 Plan stated that while water use remained constant from 2023, outdoor water use was down 16.18%. The report also calculated a 96% water use rate which indicates very low unaccounted-for-water rate. Any water use rate above 90% represents an effective operating system with a few leaks or other water loss areas.

The District continues to request that all residents follow the lawn irrigation restrictions as listed on page 4 of this newsletter. Reducing our overall water use will lessen the need for an additional supply well and place less of a strain on our existing supply well system.

DIX HILLS WATER DISTRICT BY THE NUMBERS



Gallons of water pumped by the District in 2024

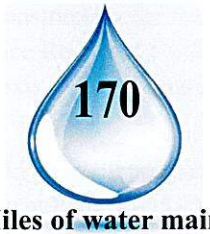
Gallons of water used per person per day

Number of residents within the District

Supply wells operated by the District

Water Quality tests per year conducted by District

Gallons for $1.00 cost of water



Miles of water mains maintained by District

Fire Hydrants maintained by District

HUNTINGTON ALERT

EMERGENCY NOTIFICATION SYSTEM

To improve communication in case of an emergency, the Dix Hills Water District, under the Town, has established Huntington Alert, a notification system that can deliver recorded warnings via telephone, e-mail, text or pager. The system can contact up to four telephone numbers until it reaches the designated party. The vendor the District/Town is using to implement this system is CODE RED. The Town uses a database that includes listed telephone numbers for residences and businesses in the Town and District. If you have an unlisted number, or if you prefer to be called at some alternate number such as your cell phone, go to: *huntingtonny.gov/alert*, and enter your contact information. You can also go to the homepage and click on the "Huntington Alert" button and follow the instructions on the next screen which will take you to the CODE RED site.

WATER QUALITY REPORT

Enclosed with this newsletter is the Dix Hills Water District's Annual Water Supply Report for 2024. This report presents the facts about the quality of our water supply and summarizes the water quality sampling test results taken throughout 2024.

The District is proud to report that our water meets or exceeds all Federal and State drinking water standards. Should you have any questions concerning this report, please contact the Water District at 631.421.1812 or via email at dhwd@huntingtonny.gov.

The **Dix Hills Water District** is a public water supply district service an area with a population of approximately **41,000** in the Dix Hills section of **Huntington, New York**. Their responsibility is to deliver high-quality drinking water to around 8,400 **homes and businesses** within the District.

Recently, the Town of Huntington authorities took several steps to ensure compliance with State Drinking Water Requirements:

1. **Additional Surcharge:** The Town has begun charging District consumers an **extra annual fee of $120** to support water enhancement projects. This surcharge aims to fund improvements related to water quality and safety.
2. **Wellhead Treatment Enhancements:** The Town authorized obtaining **$3 million** for constructing and implementing wellhead treatment enhancements at Plant No. 8. These improvements are crucial for maintaining water quality.
3. **Smart Water Meters:** The Town also approved bonding **$4.7 million** to purchase **smart water meters**. These meters keep a **90-day history of water usage**, allowing better monitoring and management of water resources.

The new surcharge is billed quarterly. The funds will be used to purchase water filtering systems and cover expenses related to removing pollutants such as **1,4-Dioxane, PFOS and PFOA** from the District's 17 supply wells. These pollutants have been a concern due to their potential health effects, including links to cancers and developmental damage. The District currently has four well sites with granular activated carbon (GAC) that can remove PFOS and PFOA from the drinking water to below the maximum contaminant level (MCL) of 10 ng/l. The District's drinking water meets all Federal and State requirements for PFOS and PFOA.

The stricter Federal limits on these contaminants in Long Island drinking water prompted these necessary actions. The Environmental Protection Agency (EPA) set maximum impurity levels for each substance, emphasizing the need for compliance in 2029.

Ensuring safe drinking water remains a priority and the Dix Hills Water District is taking steps to meet these standards and protect public health.

A Newsletter From:
Dix Hills Water District
683 Caledonia Road
Dix Hills, New York 11746

http://huntingtonny.gov/DHWD

Celebrating our 72nd Year of Providing Water to Dix Hills

Presort
Standard Mail
US POSTAGE & Fees
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Huntington St., NY
PERMIT NO. 150

T2 P1 762 **********AUTO**5-DIGIT 11721
CURRENT RESIDENT
683 Caledonia Rd
Dix Hills NY 11746-5116

DIX HILLS WATER DISTRICT

MANDATORY IRRIGATION RESTRICTIONS

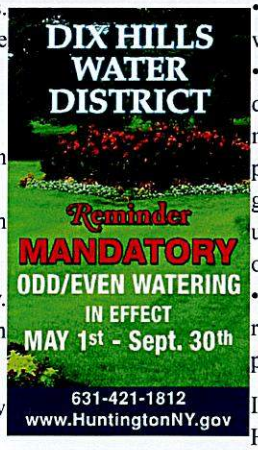
The District has established mandatory irrigation restrictions. These restrictions are designed to conserve water and to make sure there is an adequate supply in the event of an emergency.

The restrictions follow the following schedule:

- Houses with ODD numbered street addresses may irrigate on ODD numbered days only
- Houses with EVEN numbered street addresses may irrigate on EVEN numbered days only

Warnings and fines may be imposed on those who fail to comply. Thank you for your cooperation! This mandatory restriction is in effect from **May 1st** through **September 30th**.

In addition to the ODD/EVEN restrictions, we ask that you follow some of these simple rules to help conserve water:



- Irrigate your grass with only approximately 1" of water per week. Over watering can actually damage your lawn.
- Install a rain or soil sensor for your irrigation system. Even during periods of rainfall, the District is still pumping 8 to 9 million gallons of water per day in the summer. Ideally, during periods of rainfall, the District should pump closer to 2 million gallons per day. Rain sensors can help reduce unnecessary water use and dramatically decrease the water pumped during periods of rainfall.
- Consider irrigation times to off-peak hours and reducing zone running times. Off peak hours are after 8:00 a.m. and before 11:00 p.m.

If everyone helps to conserve a small amount of water, the Dix Hills Water District will be able to supply a safe and reliable source of water for future generations.

SMART911 SAVES TIME AND SAVES LIVES

With Smart911, you can provide 9-1-1 call takers and first responders critical information you want them to know in any kind of emergency.

When you call 9-1-1, your Smart911 Safety Profile displays on the 9-1-1 screen and the 9-1-1 call takers can view your addresses, medical information, home information, description of pets and vehicles, and emergency contacts. You can provide as much or as little information as you like.

Smart911 is a national service meaning your Smart911 Safety Profile travels with you and is visible to any participating 9-1-1 center nationwide www.smart911.com.

Safety Profiles can include:

People living in your household
Pets, service animals, and livestock
Medications and medical equipment
Vehicle descriptions
Phone numbers associated with your family
Medical conditions and allergies
Property details, layout, and utility information
Emergency contacts

2024 drinking water quality report

DIX HILLS WATER DISTRICT

PUBLIC WATER SUPPLY IDENTIFICATION NO. 5103276

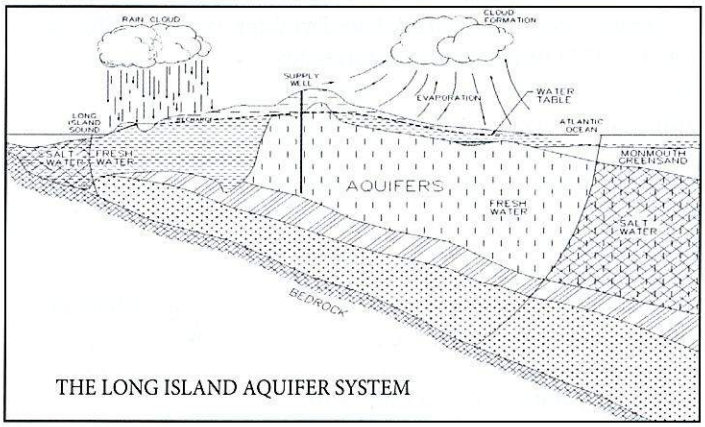
ANNUAL WATER SUPPLY REPORT **SPRING 2025**

Each year, to comply with Federal and State requirements, the Dix Hills Water District sends you an annual Water Quality Report, and as in past years, the 2024 Water Quality Report notes that we are in full compliance with all Federal, State and County water quality regulations. We want you to understand the efforts we make to continually improve the water treatment process and protect our water resources. The Huntington Town Board and the District employees are committed to ensuring that you and your family receive the highest quality water.

SOURCE OF OUR WATER

The source of water for the District is groundwater pumped from 16 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 water from these areas is treated by the District to remove any contaminants prior to the delivery of any water to the consumer.

The population served by the Dix Hills Water District during 2024 was 41,000. The total amount of water withdrawn from the aquifer in 2024 was 2.04 billion gallons, of which approximately 90.6 percent was billed directly to consumers. The remaining 9.4 percent is considered unaccounted for water due to leaks, fire fighting and water main flushing.



THE LONG ISLAND AQUIFER SYSTEM

WATER TREATMENT

The Dix Hills Water District provides treatment at all of its 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 the corrosive action between the water and water mains and in-house plumbing by the addition of sodium hydroxide. 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. Due to detectable levels of Volatile Organic Compounds (VOCs), PFOA and PFOS, granular activated carbon (GAC) filters have been installed at Plants No. 1, 5, 7 and 8. The District has obtained Health Department approval for the construction of an Advanced Oxidation Process (AOP) system and perchlorate treatment system at Well No. 5 to remove the emerging contaminant 1,4-Dioxane which was detected at notable levels and perchlorate which has been detected above the primary action level in Well No. 5. Well No. 5 has been removed from service since 2019 and will not be used as a water supply source until 2027, when the treatment system is expected to be completed. The Town is also proud to announce that it was recently notified that New York State awarded Dix Hills Water District a grant in the amount of $3.0 million for the construction of an AOP System at Well No. 8 on Ryder Avenue for the removal of notable levels of 1,4-Dioxane. Design of this facility is currently in progress.

WATER QUALITY

In accordance with State regulations, the Dix Hills Water District routinely monitors your drinking water for numerous parameters. We test your drinking water for coliform bacteria, turbidity, inorganic contaminants, lead and copper, nitrate, volatile organic contaminants, total trihalomethanes, synthetic organic contaminants and radiological contaminants. Over 170 separate parameters are tested for in each of our wells numerous times each year. The table presented on page 3 depicts which parameters or contaminants were detected in the water supply. 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.

CONTACTS FOR ADDITIONAL INFORMATION

We are pleased to report that our drinking water is safe and meets all Federal and State requirements with the exception of iron. If you have any questions about this report or the Dix Hills Water District, please contact Dennis Kropp of the Water District at (631) 421-1812 or the Suffolk County Department of Health Services at (631) 852-5810. We want our residents to be informed about our water system. Major issues concerning the Dix Hills Water District can be discussed at the regularly scheduled Huntington Town Board meetings. They are normally held once a month on a Tuesday at either 2:00 p.m. or 6:00 p.m. at Huntington Town Hall, 100 Main Street, Huntington. Please check with the Town Clerk's office or the Town's home page at http://huntingtonny.gov for exact times and dates of the meetings. Meetings can be viewed at Meetings On Demand as listed on the Town website.

The Dix Hills Water District routinely monitors for different parameters and possible contaminants in your drinking water as required by Federal and State laws. All drinking water, including bottled drinking water, may be reasonably expected to contain at least small amounts of some contaminants. It's important to remember that the presence of these contaminants does not necessarily pose a health risk. For more information on contamination and potential health risks, please contact the **USEPA Safe Drinking Water Hotline at 1-800-426-4791 or www.epa.gov/safewater.**

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, and people with HIV/AIDS or other immune system disorders, some elderly and infants can also 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 Cryptosporidum, Giardia, and other microbial pathogens are available from the Safe Drinking Water Hotline **(1-800-426-4791)**.

NEW YORK STATE MANDATORY HEALTH ADVISORY

Water from some of the wells within the Dix Hills Water District have a slightly elevated nitrate level. This level is well below the maximum contaminant level of 10.0 milligrams per liter (mg/l). *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 provider.*

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

In order to ensure that tap water is safe to drink, the State and EPA prescribe regulations that limit the amount of certain contaminants in water provided by public water systems. The State Health Department's and the FDA's regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

INFORMATION ON LEAD SERVICE LINE INVENTORY

The USEPA established a Lead and Copper Rule that required all public water suppliers to sample and test for lead and copper at the tap. The first testing was required in 1992 with the last round conducted in 2022. All results were excellent indicating that the Water Corp.'s corrosion control treatment program was effective in preventing the leaching of lead and copper from your home's plumbing into your drinking water. The next round of sampling will be performed in 2025.

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 Dix Hills 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 Dix Hills Water District, Supt., Dennis Kropp at (631) 421-1812. 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.

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 by visiting the Dix Hills Water District's main office at 683 Caledonia Road, Dix Hills, NY 11746. Please note that no lead water service lines have been identified to date within the Dix Hills Water District.

2024 DRINKING 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							
Copper	No	June/July 2022	0.0084 - 0.25 0.12[1]	mg/l	1.3	AL = 1.3	Corrosion of household plumbing systems; Erosion of natural deposits; leaching from wood preservatives
Lead	No	June/July 2022	ND - 17.1 1.7[1]	ug/l	0	AL = 15	Corrosion of household plumbing systems and service lines connecting building to water mains, erosion of natural deposits
Inorganic Contaminants							
Barium	No	04/01/24	ND - 0.089	mg/l	2	MCL = 2.0	Discharge of drilling wastes; Discharge from metal refineries; Erosion of natural deposits
Sodium	No	04/17/24	2.6 - 25.0	mg/l	n/a	No MCL[2]	Naturally occurring; Road salt; Water softeners; Animal waste
Chloride	No	04/01/24	3.5 - 42.5	mg/l	n/a	MCL = 250	Naturally occurring or indicative of road salt contamination
Sulfate	No	04/01/24	ND - 21.0	mg/l	n/a	MCL = 250	Naturally occurring
Iron	Yes	04/17/24	ND - 1000	ug/l	n/a	MCL = 300[3]	
Odor	No	05/02/24	ND - 1.0	Unit	n/a	MCL = 3	Organic or inorganic pollutants originating from municipal and industrial waste discharges; natural sources
Manganese	No	04/01/24	ND - 0.026	ug/l	n/a	MCL = 300	Naturally occurring; Indicative of landfill contamination.
Zinc	No	09/11/24	ND - 0.12	mg/l	n/a	MCL = 5	Naturally occurring; Mining waste
Nickel	No	05/01/24	0.0005 - 0.0077	mg/l	0.1	No MCL	Leaching from metals that are in contact with drinking-water, such as in pipes and fittings. Nickel is used principally in its metallic form, combined with other metals and non-metals as alloys
Nitrate as N	No	11/12/24	ND - 7.0	mg/l	10	MCL = 10	Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits
Volatile Organic Contaminants							
1,1,1-Trichloroethane	No	10/29/24	ND - 0.79	ug/l	n/a	MCL = 5	Discharge from metal degreasing sites and other factories
Trichloroethene	No	10/29/24	ND - 4.7	ug/l	0	MCL = 5	
Trichlorofluoromethane (Freon 11)	No	10/29/24	ND - 0.59	ug/l	n/a	MCL = 5	Used as refrigerant
1,1-Dichloroethene	No	10/29/24	ND - 1.2	ug/l	n/a	MCL = 5	Discharge from industrial chemical factories
1,2-Dichloropropane	No	10/29/24	ND - 1.2	ug/l	0	MCL = 5	
1,1,2-Trichlorotrifluoroethane	No	10/29/24	ND - 0.85	ug/l	n/a	MCL = 5	
cis-1,2-Dichloroethene	No	10/29/24	ND - 1.1	ug/l	n/a	MCL = 5	
Disinfection By-Products							
Chloroform	No	02/05/24	ND - 1.6	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
Dibromochloromethane	No	02/05/24	ND - 0.78	ug/l	n/a	MCL = 80	
Bromoform	No	02/05/24	ND - 0.51	ug/l	n/a	MCL = 80	
Total Trihalomethanes	No	02/05/24	ND - 0.7	ug/l	n/a	MCL = 80	
Haloacetic Acids	No	07/23/24	ND - 36.0	ug/l	n/a	MCL = 60	By-Product of drinking water chlorination
Radionuclides							
Gross Alpha	No	11/02/2023	1.15	pCi/L	0	MCL = 15	Erosion of natural deposits
Gross Beta	No	11/02/2023	0.935	pCi/L	0	MCL = 50[4]	Decay of natural deposits and man-made emissions
Combined Radium 226 & 228	No	11/02/2023	0.446	pCi/L	0	MCL = 5	Erosion of natural deposits.
Total Uranium	No	11/02/2023	0.575	ug/l	0	MCL = 30	
Physical Characteristics							
Total Hardness	No	04/01/24	1.9 - 57.8	mg/l	n/a	No MCL	Naturally occurring
Calcium Hardness	No	04/01/24	1.1 - 30.5	mg/l	n/a	No MCL	
Alkalinity, Total	No	04/01/24	5.1 - 12.0	mg/l	n/a	No MCL	
Specific Conductivity	No	04/01/24	24.8 - 208.0	umhos/cm	n/a	No MCL	

2024 DRINKING WATER QUALITY REPORT - TABLE OF DETECTED PARAMETERS (cont'd.)

Contaminants	Violation (Yes/No)	Date of Sample	Level Detected (Maximum Range)	Unit Measurement	MCLG or Health Advisory Level [8][9]	Regulatory Limit (MCL or AL)	Likely Source of Contaminant
Disinfectant`							
Chlorine Residual	No	Continuous	0.6 - 1.53	mg/l	n/a	MRDL = 4.0	Measure of disinfectant
UCMR3							
Chlorate	No	03/28/24	19.2 - 197.0	ug/l	n/a	No MCL	Disinfection By-Products
Synthetic Organic Contaminants (SOCs)							
1,4-Dioxane	No	10/29/24	ND - 1.1[5]	ug/l	n/a	MCL= 1.0[6]	Released into the environment from commercial and industrial sources and is associated with inactive and hazardous waste sites[7]
Perfluorooctanoic Acid (PFOA)	No	11/12/24	ND - 8.58	ng/l	n/a	MCL = 10[8][9]	Released into the environment from widespread use in commercial and industrial applications[10]
Perfluorooctanesulfonic Acid (PFOS)	No	10/30/24	ND - 6.8	ng/l	n/a	MCL = 10.0[8][9]	
Unregulated Perfluoroalkyl Substances[10][11]							
Perfluoroheptanoic Acid (PFHpA)	No	04/01/24	ND - 3.5	ng/l	n/a	MCL = 50,000	Released into the environment from widespread use in commercial and industrial applications
Perfluorohexanesulfonic Acid (PFHxS)	No	04/01/24	ND - 3.8	ng/l	n/a	MCL = 50,000	
Perfluorobutanesulfonic Acid (PFBS)	No	10/30/24	ND - 6.5	ng/l	2,000	MCL = 50,000	
Perfluorohexanoic Acid (PFHxA)	No	10/30/24	ND - 25.3	ng/l	n/a	MCL = 50,000	
Perfluoropentanoic Acid (PFPeA)	No	04/01/24	ND - 26.0	ng/l	n/a	MCL = 50,000	
Perfluorobutanoic Acid (PFBA)	No	04/01/24	ND - 9.0	ng/l	n/a	MCL = 50,000	
6:2 FTS	No	07/29/24	ND - 3.1	ng/l	n/a	MCL = 50,000	
Bacteriologicals							
Total Coliform	No[12]	04/11/24	1 positive sample of 480 samples	Positive or Negative	n/a	MCL = More than 5% per month	Commonly found in the environment

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 of safety.

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 (ng/L) - Corresponds to one part of liquid in one trillion parts of liquid.(Parts per trillion-ppt).

Micromhos (umhos/cm) - The unit of measurement for conductivity.

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

pCi/L - pico Curies per Liter is a measure of radioactivity in water.

[1] - During 2022, the District collected 33 samples for lead and copper. The 90% level is presented in the table as the maximum result. The next round of samples will occur in 2025.

[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 diets.

[3] - Iron is essential for maintaining good health. However, too much iron can cause adverse health effects. Drinking water with very large amounts of iron can cause nausea, vomiting, diarrhea, constipation and stomach pain. These effects usually diminish once the elevated iron exposure is stopped. A small number of people have a condition called hemochromatosis, in which the body absorbs and stores too much iron. People with hemochromatosis may be at greater risk for health effects resulting from too much iron in the body (sometimes called "iron overload") and should be aware of their overall iron intake. The New York State standard for iron in drinking water is 0.3 milligrams per liter, and is based on iron's effects on the taste, odor and color of the water. The maximum iron level detected was from Well No. 10-1 on April 17, 2024. Follow-up sampling later in the year showed iron levels below 1.0 mg/l. The District treats the water from Well No. 10-1 with a sequestering agent that keeps the iron in suspension and prevents it from settling out in water mains and laundry. Iron sequestering is effective for iron levels up to 1.0 mg/l. The District will continue to monitor for iron. Should levels consistently be above 1.0 mg/l, the District will consider other treatment options. If Iron and Manganese are present, the total concentration of both should not exceed 500 ug/l. Higher levels may be allowed by the state when justified by the supplier of water.

[4] - The State considers 50 pCi/l to be the level of concern for beta particles.

[5] - Well No. 8-1 had one treated 1,4-Dioxane detection above the MCL at 1.1 ug/l. Well No. 8-1 was immediately shut down and remains out of service

[6] - 1,4-Dioxane -The New York State (NYS) established an MCL for 1,4 dioxane at 1 part per billion(ppb) effective August 26, 2020.

[7] - 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.

[8] - The US Environmental Protection Agency (EPA) has established a life time 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.

[9] - 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 at airfields. Many of these uses have been phased out by its primary U.S. manufacturer; however, there are still some ongoing uses.

[10] - 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 available.

[11] - All Perfluoroalkyl substances, besides PFOA and PFOS, are considered Unspecified Organic Contaminants (UOC) which have an MCL = 50,000 ng/l.

[12] - Total coliform bacteria was detected in 1 out of 480 routine compliance samples collected within our distribution system throughout 2024. Coliforms are bacteria that are naturally present in the environment and are used as an indicator that other potentially harmful bacteria may be present. All resamples were negative for bacteria.

SOURCE WATER ASSESSMENT

The NYSDOH, with assistance from the local health department, 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 source water assessment includes a susceptibility rating based on the risk posed by each potential source of contamination and how rapidly contaminants can move through the subsurface to the wells. The susceptibility of a water supply well to contamination is dependent upon both the presence of potential sources of contamination within the well's contributing area and the likelihood that the contaminant can travel through the environment to reach the well. 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 (if any). The source water assessments provide resource managers with additional information for protecting source waters into the future.

Drinking water is derived from 17 wells. The source water assessment has rated most of the wells as having a high susceptibility to industrial solvents and nitrates, and some wells having a high susceptibility to pesticides. The susceptibility to nitrates is due primarily to unsewered residential and institutional land-use, and related activities in the assessment area. The susceptibility to industrial solvents is primarily due to point sources of contamination related to transportation routes and commercial/industrial activities. The high susceptibility to pesticides is due primarily to agricultural land use practices in the assessment area. A copy of the assessment, including a map of the assessment area, can be obtained by contacting the Water District.

Copies of a Supplemental Data Package, which includes the water quality data for each of our supply wells utilized during 2024, are available at the Dix Hills Water District office located at 683 Caledonia Road in Dix Hills, New York and at the Half Hollow Hills Public Library or on our website at https://www.huntingtonny.gov/DHWD.

All of us at Dix Hills Water District work around the clock to provide top quality water to every tap throughout the community. We ask that all our customers help us protect our water resources, which are the heart of our community, our way of life, and our children's futures.

The Dix Hills Water District conducts over 10,000 water quality tests throughout the year, testing for over 170 different contaminants. The parameters listed below have been undetected in our water supply:

Antimony	Aldicarb sulfoxide	1,2,4-Trimethylbenzene
Apparent Color	Aldrin	1,2-Dichlorobenzene
Arsenic	Atrazine	1,2-Dichloroethane
Beryllium	Benzo(a)pyrene	1,3,5-Trimethylbenzene
Cadmium	bis(2-Ethylhexyl)adipate	1,3-Dichlorobenzene
Chromium	bis(2-Ethylhexyl)phthalate	1,3-Dichloropropane
Cyanide	Butachlor	1,4-Dichlorobenzene
Fluoride	Carbaryl	2,2-Dichloropropane
MBAS, Calculated as LAS	Carbofuran	2-Chlorotoluene
Mercury	Chlordane (Technical)	4-Chlorotoluene
Nitrite as N	Dalapon	Benzene
Nitrogen, Ammonia	Dicamba	Bromobenzene
Perchlorate	Dieldrin	Bromochloromethane
Selenium	Dinoseb	Bromomethane
Silver	Diquat	Carbon tetrachloride
Thallium	Endothall	Chlorobenzene
11Cl-PF3OUdS (F53B Major)	Endrin	Chlorodifluoromethane
ADONA	Glyphosate	Chloroethane
4:2FTS	Heptachlor	Chloromethane
8:2FTS	Heptachlor epoxide	cis-1,3-Dichloropropene
9Cl-PF3ONS (F53B Minor)	Hexachlorobenzene	Dibromomethane
HFPO-DA	Hexachlorocyclopentadiene	Dichlorodifluoromethane
NEtFOSAA	Methomyl	Ethylbenzene
NMeFOSAA	Methoxychlor	Hexachloro-1,3-butadiene
NFDHA	Metolachlor	Isopropylbenzene (Cumene)
PFEESA	Metribuzin	m&p-Xylene
PFMPA	Oxamyl	Methylene Chloride
PFMBA	PCB Screen	Methyl-tert-butyl ether
Perfluorodecanoic acid	Pentachlorophenol	n-Butylbenzene
Perfluorododecanoic acid	Picloram	n-Propylbenzene
Perfluoroheptanesulfonic acid	Propachlor	o-Xylene
Perfluorononanoic acid	Simazine	sec-Butylbenzene
Perfluoropentanesulfonic acid	Toxaphene	Styrene
Perfluorotetradecanoic Acid	Bromodichloromethane	tert-Butylbenzene
Perfluorotridecanoic Acid	1,1,1,2-Tetrachloroethane	Tetrachloroethene
Perfluoroundecanoic acid	1,1,2,2-Tetrachloroethane	Toluene
2,4,5-TP (Silvex)	1,1,2-Trichloroethane	trans-1,2-Dichloroethene
2,4-D	1,1-Dichloroethane	trans-1,3-Dichloropropene
3-Hydroxycarbofuran	1,1-Dichloropropene	Vinyl chloride
Alachlor	1,2,3-Trichlorobenzene	E.coli
Aldicarb	1,2,3-Trichloropropane	gamma-BHC (Lindane)
Aldicarb sulfone	1,2,4-Trichlorobenzene	p-Isopropyltoluene

COST OF WATER

The District utilizes a unit price billing schedule with the consumers being billed at rates listed below effective January 1, 2025:

Water Consumed	Charges
0 to 10,000	
10,001 to 50,000	$1.60/thousand gallons
50,001 to 100,000	$1.90/thousand gallons
100,001 to 150,000	$2.40/thousand gallons
150,001 to 200,000	$2.75/thousand gallons
Over 200,000	$2.95/thousand gallons

Minimum Quarterly Charges are:

Size of Meter	Gallons Included	Quarterly Minimum
5/8"	10,000	$16.00
3/4"	12,000	$20.00
1"	23,000	$40.00
1-1/2"	45,000	$75.00
2"	78,000	$160.00
3"	132,000	$250.00
4"	179,000	$375.00
6"	241,000	$550.00
8"	320,000	$785.00

WATER CONSERVATION MEASURES

In 2024 the Dix Hills Water District continued to implement a water conservation program in order to minimize any unnecessary water use. The District pumped approximately 1 percent less water in 2024 than in 2023.

From May 1st through September 30th, the District has established mandatory irrigation restrictions following the ODD and EVEN day of the month / ODD and EVEN house addresses schedule. Failure to comply with the lawn watering restrictions may result in fines. The District wishes to inform all of its residents that water conservation is in everyone's best interest.

NOTICE OF VIOLATION

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 month of September 2024, we did not complete all monitoring for pH and chlorine and, therefore, cannot be sure of the quality of your drinking water during that time.

After an initial positive total coliform bacteria results in the distribution system on June 3, 2024, we did not monitor or test for total coliform bacteria in the distribution system or raw wells within 24 hours and, therefore, cannot be sure of the quality of your drinking water during that time. Although samples were not taken within the required 24 hours due to a communication error, samples were taken as soon as we were notified that we received a positive total coliform bacteria result.

What should I do?

There is nothing you need to do at this time.

What does this mean?

This is no an immediate risk. If it had been, you would have been notified immediately.

What is being done?

pH and chlorine samples will be collected in 2025.

Procedures have been put in place to ensure that total coliform bacteria retesting is completed within a 24-hour timeframe and that this doesn't occur again.

For more information, please contact Dennis Kropp at (631) 421-1812, 683 Caledonia Road, Dix Hills, New York, 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 the Dix Hills Water District.
State Water System ID#: 5103276

APPENDIX F
SONIR COMPUTER MODEL-RELATED DOCUMENTS

Nelson Pope Voorhis

APPENDIX F-1
SONIR MODEL USERS GUIDE

Nelson Pope Voorhis, May 2026

NPV

SONIR MODEL USER'S GUIDE

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

Jill Estates 12-Lot Residential Subdivision
Dix Hills, Town of Huntington, Suffolk County, New York

May 5, 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 (NP&V) 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 NP&V to account for updated references and data in keeping with industry standards and environmental changes. NP&V 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 are utilized to determine 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.

Over the past several years, information has become available from the Long Island Nitrogen Action Plan (LINAP), which is useful for 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 A** 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 is New York, LaGuardia Airport, which is listed as 45.3 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:

Location	Soil Type	Vegetation	ET (in)	ET (%)
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 25.1 inches per year, based on the soils and land cover associated with Mineola, 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. Golf courses receive more irrigation.

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.

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.

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. For single family homes, the household population is based on US Census data for the Halesite, New York Census Designated Place (CDP), which is 2.42 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 be 10 pounds per capita per year **(Hughes and Porter, 1983; p. 8).** This value is also consistent with LINAP assumptions.

[1] Halesite CDP, New York - Census Bureau Profile. Halesite, New York was the nearest CDP to the subject properties.

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 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.

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 forms 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.

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.

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

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 included as 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 reflects LINAP information. 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. 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% had been applied to precipitation nitrogen as based on Hughes and Porter) **(1983; p. 10)**."

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 permitted 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 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

[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."

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 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."

More recent analysis s 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* – 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 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.

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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, 70 Maxess Road, Melville, New York 11747.

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)

	Approach
On-Site Wastewater Systems (Non-Residential)	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**

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

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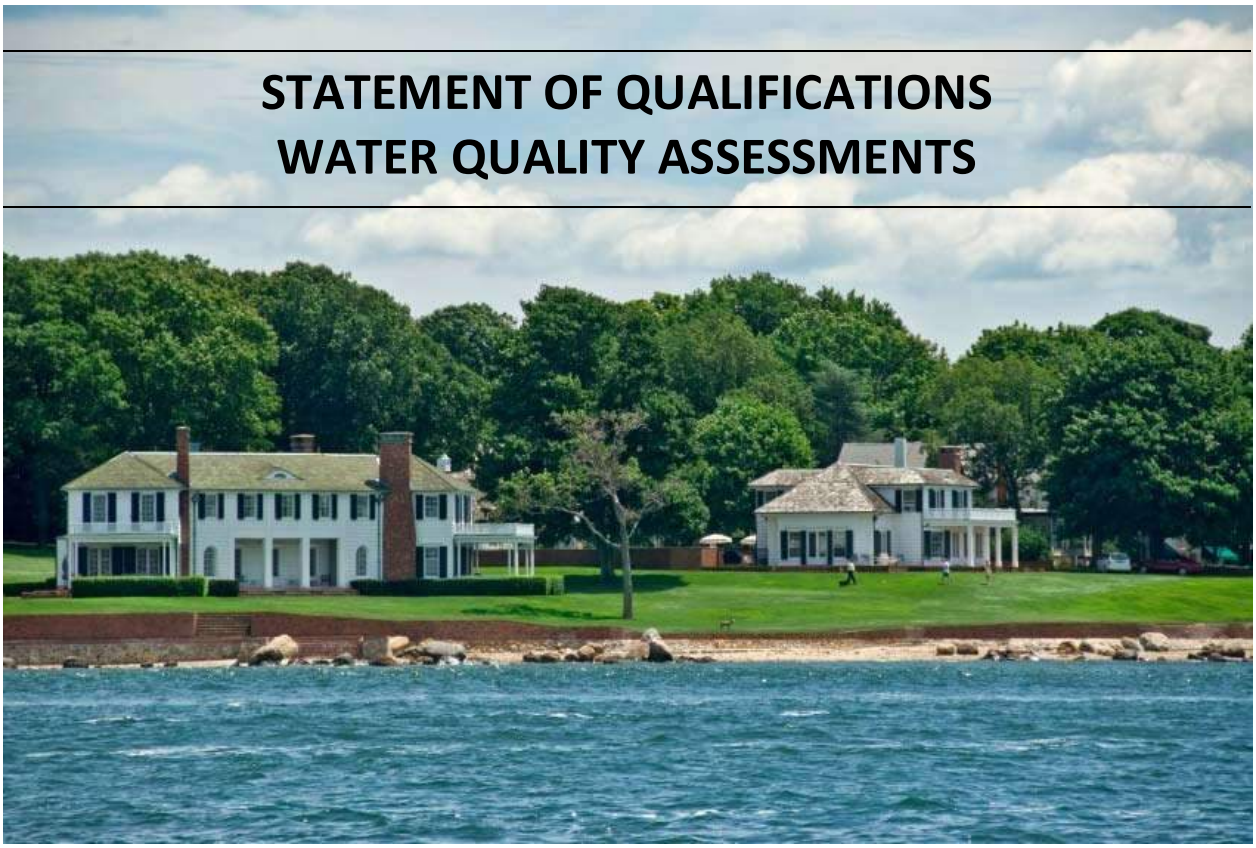
ATTACHMENT C

NPV QUALIFICATIONS STATEMENT

STATEMENT OF QUALIFICATIONS
WATER QUALITY ASSESSMENTS



NELSON POPE VOORHIS

environmental • land use • planning

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August 2024

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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 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.

- **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.

The primary focus of the firm is to provide quality planning 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 Water Quality Assessments. We have served as a primary planner to many municipalities and have established a solid track-record of completed projects and local government references throughout Long Island.

NPV has the capabilities to provide the following services:

ENVIRONMENTAL AND WETLAND ASSESSMENT

ENVIRONMENTAL ANALYSIS
NYS SEQRA/NYC CEQR Administration
NEPA Analysis/Documentation
EIS/EAF Preparation
GEIS & Regional Impact Analysis
Noise Monitoring & Assessment
Air Impact Analysis
Visual Assessment

STORMWATER MANAGEMENT
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

ECOLOGY & WETLANDS
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

COASTAL & WATERFRONT MANAGEMENT
Waterfront Management Plans
Waterfront Certifications
Coastal Erosion Hazard Area
FEMA Compliance
Shoreline Restoration Planning
Ecological Landscape Design

COMMUNITY AND LAND PLANNING

PLANNING
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

ECONOMIC
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

PHASE I/II ESA AND REMEDIATION

ENVIRONMENTAL AUDITS
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

Watershed Management

Water quality protection through proper land use management. What is applied to the land determines water quality through direct stormwater runoff and groundwater outflow. Inventory of watershed conditions, identification of best management practices (BMP's) and implementation are the critical analyses used by NPV in creating sound and innovative Watershed Management Plans to New York State Department of State (DOS) and other recognized specifications.

Groundwater & Water Quality Studies

Monitoring of surface and groundwaters for migration and contaminant control. NPV routinely conducts groundwater assessments to determine migration patterns and contaminant levels. Surface water quality monitoring is critical to fingerprint pollutant types to link to sources in order to monitor development pollution controls. Our expertise in these areas is a mainstay of our business.

KEY PERSONNEL

All NPV professionals are available to assist on an as-needed basis. Charles J. Voorhis, CEP, AICP 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 Environmental Site Assessments initiatives are noted as follows:

Personnel	Qualifications, Project Role
Charles J. Voorhis, CEP, AICP Managing Partner	Project Coordinator
Eric Arnesen, PG Licensed Professional Geologist	Site Inspections, Groundwater monitoring well installation, Environmental Testing
Beth Cartwright Environmental Engineer/GIS Specialist	Graphics/Map Design

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 partners. 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.

Charles Voorhis, CEP, AICP is Managing Partner 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.

Eric C. Arnesen, PG is a Project Manager/Hydrogeologist of the Phase I/II Assessments & Remediation Division of NPV. He has an M.S. in Hydrogeology from SUNY, Stony Brook, and a B.S. in Geology from SUNY Cortland, and has taken OSHA 40 Hour HAZWOPER and 8-hour refresher courses as well as training courses in GPR operation. He has over 30 years of experience in the environmental impact assessment and characterization of hydrogeologic systems on Long Island and is also a Licensed Professional Geologist in NYS. Mr. Arnesen routinely conducts Phase I/II Environmental Site Assessments, prepares remedial action plans, provides oversight of remedial action activities and actively oversees field staff and personnel. Mr. Arnesen is responsible for providing technical and professional expertise for groundwater, surface water, soil and solid waste issues and all aspects of Water Quality Assessment report preparation. Mr. Arnesen also is responsible for providing assistance to Steven McGinn for supervision of staff and subcontractor operations during Phase II ESA field sampling.

Beth Cartwright is an Environmental Engineer/GIS Specialist with NPV since 2001 and has over 33 years of professional environmental consulting experience. She holds a M.S and B.S. degree in Civil Engineering from the University of Texas and has taken several USGS groundwater modeling courses during her employment there in 1988-1995. Ms. Cartwright specializes in spatial analysis, environmental modeling and mapping using GIS, as well as database analysis and management. Ms. Cartwright utilizes Spatial Analyst to delineate watershed boundaries using USGS Digital Elevation Models which are then refined utilizing local information from fieldwork and site-specific information. Ms. Cartwright provides spatial analysis and mapping expertise and can provide integration with GIS data sources to produce quality graphics, mapping and data synthesis needed for preparation of Water Quality Assessment reports.

Resumes along with copies of licenses/certifications can be provided upon request.

RELEVANT EXPERIENCE

Sag Harbor Water Quality Improvement Project Plan (WQIPP)

NPV was hired by the Village of Sag Harbor to develop a Water Quality Improvement Project Plan (WQIPP) to identify and rank water quality improvement projects within the Village of Sag Harbor. The plan assessed the local land use, water resource conditions, watershed priority areas and developed water quality improvement projects within the Village of Sag Harbor for which Community Preservation Fund (CPF) funding was sought. NPV the provided locations, feasibility, and cost estimates of potential projects to address non-point stormwater source abatements and reduction of stormwater with the use of green infrastructure improvements within the Village of Sag Harbor. The projects were then subsequently ranked by the cost per pound of Nitrogen removed for each project after modeling each project for effectiveness.

The Towns of East Hampton and Southampton awarded CPF grants in 2019 for the highest ranked projects, and N&P/NPV are currently preparing construction plans for various green infrastructure projects that will have significant benefits in reducing pollutant load to Sag Harbor. Project effectiveness will be evaluated with monitoring equipment to determine pollutant load reductions made by the green infrastructure systems and benefits to the receiving waterbody.

Sag Harbor Environmental Planner

NPV has served as the Village of Sag Harbor's planner and environmental consultant since 2016. In this role, NPV routinely reviews and tracks site plan and subdivision applications for the Village Planning Board; attends public meetings to present and answer questions and provides SEQRA review and administration. For wetlands applications, NPV delineates wetlands, reviews applications and provides feedback to applicants and the Village Harbor Committee, and prepares permits. In addition, NPV conducts Coastal Consistency reviews and prepares Recommendations for consideration by the Harbor Committee for consistency with the policies of the Village's adopted Local Waterfront Revitalization Program (LWRP).

NPV has completed a number of long range planning efforts on behalf of the Village.

NPV prepared the WQIPPP for the Village early in 2016 which identified multiple locations for implementation of Green Infrastructure throughout the Village. The WQIPP has been used as the basis for over a dozen grant funded implementation projects, for which NPV assisted in the grant applications. NPV and N+P have been responsible for design and implementation of rain gardens as well as public engagement and monitoring to demonstrate the long term benefits of Green Infrastructure.

NPV is working on the LWRP Update which will incorporate an updated Harbor Management Plan including the Harbor Management Charts which were prepared by NPV and adopted by the Village in the spring of 2020 along with amendments to Chapter 278 Waterways.

Village of Southampton Planner and Environmental Consultant

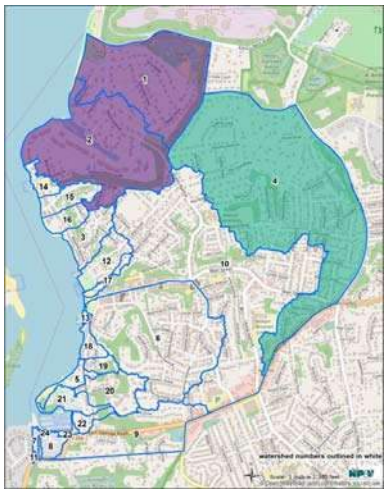
NPV has served as the Village Environmental and Planning Consultant for the Village of Southampton since 2006. In this role, NPV provides day to day consulting services for each of the Village boards including application review, coastal and wetland permit review, wetland delineation, and SEQRA review and administration. Day to review of applications includes plan review, coordination with applicants and involved departments/agencies, preparation of resolutions and permits, and presentation of project reviews and reports to the Village Boards. Our affiliated firm, Nelson + Pope serves as the Village Engineer.

Since 2006, NPV has also provided planning and environmental services in the completion of long-range plans and support for grant funding. These special projects have included a watershed management plan for Lake Agawam whose recommendations are being implemented, the build out analysis and SEQRA for an addendum to the Comprehensive Plan and zoning amendments for the historic downtown village business district, a parking utilization study which produced a guide to public parking brochure for visitors, a study to support a change in zoning to restrict offices on the ground floor in the business district, and several green infrastructure design projects.

Northport Sub Watershed Assessment

NPV was hired by the Village of Northport to assist the Village develop solutions for persistent flooding issues within the vicinity of Main Street and to address contributing areas and pollutant load to Northport Harbor. The Village approached the project in two phases, 1) conduct a sub-watershed assessment to identify the areas (or sub-watersheds) within the Village which contribute the most significant volumes of stormwater runoff and the greatest pollutant loads to the Northport Harbor, and

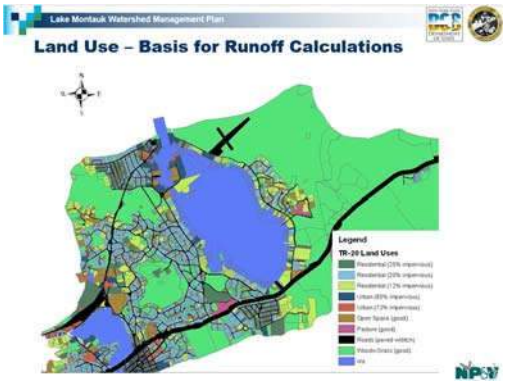
2) identify drainage improvement projects based on the results of the first phase. Potential drainage solutions were prioritized based effectiveness of both volume reduction and pollutant loads, availability of land and cost considerations. After careful consideration of the sub-watersheds, pollutant load modeling, and understanding of the watershed loads within the Village, NPV provided locations, feasibility, and cost estimates of potential projects to address non-point stormwater source abatements and reduction of stormwater with the use of green infrastructure improvements for water quality along with traditional stormwater infiltration practices. The projects were then subsequently ranked based on effectiveness of pollutant removal and stormwater volume controls.



Great Cove Watershed Management Plan

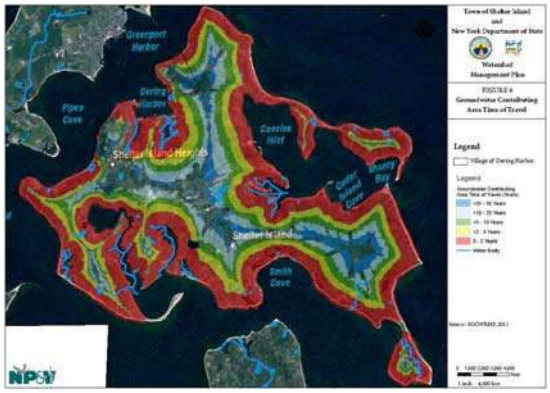
NPV prepared the Great Cove Watershed Management Plan for the Town of Islip (funded by the New York State Department of State). The study area includes the western half of the Town's frontage on the Great South Bay (16,000+ acres). The upland contributing drainage areas to Great Cove are comprised of industrial, commercial and higher population suburban areas constructed prior to 1970. Many areas within the watershed have high groundwater conditions, extensive impervious cover and drainage infrastructure and collection systems that discharge directly to Great Cove and the creeks tributary to it. The Management Plan focuses on improvement of water quality through the identification, control and reduction of non-point source pollution. The Management Plan focuses on improvement of water quality through the identification, control and reduction of non-point source pollution. Sixteen conceptual designs for drainage improvement projects within the watershed were prepared, of which three projects have been successfully implemented using grant funding. Conceptual designs and estimated construction costs were prepared for each location. Additionally, the project included a review of municipal operations and best management practices identified for salt storage, truck washing, roadway and stormwater system maintenance, and highway yard storage and drainage.

Lake Montauk Watershed Management Plan (WMP)



NPV completed the Lake Montauk Watershed Management Plan for the Town of East Hampton (funded by the New York State Department of State). NPV worked with the Town and CCE (who conducted surface water sampling and DNA analysis, as well as eel grass surveys and habitat assessments) to prepare a complete characterization of the Lake, gather input from the WMP advisory committee and furnish recommendations for watershed management. The upland contributing drainage areas to Lake Montauk are comprised of primarily residential uses with some commercial uses, marinas and yacht clubs located along or in immediate proximity to the waterfront. Many areas within the watershed have high groundwater conditions, poorly draining soils, and aged sanitary systems that impact the health of the Lake. The Management Plan focuses on improvement of water quality through the identification, control and reduction of non-point source pollution. Additionally, recommendations considered potential direct sanitary discharge to the Lake as evidence suggested contribution of coliform due to sanitary system failure. An implementation matrix that included sources of grant funding was prepared to aid in simple and rapid implementation of recommendations by the Town. The project was completed in July 2014.

Town of Shelter Island Watershed Management Plan



The Town of Shelter Island and Village of Dering Harbor retained NPV to prepare a watershed management plan for the entirety of the island. The plan was funded by a grant from the NYSDOS and developed according to NYSDOS guidelines for watershed management plans. This document characterizes the watershed's natural resources, identifies known impairments, inventories existing land uses and open space, provides a comprehensive stormwater infrastructure inventory, determines critical stormwater runoff areas, identifies gaps in existing local laws, programs and practices, recommends actions to prevent further degradation, as well as identifies an implementation strategy to restore the watershed. Recommendations considered non-point source pollution from runoff and sanitary systems, as well as methods for remediation of a phosphorus impaired pond. Development of the plan included public participation and outreach to the local community. The project was completed in July 2014.

Tuthills Creek Watershed Management Plan

NPV prepared a Watershed Management Plan for Tuthills Creek, a tributary to Patchogue Bay and the South Shore Estuary Reserve, located in the Town of Brookhaven, NY. The Watershed Management Plan was prepared to serve as a long-term strategy for the protection and restoration of water quality and ensure compatible land use and development in the Tuthills Creek watershed. The management plan characterized the waterbody and watershed, including an inventory of watershed features, demographic and population data; land use and land cover; water quality classifications; key aquatic habitats; and an assessment of pollutant loads. The Plan prioritized subwatersheds by pollutant load, assessed local laws, programs, and practices affecting water quality, identified management practices, approaches and strategies for watershed protection and restoration, identified potential water quality improvement projects and provided an implementation strategy and schedule.

ATTACHMENT D

LINAP ASSUMPTIONS

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
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	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)

	Approach
On-Site Wastewater Systems (Non-Residential)	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 RESULTS, EXISTING CONDITIONS

Nelson Pope Voorhis, May 4, 2026

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

SHEET 1

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

NAME OF PROJECT **Jill Estates**

Proposed 12-Lot Subdivision **5/4/2026**

DATA INPUT FIELD

A	*Site Recharge Parameters*	*Value*	*Units*
1	Area of Site	20.51	acres
2	Precipitation Rate	49.84	inches
3	Acreage of Fertilized Landscaping	0.00	acres
4	Fraction of Land in above	0.000	fraction
5	Evapotranspiration from above	26.80	inches
6	Runoff from above	0.50	inches
7	Acreage of Unfertilized Landscaping	0.00	acres
8	Fraction of above	0.000	fraction
9	Evapotranspiration from above	26.80	inches
10	Runoff from above	0.50	inches
11	Acreage of Unvegetated/Dirt Roads	0.00	acres
12	Fraction of above	0.000	fraction
13	Evapotranspiration from above	8.04	inches
14	Runoff from above	1.05	inches
15	Acreage of Water/Ponds	0.00	acres
16	Fraction of Site in above	0.000	fraction
17	Evaporation from above	30.00	inches
18	Makeup Water (if applicable)	0.00	inches
19	Acreage of Natural	20.51	acres
20	Fraction of above	1.000	fraction
21	Evapotranspiration from above	26.80	inches
22	Runoff from above	0.50	inches
23	Acreage of Impervious/Paved/Bldgs	0.00	acres
24	Fraction of Land in above	0.000	fraction
25	Evapotrans. from above	4.98	inches
26	Runoff from Impervious	0.00	inches
23	Acreage of Other	0.00	acres
24	Fraction of Land in above	0.000	fraction
25	Evapotrans. from above	26.80	inches
26	Runoff from above	0.00	inches
27	Acreage of Land Irrigated	0.00	acres
28	Fraction of Land Irrigated	0.000	fraction
29	Irrigation Rate	24.00	inches
30	Number of Dwellings	0	units
31	Water Use per Dwelling	300	gal/day
32	Wastewater Design Flow	0	gal/day

B	*Nitrogen Budget Parameters*	*Value*	*Units*
1	Persons per Dwelling	2.42	persons
2	Nitrogen per Person per Year	10.0	lbs
3	a. Sanitary Nitrogen Leaching Rate	84%	percent
3	b. Treated Sanitary Nitrogen Leaching Rate	100%	percent
4	Fertilized Landscaping	0.00	acres
5	Fertilizer Application Rate (for above)	2.30	lbs/1000 sq ft
6	Fertilizer Nitrogen Leaching Rate (for above)	30%	percent
7	Fertilized Land (other, if applicable)	0.00	acres
8	Fertilizer Application Rate (for above)	0.00	lbs/1000 sq ft
9	Fertilizer Nitrogen Leaching Rate (for above)	0%	percent
10	Outdoor Cat Population	0.74	pets/dwelling
11	Cat Waste Nitrogen Load	3.22	lbs/pet/year
12	Outdoor Dog Population	1.40	pets/dwelling
13	Dog Waste Nitrogen Load	4.29	lbs/pet/year
14	Pet Waste Nitrogen Leaching Rate	25%	percent
15	Area of Land Irrigated	0.00	acres
16	Irrigation Rate	24.00	inches
17	Irrigation Nitrogen Leaching Rate	15%	percent
18	Atmospheric Nitrogen Application/Load	0.04	lbs/1000 sq ft
19	Atmos. N Leaching Rate (Natural/Wetlands)	25%	percent
20	Atmos. N Leaching Rate (Turf/Landscaped)	30%	percent
21	Atmos. N. Leaching Rate (Ag; Imperv; Other)	40%	percent
22	Nitrogen in Water Supply	5.82	mg/l
23	Nitrogen in Sanitary Flow	50.00	mg/l

C	*Comments*
1)	Please refer to user manual for data input instructions; updated per LINAP.
2)	Precipitation Rate Based on 20-Year annual avg precipitation for Centerport NY from the High Plains Regional Climate Center 2003 to 2023
3)	Nitrogen in Water Supply estimated from 2024 Annual Report of SCWA Distribution Area 5 and Area 6 which overlap at the subject properties

Total Acreage Check 20.51 100%

NPV

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

SHEET 2

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

Jill Estates

SITE RECHARGE COMPUTATIONS

A	*Fertilized Landscaping*	*Value*	*Units*
1	A = Fraction of Land in Cover Type	0.000	fraction
2	P = Precipitation Rate	49.84	inches
3	E = Evapotranspiration Rate	26.80	inches
4	Q = Runoff Rate	0.50	inches
5	R(a) = P - (E + Q)	22.54	inches
6	R(A) = R(a) x A	0.00	inches

B	*Unfertilized Landscaping*	*Value*	*Units*
1	A = Fraction of Land in Cover Type	0.000	fraction
2	P = Precipitation Rate	49.84	inches
3	E = Evapotranspiration Rate	26.80	inches
4	Q = Runoff Rate	0.50	inches
5	R(b) = P - (E + Q)	22.54	inches
6	R(B) = R(b) x A	0.00	inches

C	*Unvegetated/Dirt Roads*	*Value*	*Units*
1	A = Fraction of Land in Cover Type	0.000	fraction
2	P = Precipitation Rate	49.84	inches
3	E = Evapotranspiration Rate	8.04	inches
4	Q = Runoff Rate	1.05	inches
5	R(c) = P - (E + Q)	40.75	inches
6	R(C) = R(c) x A	0.00	inches

D	*Water/Ponds*		
1	A = Fraction of Site in Water	0.000	fraction
2	P = Precipitation Rate	49.84	inches
3	E = Evaporation Rate	30.00	inches
4	Q = Runoff Rate	0.00	inches
5	M = Makeup Water	0.00	inches
6	R(d) = {P - (E+Q)} - M	19.84	inches
7	R(D) = R(d) x A	0.00	inches

E	*Natural*		
1	A = Fraction of Land in Cover Type	1.000	fraction
2	P = Precipitation Rate	49.84	inches
3	E = Evapotranspiration Rate	26.80	inches
4	Q = Runoff Rate	0.50	inches
5	R(e) = P - (E + Q)	22.54	inches
6	R(E) = R(e) x A	22.54	inches

F	*Impervous/Paved/Roads*	*Value*	*Units*
1	A = Fraction of Land in Cover Type	0.000	fraction
2	P = Precipitation Rate	49.84	inches
3	E = Evapotranspiration Rate	4.98	inches
4	Q = Runoff Rate	0.00	inches
5	R(f) = P - (E + Q)	44.85	inches
6	R(F) = R(f) x A	0.00	inches

G	*Other*		
1	A = Fraction of Land in Cover Type	0.000	fraction
2	P = Precipitation Rate	49.84	inches
3	E = Evapotranspiration Rate	26.80	inches
4	Q = Runoff Rate	0.00	inches
5	R(g) = P - (E + Q)	23.04	inches
6	R(G) = R(g) x A	0.00	inches

H	*Irrigation Recharge*		
1	A = Fraction of Land Irrigated	0.000	fraction
2	I = Irrigation Rate	24.00	inches
3	E = Evaptranspiration Rate	21.40	inches
4	Q = Runoff Rate	0.00	inches
5	R(h) = I - (E + Q)	2.60	inches
6	R(H) = R(H) x A	0.00	inches

I	*Wastewater Recharge*		
1	WDF = Wastewater Design Flow	0	gal/day
2	WDF = Wastewater Design Flow	0	cu ft/yr
3	A = Area of Site	893,416	sq ft
4	R(j) = WDF/A	0.00	feet
5	R(I) = Wastewater Recharge	0.00	inches

J	*Runoff Recharge*		
1	Q(A) = Runoff from Landscaped	0.000	inches
2	Q(B) = Runoff from Unfertilized Landscaping	0.000	inches
3	Q(C) = Runoff from Unvegetated	0.000	inches
4	Q(E) = Runoff from Natural	0.498	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)	0.50	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) =	**23.04 inches**

NPV

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

SHEET 3

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

Jill Estates

SITE NITROGEN BUDGET

A	*Sanitary Nitrogen-Residential*	*Value*	*Units*
1	Number of Dwellings	0	units
2	Persons per Dwelling	2.42	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	84%	percent
8	N(S) = P x N x LR	0.00	lbs
9	N = loss/removed	0.00	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

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	50.00	mg/l
6	N = Nitrogen	0.00	lbs
7	LR = Leaching Rate	100%	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

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	50.00	mg/l
4	N(WW) = WDF x N	0	milligrams
5	N(WW) = Wastewater Nitrogen	0.00	lbs

E	*Fertilized Land (Fertilized Landscaping)*		
1	A = Area of Land Fertilized	0	sq ft
2	AR = Application Rate	2.30	lbs/1000 sf
3	N(T) = Nitrogen (total applied)	0.00	lbs
4	LR = Leaching Rate	30%	percent
5	N(F1) = A x AR x LR	0.00	lbs
6	N = loss/removed	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

G	*Atmospheric Nitrogen (existing condition)*		
1	Application Load	0.041	lbs/1000 sf
2	Area of Natural/Wetlands/1000 sf	893	1000 sf
3	Leaching Rate	25%	percent
4	Atmos. N Load-1 (natural/wetlands)	9.16	lbs/year
5	Area of turf/landscaped/1000 sf	0	1000 sf
6	Leaching Rate	30%	percent
7	Atmos. N Load-2 (golf/turf)	0.00	lbs/year
8	Area of Impervious/Agricult/1000 sf	0	1000 sf
9	Leaching Rate	40%	percent
10	Atmos. N Load-3 (ag; imperv; other)	0.00	lbs/year
11	N(at) = N Load 1 + 2 +3	9.16	lbs
12	N = loss/removed	27.47	lbs

H	*Irrigation Nitrogen*		
1	R = Irrigation Recharge (inches)	0.00	inches
2	R = Irrigation Rate (feet)	0.0000	feet
3	A = Area of Land Irrigated	1,045,440	sq ft
4	R(I) = R(irr) x A	0	cu ft
5	R(I) = Site Irrigation (liters)	0	liters
6	N = Nitrogen in Water Supply	5.82	mg/l
7	N(T) = Nitrogen (total applied)	0.00	lbs
8	LR = Leaching Rate	15%	percent
9	N(irr) = R(I) x N x LR	0	milligrams
10	N(irr) = Irrigation Nitrogen	0.00	lbs
11	N = loss/removed	0.00	lbs

Total Site Nitrogen		
N=	N(S) + N(P) + N(WW) + N(F1) + N(F2) + N(ppt) + N(irr)	
N=	**9.16**	lbs

NPV

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

NAME OF PROJECT **Jill Estates**

Proposed 12-Lot Subdivision

FINAL COMPUTATIONS

A	*Nitrogen in Recharge (concentr.)*	*Value*	*Units*
1	N = Total Nitrogen (lbs)	9.16	lbs
2	N = Total Nitrogen (milligrams)	4,157,509	milligrams
3	R(T) = Total Recharge (inches)	23.04	inches
4	R(T) = Total Recharge (feet)	1.92	feet
5	A = Area of Site	893,416	sq ft
6	R = R(T) x A	1,714,986	cu ft
7	R = Site Recharge Volume	48,568,395	liters
9	NR = N/R	0.09	mg/l

CONCENTRATION OF NITROGEN IN RECHARGE **0.09**

A	*Nitrogen in Recharge*	*Value*	*Units*
1	N = Total Nitrogen (lbs)	9.16	lbs
2	N = Total Nitrogen (milligrams)	4,157,509	milligrams
3	R(T) = Total Recharge (inches)	23.04	inches
4	R(T) = Total Recharge (feet)	1.92	feet
5	A = Area of Site	893,416	sq ft
6	R = R(T) x A	1,714,986	cu ft
7	R = Site Recharge Volume	48,568,395	liters
9	NR = N/R	0.09	mg/l

B	*Site Recharge Summary*	*Value*	*Units*
1	R(T) = Total Site Recharge	23.04	inches/yr
2	R = Site Recharge Volume	1,714,986	cu ft/yr
3	R = Site Recharge Volume	12,828,985	gal/yr
4	R = Site Recharge Volume	12.83	MG/yr

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)	0.00	0.00%
Fertilized Landscaping	0.00	0.00%
Dog Waste Nitrogen	0.00	0.00%
Cat Waste Nitrogen	0.00	0.00%
Atmospheric Nitrogen	9.16	100.00%
Irrigation Nitrogen	0.00	0.00%
Total Pounds Nitrogen	9.16	100.00%

APPENDIX F-3
SONIR RESULTS, PROPOSED CONDITIONS

Nelson Pope Voorhis, May 4, 2026

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

SHEET 1

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

NAME OF PROJECT **Jill Estates**

Proposed 12-Lot Residential Subdivision (with I/A OWTS) **5/4/2026**

DATA INPUT FIELD

A	*Site Recharge Parameters*	*Value*	*Units*
1	Area of Site	20.51	acres
2	Precipitation Rate	49.84	inches
3	Acreage of Fertilized Landscaping	5.48	acres
4	Fraction of Land in above	0.267	fraction
5	Evapotranspiration from above	26.80	inches
6	Runoff from above	0.50	inches
7	Acreage of Unfertilized Landscaping	0.00	acres
8	Fraction of above	0.000	fraction
9	Evapotranspiration from above	26.80	inches
10	Runoff from above	0.50	inches
11	Acreage of Unvegetated/Dirt Roads	0.00	acres
12	Fraction of above	0.000	fraction
13	Evapotranspiration from above	8.04	inches
14	Runoff from above	1.05	inches
15	Acreage of Water/Ponds	0.00	acres
16	Fraction of Site in above	0.000	fraction
17	Evaporation from above	30.00	inches
18	Makeup Water (if applicable)	0.00	inches
19	Acreage of Natural	12.86	acres
20	Fraction of above	0.627	fraction
21	Evapotranspiration from above	26.80	inches
22	Runoff from above	0.50	inches
23	Acreage of Impervious/Paved/Bldgs	2.17	acres
24	Fraction of Land in above	0.106	fraction
25	Evapotrans. from above	4.98	inches
26	Runoff from Impervious	0.00	inches
23	Acreage of Other	0.00	acres
24	Fraction of Land in above	0.000	fraction
25	Evapotrans. from above	26.80	inches
26	Runoff from above	0.00	inches
27	Acreage of Land Irrigated	5.48	acres
28	Fraction of Land Irrigated	0.267	fraction
29	Irrigation Rate	24.00	inches
30	Number of Dwellings	12	units
31	Water Use per Dwelling	300	gal/day
32	Wastewater Design Flow	3,600	gal/day

B	*Nitrogen Budget Parameters*	*Value*	*Units*
1	Persons per Dwelling	2.42	persons
2	Nitrogen per Person per Year	10.0	lbs
3	a. Sanitary Nitrogen Leaching Rate	84%	percent
3	b. Treated Sanitary Nitrogen Leaching Rate	100%	percent
4	Fertilized Landscaping	5.48	acres
5	Fertilizer Application Rate (for above)	2.30	lbs/1000 sq ft
6	Fertilizer Nitrogen Leaching Rate (for above)	30%	percent
7	Fertilized Land (other, if applicable)	0.00	acres
8	Fertilizer Application Rate (for above)	0.00	lbs/1000 sq ft
9	Fertilizer Nitrogen Leaching Rate (for above)	0%	percent
10	Outdoor Cat Population	0.74	pets/dwelling
11	Cat Waste Nitrogen Load	3.22	lbs/pet/year
12	Outdoor Dog Population	1.40	pets/dwelling
13	Dog Waste Nitrogen Load	4.29	lbs/pet/year
14	Pet Waste Nitrogen Leaching Rate	25%	percent
15	Area of Land Irrigated	5.48	acres
16	Irrigation Rate	24.00	inches
17	Irrigation Nitrogen Leaching Rate	15%	percent
18	Atmospheric Nitrogen Application/Load	0.04	lbs/1000 sq ft
19	Atmos. N Leaching Rate (Natural/Wetlands)	25%	percent
20	Atmos. N Leaching Rate (Turf/Landscaped)	30%	percent
21	Atmos. N. Leaching Rate (Ag; Imperv; Other)	40%	percent
22	Nitrogen in Water Supply	5.82	mg/l
23	Nitrogen in Sanitary Flow	19.00	mg/l

C	*Comments*
1)	Please refer to user manual for data input instructions; updated per LINAP.
2)	Precipitation Rate Based on 20-Year annual avg precipitation for Centerport NY from the High Plains Regional Climate Center 2003 to 2023
3)	Nitrogen in Water Supply estimated from 2024 Annual Report of SCWA Distribution Area 5 and Area 6 which overlap at the subject properties
4)	Nitrogen in Sanitary Flow based on Suffolk County DHS standards for I/A OWTS
	Total Acreage Check 20.51 100%

NPV

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

SHEET 2

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

Jill Estates

SITE RECHARGE COMPUTATIONS

A	*Fertilized Landscaping*	*Value*	*Units*
1	A = Fraction of Land in Cover Type	0.267	fraction
2	P = Precipitation Rate	49.84	inches
3	E = Evapotranspiration Rate	26.80	inches
4	Q = Runoff Rate	0.50	inches
5	R(a) = P - (E + Q)	22.54	inches
6	R(A) = R(a) x A	6.02	inches

B	*Unfertilized Landscaping*	*Value*	*Units*
1	A = Fraction of Land in Cover Type	0.000	fraction
2	P = Precipitation Rate	49.84	inches
3	E = Evapotranspiration Rate	26.80	inches
4	Q = Runoff Rate	0.50	inches
5	R(b) = P - (E + Q)	22.54	inches
6	R(B) = R(b) x A	0.00	inches

C	*Unvegetated/Dirt Roads*	*Value*	*Units*
1	A = Fraction of Land in Cover Type	0.000	fraction
2	P = Precipitation Rate	49.84	inches
3	E = Evapotranspiration Rate	8.04	inches
4	Q = Runoff Rate	1.05	inches
5	R(c) = P - (E + Q)	40.75	inches
6	R(C) = R(c) x A	0.00	inches

D	*Water/Ponds*		
1	A = Fraction of Site in Water	0.000	fraction
2	P = Precipitation Rate	49.84	inches
3	E = Evaporation Rate	30.00	inches
4	Q = Runoff Rate	0.00	inches
5	M = Makeup Water	0.00	inches
6	R(d) = {P - (E+Q)} - M	19.84	inches
7	R(D) = R(d) x A	0.00	inches

E	*Natural*		
1	A = Fraction of Land in Cover Type	0.627	fraction
2	P = Precipitation Rate	49.84	inches
3	E = Evapotranspiration Rate	26.80	inches
4	Q = Runoff Rate	0.50	inches
5	R(e) = P - (E + Q)	22.54	inches
6	R(E) = R(e) x A	14.13	inches

F	*Impervous/Paved/Roads*	*Value*	*Units*
1	A = Fraction of Land in Cover Type	0.106	fraction
2	P = Precipitation Rate	49.84	inches
3	E = Evapotranspiration Rate	4.98	inches
4	Q = Runoff Rate	0.00	inches
5	R(f) = P - (E + Q)	44.85	inches
6	R(F) = R(f) x A	4.75	inches

G	*Other*		
1	A = Fraction of Land in Cover Type	0.000	fraction
2	P = Precipitation Rate	49.84	inches
3	E = Evapotranspiration Rate	26.80	inches
4	Q = Runoff Rate	0.00	inches
5	R(g) = P - (E + Q)	23.04	inches
6	R(G) = R(g) x A	0.00	inches

H	*Irrigation Recharge*		
1	A = Fraction of Land Irrigated	0.267	fraction
2	I = Irrigation Rate	24.00	inches
3	E = Evaptranspiration Rate	21.40	inches
4	Q = Runoff Rate	0.00	inches
5	R(h) = I - (E + Q)	2.60	inches
6	R(H) = R(H) x A	0.69	inches

I	*Wastewater Recharge*		
1	WDF = Wastewater Design Flow	3,600	gal/day
2	WDF = Wastewater Design Flow	175,682	cu ft/yr
3	A = Area of Site	893,416	sq ft
4	R(j) = WDF/A	0.20	feet
5	R(I) = Wastewater Recharge	2.36	inches

J	*Runoff Recharge*		
1	Q(A) = Runoff from Landscaped	0.133	inches
2	Q(B) = Runoff from Unfertilized Landscaping	0.000	inches
3	Q(C) = Runoff from Unvegetated	0.000	inches
4	Q(E) = Runoff from Natural	0.312	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)	0.45	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) =	**28.40 inches**

NPV

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

SHEET 3

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

Jill Estates

SITE NITROGEN BUDGET

A	*Sanitary Nitrogen-Residential*	*Value*	*Units*
1	Number of Dwellings	0	units
2	Persons per Dwelling	2.42	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	84%	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	3,600	gal/day
2	CF = Commercial/STP Flow	4,973,490	liters/yr
5	N =Nitrogen	19.00	mg/l
6	N = Nitrogen	208.36	lbs
7	LR = Leaching Rate	100%	percent
8	N(S) = CF x N x LR	94,496,310	milligrams
9	N(S) = Sanitary Nitrogen	208.36	lbs
10	N = loss/removed	0.00	lbs

E	*Fertilized Land (Fertilized Landscaping)*		
1	A = Area of Land Fertilized	238,709	sq ft
2	AR = Application Rate	2.30	lbs/1000 sf
3	N(T) = Nitrogen (total applied)	549.03	lbs
4	LR = Leaching Rate	30%	percent
5	N(F1) = A x AR x LR	164.71	lbs
6	N = loss/removed	384.32	lbs

G	*Atmospheric Nitrogen (existing condition)*		
1	Application Load	0.041	lbs/1000 sf
2	Area of Natural/Wetlands/1000 sf	560	1000 sf
3	Leaching Rate	25%	percent
4	Atmos. N Load-1 (natural/wetlands)	5.74	lbs/year
5	Area of turf/landscaped/1000 sf	239	1000 sf
6	Leaching Rate	30%	percent
7	Atmos. N Load-2 (golf/turf)	2.94	lbs/year
8	Area of Impervious/Agricult/1000 sf	95	1000 sf
9	Leaching Rate	40%	percent
10	Atmos. N Load-3 (ag; imperv; other)	1.55	lbs/year
11	N(at) = N Load 1 + 2 +3	10.23	lbs
12	N = loss/removed	26.40	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)	9	cats
3	Cat Waste Nitrogen Load	3.22	lbs/cat/year
4	N(p) = AR x cats x Adjustment (if applicable)	28.59	lbs/year
5	LR = Leaching Rate	25%	percent
6	N(P) = N(p) x LR	7.15	lbs
7	N = (loss/removed)	21.45	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)	17	dogs
3	Dog Waste Nitrogen Load	4.29	lbs/dog/year
4	N(p) = AR x dogs x Adjustment (if applicable)	72.07	lbs/year
5	LR = Leaching Rate	25%	percent
6	N(P) = N(p) x LR	18.02	lbs
7	N = (loss/removed)	54.05	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)	0.69	inches
2	R = Irrigation Rate (feet)	0.0579	feet
3	A = Area of Land Irrigated	1,045,440	sq ft
4	R(I) = R(irr) x A	60,521	cu ft
5	R(I) = Site Irrigation (liters)	1,713,955	liters
6	N = Nitrogen in Water Supply	5.82	mg/l
7	N(T) = Nitrogen (total applied)	22.00	lbs
8	LR = Leaching Rate	15%	percent
9	N(irr) = R(I) x N x LR	1,496,283	milligrams
10	N(irr) = Irrigation Nitrogen	3.30	lbs
11	N = loss/removed	18.70	lbs

Total Site Nitrogen		
N=	N(S) + N(P) + N(WW) + N(F1) + N(F2) + N(ppt) + N(irr)	
N=	**411.77**	lbs

NPV

SIMULATION OF NITROGEN IN RECHARGE (SONIR)

NELSON, POPE & VOORHIS, LLC MICROCOMPUTER MODEL

NAME OF PROJECT — **Jill Estates**

Proposed 12-Lot Residential Subdivision (with I/A OWTS)

FINAL COMPUTATIONS

A	*Nitrogen in Recharge (concentr.)*	*Value*	*Units*
1	N = Total Nitrogen (lbs)	411.77	lbs
2	N = Total Nitrogen (milligrams)	186,942,368	milligrams
3	R(T) = Total Recharge (inches)	28.40	inches
4	R(T) = Total Recharge (feet)	2.37	feet
5	A = Area of Site	893,416	sq ft
6	R = R(T) x A	2,114,238	cu ft
7	R = Site Recharge Volume	59,875,234	liters
9	NR = N/R	3.12	mg/l

CONCENTRATION OF NITROGEN IN RECHARGE: **3.12**

A	*Nitrogen in Recharge*	*Value*	*Units*
1	N = Total Nitrogen (lbs)	411.77	lbs
2	N = Total Nitrogen (milligrams)	186,942,368	milligrams
3	R(T) = Total Recharge (inches)	28.40	inches
4	R(T) = Total Recharge (feet)	2.37	feet
5	A = Area of Site	893,416	sq ft
6	R = R(T) x A	2,114,238	cu ft
7	R = Site Recharge Volume	59,875,234	liters
9	NR = N/R	3.12	mg/l

B	*Site Recharge Summary*	*Value*	*Units*
1	R(T) = Total Site Recharge	28.40	inches/yr
2	R = Site Recharge Volume	2,114,238	cu ft/yr
3	R = Site Recharge Volume	15,815,603	gal/yr
4	R = Site Recharge Volume	15.82	MG/yr

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)	208.36	50.60%
Fertilized Landscaping	164.71	40.00%
Dog Waste Nitrogen	18.02	4.38%
Cat Waste Nitrogen	7.15	1.74%
Atmospheric Nitrogen	10.23	2.48%
Irrigation Nitrogen	3.30	0.80%
Total Pounds Nitrogen	411.77	100.00%

APPENDIX G
ECOLOGICAL DOCUMENTS AND CORRESPONDENCE

APPENDIX G-1
BREEDING BIRD ATLAS
2000-2005

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

NYS Breeding Bird Atlas

Block 6351B

2000-2005

ATLAS 2000

Navigation Tools

Perform Another Search
Show All Records
Sort by Field Card Order
Sort by Taxonomic Order
View 1985 Data

Block 6351B Summary

Total Species:	58
Possible:	5
Probable:	24
Confirmed:	29

Click on column heading to sort by that category.

List of Species Breeding in Atlas Block 6351B

Common Name	Scientific Name	Behavior Code	Date	NY Legal Status
Canada Goose	*Branta canadensis*	P2	6/11/2003	Game Species
Northern Bobwhite	*Colinus virginianus*	S2	7/17/2002	Game Species
Cooper's Hawk	*Accipiter cooperii*	FY	6/11/2003	Protected-Special Concern
Red-tailed Hawk	*Buteo jamaicensis*	T2	6/19/2003	Protected
American Kestrel	*Falco sparverius*	X1	7/8/2005	Protected
Killdeer	*Charadrius vociferus*	NY	6/13/2001	Protected
American Woodcock	*Scolopax minor*	S2	4/2/2002	Game Species
Rock Pigeon	*Columba livia*	NE	6/10/2003	Unprotected
Mourning Dove	*Zenaida macroura*	P2	6/17/2003	Protected
Yellow-billed Cuckoo	*Coccyzus americanus*	T2	6/11/2003	Protected
Eastern Screech-Owl	*Megascops asio*	T2	3/14/2004	Protected
Red-bellied Woodpecker	*Melanerpes carolinus*	T2	6/17/2003	Protected
Downy Woodpecker	*Picoides pubescens*	FL	6/11/2003	Protected
Hairy Woodpecker	*Picoides villosus*	FL	7/17/2002	Protected
Northern Flicker	*Colaptes auratus*	T2	6/11/2003	Protected
Eastern Wood-Pewee	*Contopus virens*	S2	6/17/2003	Protected
Willow Flycatcher	*Empidonax traillii*	T2	6/19/2003	Protected

Eastern Phoebe	*Sayornis phoebe*	S2	6/13/2000	Protected
Great Crested Flycatcher	*Myiarchus crinitus*	S2	6/17/2003	Protected
Eastern Kingbird	*Tyrannus tyrannus*	FL	7/17/2002	Protected
White-eyed Vireo	*Vireo griseus*	X1	6/2/2000	Protected
Red-eyed Vireo	*Vireo olivaceus*	T2	6/11/2003	Protected
Blue Jay	*Cyanocitta cristata*	FL	6/11/2003	Protected
American Crow	*Corvus brachyrhynchos*	FY	6/12/2001	Game Species
Tree Swallow	*Tachycineta bicolor*	ON	6/2/2000	Protected
Black-capped Chickadee	*Poecile atricapillus*	ON	6/2/2000	Protected
Tufted Titmouse	*Baeolophus bicolor*	FL	6/19/2003	Protected
White-breasted Nuthatch	*Sitta carolinensis*	FL	6/17/2003	Protected
Carolina Wren	*Thryothorus ludovicianus*	X1	6/11/2003	Protected
House Wren	*Troglodytes aedon*	NY	6/10/2002	Protected
Wood Thrush	*Hylocichla mustelina*	S2	6/11/2003	Protected
American Robin	*Turdus migratorius*	FL	7/28/2001	Protected
Gray Catbird	*Dumetella carolinensis*	FL	7/2/2003	Protected
Northern Mockingbird	*Mimus polyglottos*	FL	6/18/2001	Protected
Brown Thrasher	*Toxostoma rufum*	FL	7/28/2001	Protected
European Starling	*Sturnus vulgaris*	FL	6/18/2001	Unprotected
Cedar Waxwing	*Bombycilla cedrorum*	X1	6/13/2000	Protected
Blue-winged Warbler	*Vermivora pinus*	FL	7/2/2003	Protected
Yellow Warbler	*Dendroica petechia*	P2	6/10/2002	Protected
Pine Warbler	*Dendroica pinus*	FL	7/17/2002	Protected
Prairie Warbler	*Dendroica discolor*	FY	6/10/2002	Protected
Ovenbird	*Seiurus aurocapilla*	S2	6/19/2003	Protected
Common Yellowthroat	*Geothlypis trichas*	FY	7/17/2002	Protected
Eastern Towhee	*Pipilo erythrophthalmus*	FY	7/2/2003	Protected
Chipping Sparrow	*Spizella passerina*	FL	7/28/2001	Protected
Field Sparrow	*Spizella pusilla*	FY	6/10/2003	Protected
Song Sparrow	*Melospiza melodia*	S2	6/2/2000	Protected
Scarlet Tanager	*Piranga olivacea*	X1	6/11/2003	Protected
Northern Cardinal	*Cardinalis cardinalis*	FY	6/10/2003	Protected
Rose-breasted Grosbeak	*Pheucticus ludovicianus*	P2	6/11/2003	Protected

Indigo Bunting	*Passerina cyanea*	P2	6/13/2000	Protected
Red-winged Blackbird	*Agelaius phoeniceus*	S2	6/2/2000	Protected
Common Grackle	*Quiscalus quiscula*	FL	6/11/2003	Protected
Orchard Oriole	*Icterus spurius*	P2	6/12/2001	Protected
Baltimore Oriole	*Icterus galbula*	FY	6/12/2001	Protected
House Finch	*Carpodacus mexicanus*	S2	6/13/2000	Protected
American Goldfinch	*Spinus tristis*	S2	6/2/2000	Protected
House Sparrow	*Passer domesticus*	FL	6/17/2003	Unprotected

Current Date: 1/30/2026

APPENDIX G-2
NATURAL HERITAGE PROGRAM RESPONSE

January 27, 2026

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

January 27, 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:

Jill Estates
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.

Within three miles of the project site is a documented non-winter location of **Northern Long-eared Bat** (*Myotis septentrionalis*), state and federally listed as Endangered. The bats may travel three miles or more from documented locations. The main impact of concern is the removal of potential roost trees. For information about any permit considerations for your project, please contact the Permits staff at the NYSDEC Region 1 Office, Division of Environmental Permits, at dep.r1@dec.ny.gov or (631) 444-0365.

For most sites, comprehensive field surveys have not been conducted, and we cannot provide a definitive statement as to 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 sources may be required to fully assess impacts on biological resources.

For information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the Permits staff at the NYSDEC Region 1 Office as described above.

Sincerely,

Colleen Lutz

New York Natural Heritage Program

APPENDIX G-3
NORTHERN LONG-EARED BAT HABITAT ASSESSMENT REPORT

August 19, 2026

ECOLOGICAL ASSESSMENT REPORT

JILL ESTATES
Dix Hills, Town of Huntington,
Suffolk County, New York
SCTM# 400-263-2-72 and SCTM# 400-249-4-19.4

NPV No. 97086

Prepared for:

D&S Realty Development, LP
521 Route 111
Hauppauge, NY 11787
Contact: David Maron, The Horizon Group
631-774-4092

Prepared by:

NELSON POPE VOORHIS
environmental • land use • planning

70 Maxess Road
Melville, NY 11747
Contact: Carrie O'Farrell, Senior Partner
o: 631.427.5665 | cofarrell@nelsonpope.com

August 2026

1.0 PROJECT BACKGROUND

Nelson, Pope & Voorhis, LLC (NPV) was retained by D&S Realty Development, LP to conduct an ecological assessment to determine the potential presence or absence of Northern Long-Eared Bat (NLEB) (*Myotis septentrionalis*) foraging and roosting habitat opportunities on the project site. The subject property (hereinafter referred to as the "Project Site") is located in the Hamlet of Dix Hills, Town of Huntington, Suffolk County, New York. The site is north of Expressway Drive North; south of Vanderbilt Parkway; east of Carlls Straight Path; and west of Village Hill Drive in Dix Hills, Town of Huntington, New York (See attached **Figure 1** Location Map and **Figure 2** Aerial Photography)

The Northern Long-Eared Bat (*Myotis septentrionalis*) (NLEB) is a medium-sized insectivorous bat species native to New York State, typically associated with forested habitats where it roosts under bark, in tree cavities, and occasionally in human-made structures during the summer months. In winter, it hibernates in caves and mines, relying on cool, humid conditions. Once widespread across the northeastern United States, the species has experienced severe population declines due to white-nose syndrome, a fungal disease that disrupts hibernation and leads to high mortality rates. The northern long-eared bat is currently listed as Endangered under the federal Endangered Species Act and as Endangered in New York State, affording it strict legal protections. While populations remain critically low, conservation efforts focus on protecting roosting and hibernation sites, maintaining intact forest habitat, and minimizing disturbance during sensitive breeding and hibernation periods

This assessment was conducted in accordance with applicable environmental review protocols to ensure regulatory compliance and to inform planning and permitting processes. Particular attention was given to identifying landscape features and habitat characteristics that may support NLEB foraging or roosting habitat.

1.1 Project Overview

The proposed project consists of a residential subdivision with associated roadway, residential lots, infrastructure improvements, and designated conservation areas. Development activities are largely concentrated in the southern and central portions of the Subject Property, while a substantial portion of the northern portion of the site (8.74 acres) is proposed to remain preserved under a Town Development Fund Rights (TDFR) conservation easement. The Subject Property is an entirely vacant parcel comprised predominantly of wooded vegetation that has been significantly influenced by long-term disturbance associated with surrounding residential development.

As the NLEB is protected under both the federal Endangered Species Act (ESA) and the New York State Environmental Conservation Law (ECL), which govern the protection of threatened and

endangered species, any activities that may result in disturbance, harm, or habitat alteration, particularly during the species' breeding or hibernation periods, require coordination with and, where applicable, authorization from the U.S. Fish and Wildlife Service (USFWS) and the New York State Department of Environmental Conservation (NYSDEC). Below, NPV will document relevant policies and regulatory requirements pertaining to the species. This assessment and associated recommendations will support D&S Realty Development, LP in avoiding or minimizing potential impacts to the northern long-eared bat as required under the State Environmental Quality Review Act and other applicable federal, state, and local regulations.

2.0 Site Description

On January 9, 2026 a team of ecologists from NPV conducted an ecological reconnaissance of the project site to document existing conditions and identify any potential ecological concerns related to the NLEB, threatened species and species of special concern at the site and presence of suitable habitat. The assessment focused on areas of the ±20.51-acre property anticipated to be cleared, graded, or otherwise impacted by development activities ("disturbance areas").

The site visit included a qualitative evaluation of on-site habitat characteristics, with particular attention to identifying features potentially suitable for use by the NLEB, such as mature trees with cavities or loose bark, forested areas providing summer roosting habitat, and proximity to suitable foraging corridors.

A two-person field team employed meander methodology to survey the full extent of the proposed disturbance areas .This method ensured comprehensive visual coverage and allowed for the documentation of relevant ecological features, including vegetation communities, topography, and any existing structures or landscape elements that could provide roosting or foraging habitat.

2.1 Vegetation

As shown in **Figure 3**, the predominant ecological community on the Project Site, as classified under the *Ecological Communities of New York State* framework developed by the NYSDEC (Edinger et al., 2014), is Successional Southern hardwood occupying about 14.51 acres (70.75%) of the site, The second habitat type found onsite is Coastal Oak Hickory which occupies about 6 acres(29.25%) of the site. While vegetation observed on site generally aligns with the descriptions provided in Edinger et al. (2014), the habitats present are not considered pristine and exhibit varying degrees of disturbance resulting from adjacent land use, clearing, and invasive species.

The distribution and extent of habitat types were determined through field surveys, review of recent aerial imagery, and in-field habitat mapping. A summary of the ecological communities, including their approximate acreages and proportional cover, is presented in **Table 2-1**. Detailed

descriptions of each community type identified on-site are provided in the sections that follow.

TABLE 2-1
HABITAT QUANTITIES ONSITE
Existing Conditions

Habitat Type	Existing	
	Acres	Percent
Successional Southern Hardwood	14.50±	70.75%
Coastal Oak Hickory	6.01±	29.25%
TOTAL	**20.51±**	**100.00%**

Successional Southern Hardwood

The majority of the Project Site is characterized as Successional Southern Hardwoods, representing the dominant ecological community present. This community type typically develops on lands that have been previously cleared, logged, or otherwise disturbed, and are now undergoing natural forest regeneration. Within the Project Site, the canopy and subcanopy exhibit a mix of native hardwood species interspersed with scattered conifers and occasional non-native species, consistent with the general successional trajectory for disturbed sites in this region of New York State.

Edinger et al. (2014) describes Successional Southern Hardwoods as:

> *"a hardwood or mixed forest that occurs on sites that have been cleared or otherwise disturbed. Characteristic trees and shrubs include any of the following: American elms (Ulmus americana), slippery elm (Ulmus rubra), white ashs (Fraxinus americana), red maples (Acer rubrum), box elders (Acer negundo), silver maple (Acersaccharinum), sassafrass (Sassafras albidum), gray birch (Betula populifolia), hawthorns (Crataegus spp.), eastern red cedar (Juniperus virginiana), and choke-cherrys (Prunus virginiana). Certain introduced species are commonly found in successional forests, including black locust (Robinia pseudo-acacia), tree-of-heaven (Ailanthus altissima), and buckthorn (Rhamnus cathartica). Any of these may be dominant or codominant in a successional southern hardwood forest. This is a broadly defined community and several seral and regional variants are known"*

Coastal Oak Hickory

Based on field observations and the classification framework provided in Edinger et al. (2014), portions of the Subject Property best meet the description of Coastal Oak-Hickory Forest. These

areas occur on slightly higher, well-drained soils and support a canopy dominated by oak and hickory species, with a relatively open understory and a woodland ground layer typical of this community type. Although this habitat is consistent with Coastal Oak-Hickory Forest in terms of species composition and site conditions, it remains influenced by historical disturbance and edge effects from adjacent residential development.

Edinger et al. (2014) describes Coastal oak Hickory as:

> *"a hardwood forest with oaks (Quercus spp.) and hickories (Carya spp.) codominant that occurs in dry, well-drained, loamy sand of knolls, upper slopes, or south-facing slopes of glacial moraines of the coastal plain. The forest is usually codominated by two or more species of oaks, usually white oak (Q. alba), black oak (Quercus velutina) and chestnut oak (Q. montana). Scarlet oak (Quercus coccinea) is also a common associate. Mixed with the oaks are one or more of the following hickories: pignut (Carya glabra), mockernut (C. alba), and sweet pignut (C. ovalis). These hickories can range from nearly pure stands to as little as about 25% cover. There is typically a subcanopy stratum of small trees and tall shrubs including flowering dogwood (Cornus florida) and highbush blueberry (Vaccinium corymbosum). The shrub layer and groundlayer flora may be diverse. Common low shrubs include maple-leaf viburnum (Viburnum acerifolium), lowbush blueberries (Vaccinium angustifolium, V. pallidum) and black huckleberry (Gaylussacia baccata). Characteristic groundlayer herbs are Swan's sedge (Carex swanii), panic grass (Panicum dichotomum), poverty grass (Danthonia spicata), cow-wheat (Melampyrum lineare), spotted wintergreen (Chimaphila maculata), rattlesnake weed (Hieracium venosum), white wood aster (Eurybia divaricata), false Solomon's seal (Maianthemum racemosum), Pennsylvania sedge (Carex pensylvanica), and silver-rod (Solidago bicolor). Other herbs include Solomon's-seal (Polygonatum biflorum) and Canada mayflower (Maianthemum canadense) (David Küntsler pers. comm.)"*

During the ecological reconnaissance, NPV conducted a thorough visual inventory of plant species within the proposed disturbance area. The species listed below were identified onsite and represent those most prevalent or ecologically significant to site conditions. This list is not intended to be comprehensive; additional species not observed during the site visit may also occur on the property.

Table 2-2 below provides a summary of the plant species identified during the site survey.

TABLE 2-2
VEGETATION OBSERVED ON SITE

Common Name	***Scientific Name***
Trees	
Eastern Red Cedar	*Juniperus virginiana*
Black Oak	*Quercus velutina*
Red Oak	*Quercus rubra*
Black Cherry	*Prunus serotina*
White Pine	*Pinus strobus*
Norway Maple[i]	*Acer platanoides*
Black Locust[i]	*Robinia pseudoacacia*
Tree-of-heaven[i]	*Ailanthus altissima*
Black Walnut	*Juglans nigra*
Pignut Hickory	*Carya glabra*
American Holly	
Shrubs	
Multiflora Rose[i]	*Rosa multiflora*
Amur Honeysuckle[i]	*Lonicera maackii*
Japanese Holly[i]	*Ilex crenata*
Devil's Walking Stick	*Aralia spinosa*
Raspberry (species)	*Rubus* spp.
Huckleberry	*Gaylussacia* spp.
Vines	
English Ivy[i]	*Hedera helix*
Oriental Bittersweet[i]	*Celastrus orbiculatus*
Japanese Honeysuckle[i]	*Lonicera japonica*
Garlic Mustard[i]	*Alliaria petiolata*

[e] NYS endangered species
[E] Federally endangered species
[t] NYS threatened species
[p] NYS exploitably vulnerable protected plant
[i] NYS invasive species (no legal status)

3.0 NLEB Life History & Conservation Status

Between 2006 and 2015, populations of the NLEB in New York State declined by approximately 98-99% due to the spread of white-nose syndrome (WNS), a fungal disease that disrupts hibernation and causes starvation[1]. In response to these dramatic declines, the species was reclassified as endangered under both federal and New York State endangered species laws, effective March 31, 2023[2].

The NLEB is a forest-dependent, insectivorous species native to New York and widely distributed across the eastern United States. It primarily roosts in live or dead trees with cavities or loose bark, and occasionally in man-made structures such as barns and sheds. During summer months, females form small maternity colonies in forested areas, while males and non-reproductive females may roost individually. Hibernation occurs in caves and abandoned mines with stable temperatures and high humidity, often in small crevices where only the nose and ears are visible[1].

Unlike species with more generalist diets, the NLEB feeds almost exclusively on flying insects such as moths, flies, beetles, and caddisflies, using echolocation and gleaning techniques to forage in dense forest understories. This specialized diet and foraging behavior make mature, interior forest habitats critical to its survival. The species is active from late spring through early fall, with breeding beginning in late summer. Due to its sensitivity to habitat disturbance, the NYSDEC considers forested areas within 5 miles of known hibernacula and 3 miles of documented summer occurrences as occupied habitat, subject to additional protective measures[1].

Forest management activities in these areas are restricted seasonally to avoid direct harm to roosting or hibernating individuals. Additionally, the USFWS and NYSDEC are taking increased measures to support the retention of suitable habitat regardless of seasonal clearing. Best management practices include retaining snags, minimizing canopy loss, and avoiding fragmentation of mature forest blocks . Although the NLEB is currently listed as endangered, ongoing conservation efforts by NYSDEC, USFWS, and partner organizations aim to mitigate threats and support population recovery. These include disease research, habitat protection, and regulatory compliance tools for development and forestry projects

[1] U.S. Fish & Wildlife: https://www.fws.gov/species/northern-long-eared-bat-myotis-septentrionalis
[2] NLEB Status Change: https://www.fs.usda.gov/inside-fs/delivering-mission/sustain/forest-service-planning-northern-long-eared-bat-status-change

4.0 Habitat Assessment

4.1 NLEB Specific Observations

During the ecological reconnaissance, the project team conducted a focused assessment to evaluate the potential for NLEB foraging or roosting habitat on site. NYSDEC has documented the summer occurrence of NLEB within 3 miles of the project site, indicating that the area may contain occupied habitat. As such, any tree cutting activities between March 1 and November 30, as well as reduction in occupied habitat overall, may result in a prohibited "take" under the Environmental Conservation Law unless authorized by an Incidental Take Permit.

A site inspection was conducted by NPV staff on January 9, 2026. During this inspection, approximately 6.01 ± acres located within the central portion of the project site (see **Figure 3**) were identified as coastal oak-hickory forest, which may be considered potentially suitable NLEB habitat. This forested area contains mature and semi-mature trees and structural characteristics that could support bat movement and foraging.

In addition, the southern portion of the site (approximately 10.4 ± acres) contains several small, discontinuous patches of forest that could also be considered marginally suitable NLEB habitat. However, these patches are highly fragmented and are surrounded by dense, disturbed areas dominated by invasive plant species. The intervening disturbed habitat exhibits limited open space, minimal native groundcover, and frequent anthropogenic disturbance, which substantially reduces habitat connectivity and overall suitability for NLEB use.

Areas identified as potentially suitable NLEB habitat exhibit the following characteristics:

- Potential flyway corridors through successional forest and edge habitats that may facilitate bat movement.
- Limited groundcover and open understory conditions, which may support foraging behavior.
- Canopy structure and tree spacing conducive to bat navigation and flight.

Despite the presence of isolated habitat features, overall suitability within the southern portion of the site is limited by habitat fragmentation, dominance of invasive vegetation, and a lack of continuous forest cover. In contrast, the central portion of the site contains more contiguous forested habitat and exhibits greater potential to support NLEB use.

5.0 Regulatory Compliance

5.1 New York State Regulations

The NLEB is listed as endangered under the New York State Endangered Species Law (6 NYCRR Part 182). The NYSDEC provides specific guidance for projects occurring within 5 miles of a known hibernaculum or 3 miles of a documented summer occurrence of NLEB. These areas are considered occupied habitat[3], and activities such as tree clearing, construction, or land conversion may require seasonal restrictions or additional review. To minimize potential impacts, tree removal should be conducted during the bat hibernation period, which typically spans November 1 through March 31 statewide, and December 1 through February 28 in Suffolk County. In May 2026 the NYSDEC released updated guidance for evaluating potential impacts to NLEB for projects occurring within Nassau and Suffolk Counties[4]. The updated guidance distinguishes between projects affecting more than 10 acres of suitable habitat or less than 10 acres of suitable habitat as well as those occurring within protective buffers of mist nest captures and/or acoustic recording records.

For sites featuring more than 10-acres of clearing or where clearing is occurring outside of the winter clearing window when bats are not anticipated to be active within the landscape, coordination with NYSDEC may be necessary to determine if additional protective measures or an Incidental Take Permit are required.

5.2 Federal Regulations - Endangered Species Act

The NLEB was reclassified as endangered under the ESA by the USFWS, effective March 31, 2023. This designation mandates federal protection and requires compliance with ESA provisions for any project that may affect the species or its habitat.

To assist with ESA compliance, USFWS has developed a suite of technical assistance tools, including[5]:

- The Range-wide Determination Key (DKey), available through the IPaC system, which helps determine whether a project may affect NLEB.
- Step-by-step consultation guidance for Section 7 consultations, applicable to federal actions

[3]NYSDEC:https://dec.ny.gov/nature/animals-fish-plants/biodiversity-species-conservation/endangered-species/northern-long-eared-bats-protection

[4] https://dec.ny.gov/nature/animals-fish-plants/biodiversity-species-conservation/endangered-species/evaluating-impacts-nleb-long-island

[5] Final NLEB & TCB Tools: https://www.fws.gov/story/2024-10/final-nleb-and-tcb-tools-and-technical-assistance-frequently-asked-questions

- Voluntary best practices for sustainable forest management and wind energy development, aimed at minimizing risk of incidental take.

Project proponents are encouraged to use these tools early in the planning process to determine whether formal consultation or mitigation measures are necessary. If a project is likely to result in adverse effects to NLEB, consultation with USFWS is required, and an Incidental Take Permit may be necessary under Section 10 of the ESA. To assist with the consultation process, the New York Field office of the USFWS has issued a 7-Step process for applicants. The process steps include[6]:

- **Step 1**: Describe the Action
- **Step 2:** Define the Action Area
- **Step 3:** Generate and Official Species List on IPaC
- **Step 4:** Determine Presence of Suitable Habitat
- **Step 5:** Determine Presence of Federally Designated Critical Habitat
- **Step 6:** Species Effects Determinations
- **Step 7:** Project Review Submittal

The step-by-step process is designed by the USFWS to reduce overall project review times and is not limited to the review of NLEB.

6.0 Impact Assessment

This section evaluates the potential impacts of the proposed residential subdivision on the NLEB, based on site-specific habitat conditions, field reconnaissance conducted on January 9, 2026, and applicable state and federal regulatory guidance.

The Project Site is a ±20.51-acre vacant, predominantly forested parcel that has been subject to long-term disturbance from surrounding development and roadway infrastructure. While portions of the site contain forested communities capable of supporting bat movement and foraging, habitat quality and connectivity vary across the site, and large areas exhibit fragmentation, edge effects, and invasive species dominance.

6.1 Potential Impacts

NYSDEC has documented a summer occurrence of NLEB within three miles of the Project Site; therefore, the site is considered to be within occupied habitat. Field investigations identified approximately 6.01 ± acres of Coastal Oak-Hickory Forest within the central portion of the site that may represent potentially suitable NLEB habitat, based on forest structure, canopy cover, and tree composition. In addition, several small, discontinuous forest patches totaling

[6] Details regarding the 7-step process can be found on the New York Field Office Project Review Guide webpage: https://www.fws.gov/office/new-york-ecological-services-field/new-york-project-reviews

approximately 10.4 ± acres occur in the southern portion of the site; however, these areas are highly fragmented and exhibit limited habitat connectivity and reduced ecological function. As discussed in **Table 6-1** below, the proposed project will result in the land use change of approximately 7.65 acres of Successional Southern hardwood habitats. The proposed development will result in tree clearing and land conversion associated with roadway construction, residential lots, and infrastructure improvements, while approximately 8.74 acres in the northern portion of the site will be preserved under a TDFR conservation easement. Tree removal within suitable or marginal habitat areas has the potential to reduce available foraging habitat onsite.

TABLE 6-1
HABITAT QUANTITIES
Existing and Proposed Coverages

Habitat Type	Existing Condition		Proposed Project		Change
---	**Acres**	**Percent**	**Acres**	**Percent**	**Acres**
Successional Southern Hardwood	14.50±	70.75%	6.85±	33.40%	-7.65±
Coastal Oak Hickory	6.01±	29.25%	6.01±	29.30%	0±
Landscaped	0	0	5.48±	26.72%	+5.48±
Buildings and Other Impervious Surfaces	0	0	2.17±	10.58%	+2.17±
TOTAL	**20.51±**	**100.00%**	**20.51±**	**100.00%**	**---**

Per NYSDECs guidance, the Subject property does not fall within the buffer area for mist nest captures or acoustic only recordings for the NLEB, and as such, for land use change project affecting less than ten acres of habitat, NYSDEC guidance states:

> *All projects affecting less than 10 acres of suitable habitat that fall **outside of the identified active season occurrence zones** (Figure 1) or **outside of the acoustic only records zone** (Figure 2) can proceed with tree clearing **at any time of year** without additional review by DEC. If a project occurs in suitable habitat, DEC recommends completing the clearing during the winter inactive season, Dec 1 – Feb 28, when bats are hibernating and not present on the landscape.*

No caves, mines, or other known hibernacula were identified on or immediately adjacent to the Project Site, and no direct evidence of roosting bats (e.g., occupied roost trees) was observed during the site inspection. While the site contains trees that could function as potential summer roosts, the overall habitat quality is constrained by fragmentation, proximity to major roadways, and past disturbance. As such, potential impacts to NLEB are anticipated to be limited, provided

that tree clearing and construction activities are conducted in accordance with seasonal restrictions and applicable regulatory guidance.

6.2 Seasonal Avoidance and Mitigation Strategy (If Applicable)

To avoid and minimize potential impacts to NLEB, the Proposed Project will comply with all applicable provisions of the New York State Environmental Conservation Law and implementing regulations (6 NYCRR Part 182), as well as the federal Endangered Species Act (ESA), as administered by the New York State Department of Environmental Conservation (NYSDEC) and the U.S. Fish and Wildlife Service (USFWS).

As documented by the New York Natural Heritage Program (NYNHP), no records of rare or state-listed plants, animals, or significant natural communities are documented on the Project Site; however, a non-winter occurrence record for the NLEB has been identified within approximately three (3) miles of the Project Site. NYNHP noted that the primary concern for this species is the removal of potential roost trees and that bats may travel several miles from documented locations. Accordingly, the Project Site may be considered occupied habitat for purposes of applying seasonal avoidance measures.

The Proposed Project will result in approximately 7.65 acres of tree clearing associated with construction of residential lots, the proposed roadway, infrastructure improvements, and associated grading. Clearing activities will be concentrated in the southern and central portions of the ±20.51-acre Project Site, where habitat quality is reduced due to fragmentation, edge effects, and invasive species dominance. Approximately 8.74 acres located in the northern portion of the site will be permanently preserved under a TDFR conservation easement and will remain undisturbed.

Seasonal Avoidance Measures

Given that tree clearing will not exceed ten acres within an area considered occupied habitat, coordination with NYSDEC is not required. To the extent practicable, tree removal will be scheduled during the NLEB hibernation period when the species is not anticipated to be active within the landscape. Consistent with NYSDEC guidance, tree clearing should occur between November 1 and March 31 statewide, and between December 1 and February 28 in Suffolk County.

Agency Coordination and Contingency Procedures

If tree clearing must occur outside the recommended seasonal window, or if additional site information becomes available indicating NLEB use of the site, NPV recommends coordination with NYSDEC to determine whether additional avoidance measures or authorizations, such as an Incidental Take Permit, are required.

If, during pre-construction activities or construction, evidence of NLEB presence or site use is identified (e.g., bats observed on site or trees exhibiting characteristics of potential roosting habitat), the following measures will be implemented:

• Agency Notification: NYSDEC and, if applicable, USFWS will be notified to determine the next appropriate steps.

• Activity Modification: Tree removal or habitat disturbance will be limited to the hibernation period unless otherwise authorized by the agencies.

• Documentation: All observations, agency coordination, and any avoidance or mitigation measures will be documented and maintained as part of project compliance records.

With implementation of seasonal avoidance measures, adherence to approved limits of disturbance, and permanent preservation of approximately 8.74 acres of higher-quality woodland under a conservation easement, the Proposed Project is expected to avoid or minimize adverse impacts to the Northern long-eared bat and remain consistent with applicable state and federal endangered species protection requirements.

7.0 Conclusion

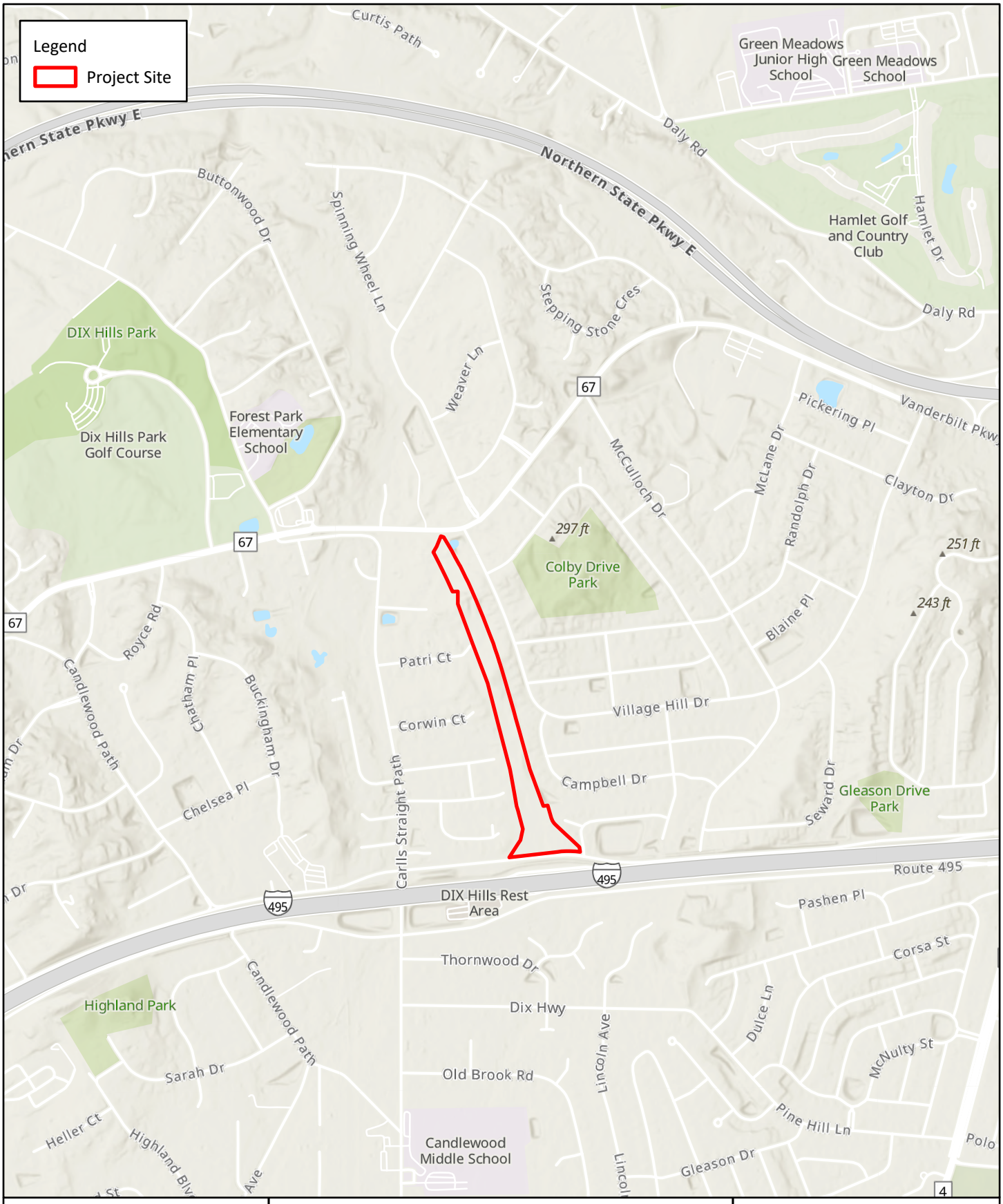
NPV was retained by D&S Realty Development, LP to conduct an ecological assessment to evaluate the potential presence of NLEB foraging and roosting habitat opportunities on the Project Site associated with the proposed Jill Estates residential subdivision in the Hamlet of Dix Hills, Town of Huntington, Suffolk County, New York.

Based on field observations and habitat analysis, portions of the central site containing Coastal Oak-Hickory Forest include forest structure that may provide potentially suitable foraging and movement habitat for the NLEB. Fragmented forest patches within the southern portion of the site may provide only marginal habitat value due to reduced connectivity and disturbance. No caves, mines, or other hibernacula were identified on or adjacent to the Project Site, and no direct evidence of roosting bats was observed during the site inspection.

Given the proximity to a documented summer occurrence and the extent of proposed tree clearing (approximately 7.65 acres), the Project Site may be considered occupied habitat for purposes of applying seasonal restrictions. NPV therefore recommends that tree clearing be conducted during the NLEB hibernation period to the extent practicable and that the Applicant coordinate with NYSDEC to confirm appropriate avoidance measures and permitting requirements for any clearing outside of the winter clearing window.

With adherence to seasonal clearing restrictions, implementation of agency-recommended avoidance measures, and permanent preservation of approximately 8.74 acres of woodland under conservation easement, the Proposed Project is expected to avoid or minimize adverse impacts to the Northern long-eared bat and comply with applicable state and federal endangered species regulations.

FIGURES



NPV

FIGURE 1
LOCATION

Sources: ESRI Topographic Map 2025, Suffolk County GIS 2024
Scale: 1 inch equals 1,500 feet

N

Jill Estates
Dix Hills, NY

Ecological Assessment Report

NPV

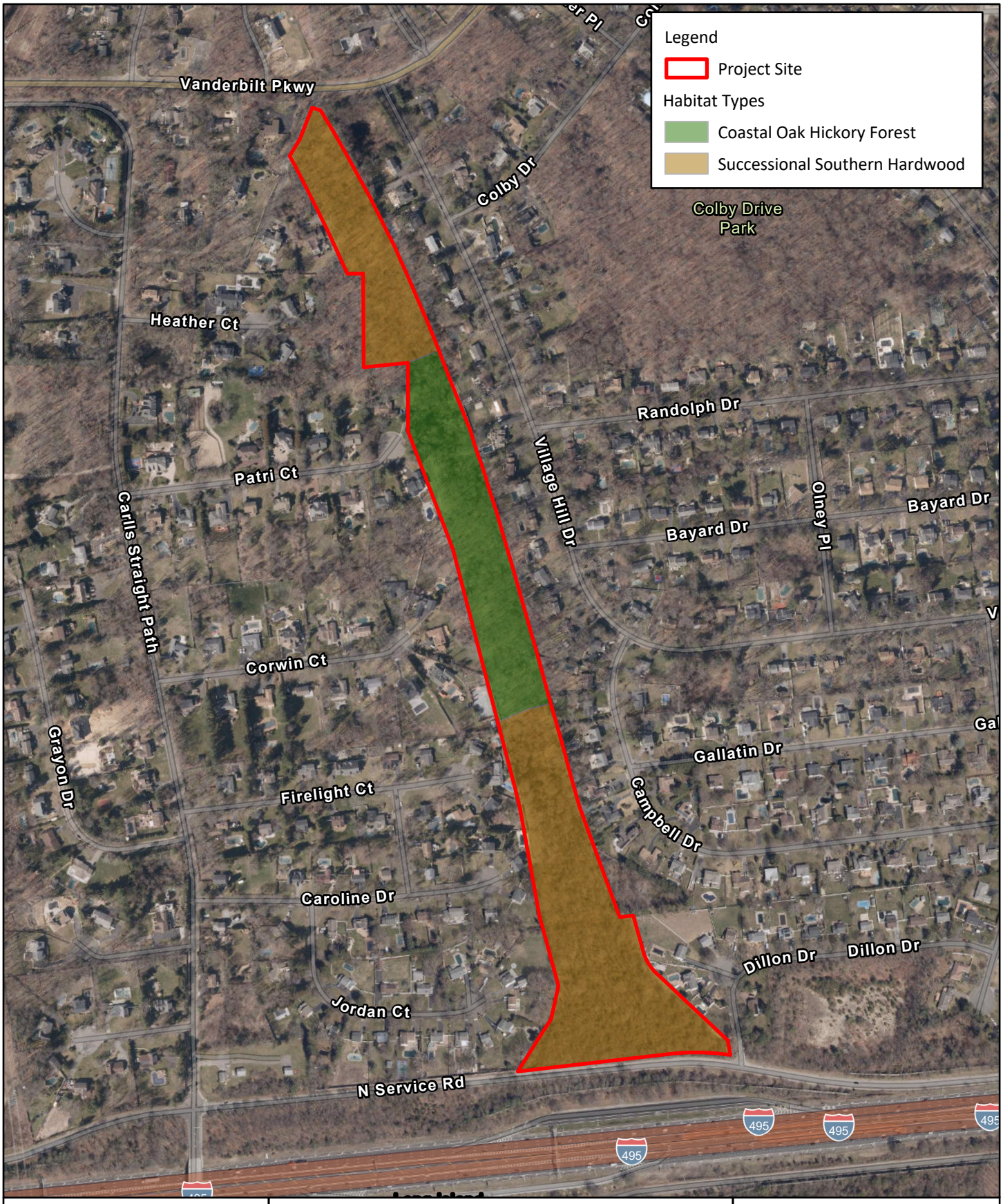
FIGURE 2
AERIAL

Sources: NYS Orthoimagery 2023, Suffolk County GIS 2024
Scale: 1 inch equals 500 feet

N

Jill Estates
Dix Hills, NY

Ecological Assessment Report



NPV

FIGURE 3
EXISTING HABITAT

Sources: NYS Orthoimagery 2023, Suffolk County GIS 2024
Scale: 1 inch equals 500 feet

N

Jill Estates
Dix Hills, NY

Ecological Assessment Report

APPENDIX H
TRAFFIC ASSESSMENT MEMO

Nelson & Pope, August 2026

NELSON+POPE
engineers • architects • surveyors

70 Maxess Road
Melville, New York 11747
631.427.5665

MEMO

To: David Marom, The Horizon Group

From: Osman Barrie, PE, PTOE, PTP

Date: August 13, 2026

Project: Proposed 12-lot Subdivision – Jill Estate at Dix Hills, NY

N+P No: 09177

Subject: Traffic Impact Assessment

Nelson + Pope (N+P) prepared this Traffic Impact Assessment to evaluate the potential traffic impacts associated with the proposed 12-lot residential subdivision to be located on Ellie Court at the Long Island Expressway (LIE) North Service Road, west of Dillon Drive, in Dix Hills, New York. Access to the proposed subdivision will be provided via one rights in/rights out driveway on the LIE North Service Road.

The Traffic Impact Assessment was completed through the following tasks:

- Conducted a field inventory of existing roadway and traffic conditions along the LIE North Service Road in the vicinity of the project site, including roadway geometry, lane configuration, traffic control devices, pavement markings, and parking restrictions.
- Installed an Automatic Traffic Recorder (ATR) on the LIE North Service Road, west of Dillon Drive in the vicinity of the project site, for a seven-day period from Friday, July 24, 2026, through Thursday, July 30, 2026, to obtain hourly and daily traffic volumes.
- Estimated the number of trips anticipated to be generated by the proposed 12-lot residential subdivision using trip generation data published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition.
- Assigned site-generated traffic to the adjacent roadway network based on the anticipated directional distribution of trips forecasted by N+P.
- Conducted a qualitative assessment of potential traffic impacts by comparing projected site-generated traffic volumes to existing roadway traffic volumes.
- Evaluated whether the proposed development would result in any significant adverse traffic impacts.
- Prepared this Traffic Impact Assessment for review by the Town of Huntington.

ROADWAY CONDITIONS

LIE North Service Road is an east–west roadway under the jurisdiction of the New York State Department of Transportation (NYSDOT) and operates in the westbound direction in the vicinity of the study area. The roadway generally provides two westbound travel lanes and has a posted speed limit of 40 miles per hour. Based on Automatic Traffic Recorder (ATR) data collected by Nelson + Pope (N+P), the LIE North Service Road carries an AADT volume of approximately 5,536 vehicles per day in the vicinity of the project site. The roadway has a generally straight horizontal alignment and a relatively flat vertical profile, providing adequate sight distance near the proposed site access. Surrounding land uses are predominantly residential, with limited commercial development located near nearby intersections.

Roadway Traffic Volumes

To establish existing traffic conditions within the study area, continuous traffic volume data were collected on the LIE North Service Road in the vicinity of the proposed project site. An Automatic Traffic Recorder (ATR) was installed on the LIE North Service Road, west of Dillon Drive, for a continuous seven-day period from Friday, July 24, 2026, through Thursday, July 30, 2026.

The collected data were reviewed to identify representative weekday AM peak hour, weekday PM peak hour, and Saturday midday peak hour traffic volumes. The peak hour for each period represents the consecutive one-hour period during which the highest traffic volume was recorded.

The resulting peak-hour traffic volumes are summarized in Table 1.

Table 1: Peak Hour Volumes

Location	Peak Periods		
	AM Peak Hour	PM Peak Hour	Saturday Peak Hour
LIE North Service Road	1040	376	316

As shown in Table 1, the LIE North Service Road carries approximately 1,040 vehicles during the weekday AM peak hour, 376 vehicles during the weekday PM peak hour, and 316 vehicles during the Saturday peak hour in the vicinity of the project site. These existing traffic volumes provide the basis for evaluating the relative increase in traffic associated with the proposed 12-lot residential subdivision.

PROPOSED DEVELOPMENT

Site Access and Circulation

Access to the proposed 12-lot residential subdivision will be provided via one rights in/rights out driveway on the LIE North Service Road, designed to facilitate safe and efficient ingress and egress while accommodating appropriate vehicle turning movements. The driveway will connect to a two-way internal roadway that will accommodate both entering and exiting traffic and terminate in a cul-de-sac.

The proposed cul-de-sac will provide a designated turnaround area for passenger vehicles, service and delivery vehicles, and emergency-response vehicles. The roadway and cul-de-sac have been designed to provide adequate circulation and maneuvering space for fire apparatus, ambulances, police vehicles, and other emergency vehicles, allowing them to enter the site, maneuver within the development, turn around, and exit in a forward direction.

Based on the proposed site layout, the access and internal circulation system is expected to provide safe and efficient vehicular movement and is not anticipated to adversely affect traffic operations along the LIE North Service Road.

Trip Generation

To evaluate the potential traffic impacts associated with the proposed 12-lot residential subdivision, the number of vehicle trips expected to be generated by the development was estimated for the weekday AM, weekday PM, and Saturday midday peak hours. Trip generation estimates were developed using Land Use Code (LUC) 210 – Single-Family Detached Housing from the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition*. The ITE manual provides trip generation data based on traffic studies conducted at similar land uses throughout the country.

Table 2 summarizes the estimated trip generation for the proposed development, including the number of entering and exiting vehicle trips during each analysis period.

Table 2: Trip Generation (Proposed Project)

Time Period	Distribution	12-Lot Residential Subdivision (ITE LUC-210)
Weekday AM Peak Hour	Enter	5
	Exit	12
	Total	**17**
Weekday PM Peak Hour	Enter	10
	Exit	5
	Total	**15**
Saturday Midday Peak Hour	Enter	12
	Exit	10
	Total	**22**

Source: ITE Trip Generation Manual, 12th Edition

As can be seen from Table 2 above, the proposed 12-lot residential subdivision is expected to generate approximately 17 trips (5 entering and 12 exiting) during the weekday AM peak hour, 15 trips (10 entering and 5 exiting) during the weekday PM peak hour and 22 trips (12 entering and 10 exiting) during the Saturday midday peak hour.

Qualitative Traffic Analyses

A qualitative traffic analysis was conducted to evaluate the potential effects of traffic generated by the proposed 12-lot residential subdivision on the LIE North Service Road in the vicinity of the project site. As previously noted, access to the proposed development will be provided via one rights in/rights out driveway on the LIE North Service Road.

Based on the trip generation estimates presented in Table 2, the proposed development is projected to generate 17 vehicle trips during the weekday AM peak hour, 15 vehicle trips during the weekday PM peak hour, and 22 vehicle trips during the Saturday midday peak hour. These volumes represent relatively low levels of additional traffic. On average, the projected site-generated traffic would equate to approximately one additional vehicle every 3.5 minutes during the weekday AM peak hour, one additional vehicle every 4 minutes during the weekday PM peak hour, and one additional vehicle every 3 minutes during the Saturday midday peak hour.

To assess the relative magnitude of the additional traffic, the projected site-generated traffic was compared with the existing peak-hour traffic volumes recorded on the LIE North Service Road. Table 3 summarizes the resulting increase in traffic during each analyzed peak periods.

Table 3: **Comparison of Existing and Site-Generated Traffic Volumes**

Roadway Segment	Peak Period	Traffic Volumes	Site Traffic	% increase
LIE North Service Road	AM	1040	17	1.6%
	PM	376	15	4.0%
	Saturday	316	22	7.0%

As shown in Table 3, the proposed development would increase traffic on the LIE North Service Road by approximately 1.6 percent during the weekday AM peak hour, 4.0 percent during the weekday PM peak hour, and 7.0 percent during the Saturday midday peak hour. Although the percentage increase is greater during the PM and Saturday peak periods due to the comparatively lower existing traffic volumes during those periods, the actual number of additional vehicles remains limited, ranging from only 15 to 22 vehicles during the respective peak hours.

The weekday AM peak hour represents the highest existing traffic volume on the LIE North Service Road, with approximately 1,040 vehicles recorded. During this period, the addition of 17 site-generated trips would represent an increase of approximately 1.6 percent. During the weekday PM and Saturday midday peak hours, the proposed development would add approximately 15 and 22 vehicle trips, respectively. In absolute terms, these increases are relatively minor and would be dispersed over the course of each peak hour.

Based on the existing traffic volumes, the limited number of trips anticipated to be generated by the proposed development, and the existing roadway characteristics, the additional traffic associated with the proposed 12-lot residential subdivision is not anticipated to materially affect traffic flow or roadway operations on the LIE North Service Road. Accordingly, the proposed development is not expected to result in a significant adverse traffic impact within the study area.

CONCLUSION

Based on the analyses conducted herein, the proposed 12-lot residential subdivision is projected to generate a relatively low volume of site traffic during the weekday AM, weekday PM, and Saturday midday peak hours. The incremental increases in traffic on the LIE North Service Road are limited and are not anticipated to materially affect roadway operations, traffic flow, or safety within the study area.

The existing roadway network is expected to adequately accommodate the projected site-generated traffic, and the proposed site access and internal circulation system are anticipated to provide safe and efficient ingress, egress, and vehicular circulation. Therefore, it is the professional opinion of Nelson + Pope (N+P) that the proposed 12-lot residential subdivision is not expected to result in any significant adverse traffic impacts.

ATTACHMENT

APPENDIX A – TRAFFIC VOLUME DATA

TRAFFIC DATABANK LLC
716 S SIXTH AVENUE
MT VERNON,NY, 10550
YOUR #1 DATA COLLECTION FIRM

Date Start: 2026/07/24
Date End: 2026/07/30
Station ID:
1-LIE N SERVICE RD W OF DILLON DR
DIX HILLS,NY
Latitude: 0' 0.0000 Undefined

Start Time	Mon 2026/07/20	Tue 2026/07/21	Wed 2026/07/22	Thu 2026/07/23	Fri 2026/07/24	Average Day	Sat 2026/07/25	Sun 2026/07/26	Week Average
12:00 AM	*	*	*	*	22	22	40	43	35
01:00	*	*	*	*	11	11	29	19	20
02:00	*	*	*	*	5	5	6	13	8
03:00	*	*	*	*	2	2	8	7	6
04:00	*	*	*	*	22	22	19	10	17
05:00	*	*	*	*	73	73	19	11	34
06:00	*	*	*	*	260	260	73	27	120
07:00	*	*	*	*	**622**	**622**	149	83	285
08:00	*	*	*	*	572	572	191	135	**299**
09:00	*	*	*	*	330	330	241	222	264
10:00	*	*	*	*	294	294	248	219	254
11:00	*	*	*	*	304	304	**276**	**230**	270
12:00 PM	*	*	*	*	293	293	312	252	286
01:00	*	*	*	*	322	322	235	**421**	**326**
02:00	*	*	*	*	330	330	290	328	316
03:00	*	*	*	*	336	336	**316**	293	315
04:00	*	*	*	*	331	331	243	352	309
05:00	*	*	*	*	**348**	**348**	259	249	285
06:00	*	*	*	*	257	257	226	195	226
07:00	*	*	*	*	211	211	204	214	210
08:00	*	*	*	*	182	182	155	151	163
09:00	*	*	*	*	170	170	123	100	131
10:00	*	*	*	*	78	78	92	68	79
11:00	*	*	*	*	65	65	99	39	68
Day Total	0	0	0	0	5440	5440	3853	3681	4326
% Avg. WkDay	0.0%	0.0%	0.0%	0.0%	100.0%				
% Avg. Week	0.0%	0.0%	0.0%	0.0%	125.8%	125.8%	89.1%	85.1%	
AM Peak	-	-	-	-	07:00	- 07:00	- 11:00	11:00	- 08:00	-	-
Vol.	-	-	-	-	622	- 622	- 276	230	- 299	-	-
PM Peak	-	-	-	-	17:00	- 17:00	- 15:00	13:00	- 13:00	-	-
Vol.	-	-	-	-	348	- 348	- 316	421	- 326	-	-

TRAFFIC DATABANK LLC
716 S SIXTH AVENUE
MT VERNON,NY, 10550
YOUR #1 DATA COLLECTION FIRM

Date Start: 2026/07/24
Date End: 2026/07/30
Station ID:
1-LIE N SERVICE RD W OF DILLON DR
DIX HILLS,NY
Latitude: 0' 0.0000 Undefined

Start Time	Mon 2026/07/27	Tue 2026/07/28	Wed 2026/07/29	Thu 2026/07/30	Fri 2026/07/31	Average Day	Sat 2026/08/01	Sun 2026/08/02	Week Average
12:00 AM	22	26	18	25	*	23	*	*	23
01:00	12	10	13	12	*	12	*	*	12
02:00	5	12	6	8	*	8	*	*	8
03:00	10	3	10	7	*	8	*	*	8
04:00	33	18	18	25	*	24	*	*	24
05:00	70	69	60	78	*	69	*	*	69
06:00	318	314	262	290	*	296	*	*	296
07:00	713	826	812	759	*	778	*	*	778
08:00	**888**	**1093**	**1042**	**1137**	*	**1040**	*	*	**1040**
09:00	502	482	466	508	*	490	*	*	490
10:00	427	244	239	455	*	341	*	*	341
11:00	412	264	246	419	*	335	*	*	335
12:00 PM	**431**	268	255	**426**	*	345	*	*	345
01:00	420	266	276	422	*	346	*	*	346
02:00	367	318	306	379	*	342	*	*	342
03:00	323	320	302	397	*	336	*	*	336
04:00	352	336	349	390	*	357	*	*	357
05:00	353	**373**	**400**	379	*	**376**	*	*	**376**
06:00	298	293	335	314	*	310	*	*	310
07:00	203	239	219	233	*	224	*	*	224
08:00	173	151	159	178	*	165	*	*	165
09:00	119	113	125	114	*	118	*	*	118
10:00	71	67	60	82	*	70	*	*	70
11:00	33	25	27	50	*	34	*	*	34
Day Total	6555	6130	6005	7087	0	6447	0	0	6447
% Avg. WkDay	101.7%	95.1%	93.1%	109.9%	0.0%				
% Avg. Week	101.7%	95.1%	93.1%	109.9%	0.0%	100.0%	0.0%	0.0%	
AM Peak	08:00	08:00	08:00	08:00	-	08:00	-	-	08:00
Vol.	888	1093	1042	1137	-	1040	-	-	1040
PM Peak	12:00	17:00	17:00	12:00	-	17:00	-	-	17:00
Vol.	431	373	400	426	-	376	-	-	376

Grand Total	6555	6130	6005	7087	5440	11887	3853	3681	10773

ADT ADT 5,536 AADT 5,536

TRAFFIC DATABANK LLC
716 S SIXTH AVENUE
MT VERNON,NY, 10550
YOUR #1 DATA COLLECTION FIRM

Date Start: 24-Jul-26
Date End: 30-Jul-26
Station ID:
1-LIE N SERVICE RD W OF DILLON DR
DIX HILLS,NY
Latitude: 0' 0.0000 Undefined

WB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	85th Percent	95th Percent
07/24/26	**1**	0	0	1	0	0	1	10	5	4	0	0	0	0	22	55	58
01:00	0	0	1	0	0	1	2	0	4	1	1	1	0	0	11	61	67
02:00	0	0	0	0	0	0	0	3	1	0	0	0	0	**1**	5	52	53
03:00	0	0	0	0	0	1	0	0	0	0	0	1	0	0	2	68	69
04:00	0	0	0	0	1	3	2	9	4	2	0	1	0	0	22	54	59
05:00	0	0	0	0	1	4	21	15	13	13	2	3	0	1	73	57	63
06:00	0	0	0	0	1	12	40	69	74	40	14	4	5	1	260	58	63
07:00	1	0	0	2	12	32	**126**	**178**	131	74	**51**	10	4	1	**622**	58	63
08:00	0	0	1	0	5	29	92	140	**134**	**99**	51	**15**	**6**	0	572	59	64
09:00	1	0	2	13	32	84	104	50	19	18	5	2	0	0	330	49	57
10:00	0	0	**9**	**16**	40	**95**	76	43	12	2	1	0	0	0	294	46	50
11:00	0	**2**	2	12	**49**	89	81	50	14	4	1	0	0	0	304	47	51
12 PM	0	0	5	10	**35**	81	79	55	20	8	0	0	0	0	293	48	53
13:00	2	0	3	7	33	**86**	**103**	54	22	10	1	0	1	0	322	48	54
14:00	**6**	**4**	**6**	**26**	27	60	89	55	42	10	4	0	1	0	330	50	54
15:00	0	0	0	0	6	21	46	75	83	**63**	**34**	6	2	0	336	59	63
16:00	1	0	0	1	7	18	50	78	**84**	53	22	9	**7**	1	331	58	64
17:00	0	0	0	1	1	19	44	**93**	82	59	30	**14**	2	**3**	**348**	59	64
18:00	0	0	0	0	3	11	36	55	82	32	20	11	5	2	257	59	66
19:00	0	0	0	0	3	11	32	51	49	38	14	7	3	3	211	59	64
20:00	0	0	0	1	0	9	28	49	47	32	12	3	0	1	182	58	62
21:00	0	0	0	1	2	5	25	26	54	33	14	7	2	1	170	59	65
22:00	0	0	0	1	2	6	9	24	18	8	6	2	2	0	78	58	65
23:00	0	0	0	1	1	2	14	22	10	7	4	1	1	2	65	57	63
Total	12	6	29	93	261	679	1100	1204	1004	610	287	97	41	17	5440		
Percent	0.2%	0.1%	0.5%	1.7%	4.8%	12.5%	20.2%	22.1%	18.5%	11.2%	5.3%	1.8%	0.8%	0.3%			
AM Peak	00:00	11:00	10:00	10:00	11:00	10:00	07:00	07:00	08:00	08:00	07:00	08:00	08:00	02:00	07:00		
Vol.	1	2	9	16	49	95	126	178	134	99	51	15	6	1	622		
PM Peak	14:00	14:00	14:00	14:00	12:00	13:00	13:00	17:00	16:00	15:00	15:00	17:00	16:00	17:00	17:00		
Vol.	6	4	6	26	35	86	103	93	84	63	34	14	7	3	348		

TRAFFIC DATABANK LLC
716 S SIXTH AVENUE
MT VERNON,NY, 10550
YOUR #1 DATA COLLECTION FIRM

Date Start: 24-Jul-26
Date End: 30-Jul-26
Station ID:
1-LIE N SERVICE RD W OF DILLON DR
DIX HILLS,NY
Latitude: 0' 0.0000 Undefined

WB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	85th Percent	95th Percent
07/25/26	0	0	0	0	0	1	9	11	6	8	2	0	2	1	40	58	70
01:00	0	0	0	0	0	4	10	6	3	3	2	0	0	1	29	56	61
02:00	0	0	0	**1**	0	1	0	1	2	1	0	0	0	0	6	55	58
03:00	0	0	0	0	0	0	0	4	2	1	0	0	0	1	8	54	58
04:00	0	0	0	0	0	1	1	2	5	8	2	0	0	0	19	59	62
05:00	0	0	0	1	0	1	3	6	6	2	0	0	0	0	19	54	57
06:00	0	0	0	0	0	5	15	16	18	9	7	2	1	0	73	59	64
07:00	0	0	0	0	0	11	30	34	36	19	7	6	3	**3**	149	58	66
08:00	0	0	0	1	1	**16**	32	45	55	18	14	7	1	1	191	58	64
09:00	0	0	0	0	3	10	**41**	53	72	39	16	3	3	1	241	58	63
10:00	0	**1**	**5**	1	3	5	40	57	56	**50**	20	8	2	0	248	59	64
11:00	0	1	0	0	**4**	8	22	**72**	**73**	47	**26**	**13**	**8**	2	**276**	61	67
12 PM	0	0	0	0	3	6	**42**	**88**	**90**	48	18	11	**4**	2	312	58	64
13:00	0	0	0	**2**	2	**14**	31	50	63	41	19	12	1	0	235	59	65
14:00	0	0	**2**	0	1	12	39	80	82	47	14	9	1	3	290	57	63
15:00	0	0	0	0	4	10	36	80	74	**72**	**24**	11	4	1	**316**	59	64
16:00	0	0	1	0	**7**	7	31	66	77	24	11	**13**	3	3	243	58	66
17:00	0	0	1	0	3	12	29	49	72	56	23	8	1	**5**	259	59	64
18:00	0	0	0	0	5	9	30	52	73	34	13	7	2	1	226	58	64
19:00	0	0	0	0	0	10	27	50	54	37	20	6	0	0	204	59	63
20:00	0	0	0	0	3	13	25	39	38	22	8	4	3	0	155	58	64
21:00	0	**1**	0	1	3	8	31	28	22	17	6	3	1	2	123	57	63
22:00	0	0	0	2	3	6	12	29	20	11	6	2	0	1	92	57	62
23:00	0	0	0	0	2	6	21	27	19	18	3	3	0	0	99	57	61
Total	0	3	9	9	47	176	557	945	1018	632	261	128	40	28	3853		
Percent	0.0%	0.1%	0.2%	0.2%	1.2%	4.6%	14.5%	24.5%	26.4%	16.4%	6.8%	3.3%	1.0%	0.7%			
AM Peak		10:00	10:00	02:00	11:00	08:00	09:00	11:00	11:00	10:00	11:00	11:00	11:00	07:00	11:00		
Vol.		1	5	1	4	16	41	72	73	50	26	13	8	3	276		
PM Peak		21:00	14:00	13:00	16:00	13:00	12:00	12:00	12:00	15:00	15:00	16:00	12:00	17:00	15:00		
Vol.		1	2	2	7	14	42	88	90	72	24	13	4	5	316		

TRAFFIC DATABANK LLC
716 S SIXTH AVENUE
MT VERNON,NY, 10550
YOUR #1 DATA COLLECTION FIRM

Date Start: 24-Jul-26
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1-LIE N SERVICE RD W OF DILLON DR
DIX HILLS,NY
Latitude: 0' 0.0000 Undefined

WB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	85th Percent	95th Percent
07/26/26	0	0	0	0	0	6	7	12	10	5	1	1	0	1	43	55	59
01:00	0	0	0	1	0	1	1	5	3	5	2	0	1	0	19	60	70
02:00	0	0	0	1	1	0	3	0	4	2	1	1	0	0	13	60	66
03:00	0	0	0	0	0	0	2	2	1	0	0	2	0	0	7	67	69
04:00	0	0	0	0	1	0	4	3	1	1	0	0	0	0	10	52	57
05:00	0	0	0	0	1	0	2	3	3	1	1	0	0	0	11	56	62
06:00	0	0	0	1	1	1	2	5	9	3	3	1	1	0	27	61	68
07:00	0	0	0	0	0	5	10	24	26	12	3	3	0	0	83	57	63
08:00	0	0	0	0	0	2	17	35	38	19	16	5	1	**2**	135	60	64
09:00	0	0	**1**	**2**	**2**	5	23	**49**	63	40	**30**	5	1	1	222	60	64
10:00	0	0	0	0	0	**10**	**36**	48	55	35	25	**8**	1	1	219	60	64
11:00	0	**1**	0	0	0	5	29	40	**66**	**58**	20	7	**4**	0	**230**	59	64
12 PM	0	0	**1**	1	1	9	20	61	75	48	21	9	4	2	252	59	65
13:00	0	0	0	0	0	5	26	**99**	**154**	**73**	**40**	**15**	**7**	2	**421**	59	65
14:00	0	0	0	0	**2**	8	28	57	108	65	40	12	6	2	328	61	65
15:00	0	0	0	0	1	9	29	68	88	57	25	9	4	3	293	59	64
16:00	0	**1**	0	0	0	**11**	38	87	102	66	30	11	1	**5**	352	59	64
17:00	0	0	0	1	1	9	**44**	64	63	39	19	8	1	0	249	58	64
18:00	0	0	0	0	2	5	33	53	51	26	19	4	0	2	195	58	63
19:00	0	0	0	0	1	9	25	55	52	44	19	6	2	1	214	59	64
20:00	0	0	0	**2**	1	11	23	47	28	25	11	3	0	0	151	58	62
21:00	0	0	1	0	2	6	15	24	26	17	6	2	1	0	100	58	63
22:00	0	0	0	0	1	6	9	20	14	8	5	0	2	3	68	58	63
23:00	0	0	0	0	1	2	6	10	11	5	3	1	0	0	39	58	63
Total	0	2	3	9	19	125	432	871	1051	654	340	113	37	25	3681		
Percent	0.0%	0.1%	0.1%	0.2%	0.5%	3.4%	11.7%	23.7%	28.6%	17.8%	9.2%	3.1%	1.0%	0.7%			
AM Peak		11:00	09:00	09:00	09:00	10:00	10:00	09:00	11:00	11:00	09:00	10:00	11:00	08:00	11:00		
Vol.		1	1	2	2	10	36	49	66	58	30	8	4	2	230		
PM Peak		16:00	12:00	20:00	14:00	16:00	17:00	13:00	13:00	13:00	13:00	13:00	13:00	16:00	13:00		
Vol.		1	1	2	2	11	44	99	154	73	40	15	7	5	421		

TRAFFIC DATABANK LLC
716 S SIXTH AVENUE
MT VERNON,NY, 10550
YOUR #1 DATA COLLECTION FIRM

Date Start: 24-Jul-26
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1-LIE N SERVICE RD W OF DILLON DR
DIX HILLS,NY
Latitude: 0' 0.0000 Undefined

WB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	85th Percent	95th Percent
07/27/26	0	0	0	1	1	1	1	7	7	2	2	0	0	0	22	56	62
01:00	0	0	0	0	1	1	1	5	2	2	0	0	0	0	12	55	58
02:00	0	0	0	0	0	0	0	3	0	1	0	1	0	0	5	66	68
03:00	0	0	0	1	0	0	6	0	1	2	0	0	0	0	10	56	58
04:00	0	0	0	1	2	4	14	8	1	2	1	0	0	0	33	49	58
05:00	0	0	0	0	4	8	6	26	11	9	3	2	1	0	70	57	64
06:00	0	0	0	0	2	1	54	76	90	51	30	11	3	0	318	59	64
07:00	3	1	0	1	12	68	179	152	146	90	**42**	15	4	0	713	57	63
08:00	1	0	0	1	14	80	**211**	**228**	**185**	**103**	39	**18**	**6**	**2**	**888**	56	62
09:00	**13**	**7**	**9**	**35**	61	145	132	55	25	13	6	0	1	0	502	47	53
10:00	0	2	6	26	**86**	**156**	102	30	14	5	0	0	0	0	427	44	49
11:00	0	0	2	21	50	140	117	52	18	9	0	0	3	0	412	46	52
12 PM	0	2	3	22	69	**147**	**113**	54	17	2	2	0	0	0	**431**	45	49
13:00	**4**	**4**	**15**	**34**	**94**	87	108	50	17	2	4	1	0	0	420	46	50
14:00	0	1	0	9	60	99	105	62	27	4	0	0	0	0	367	48	52
15:00	0	0	1	2	17	24	67	95	71	28	11	7	0	0	323	54	60
16:00	0	0	0	2	8	14	56	92	84	**61**	21	9	3	2	352	58	63
17:00	0	0	0	1	2	19	41	**99**	**89**	53	32	9	**5**	**3**	353	59	64
18:00	0	0	0	1	7	8	32	63	76	53	**35**	**15**	5	3	298	61	66
19:00	0	0	0	0	1	5	20	35	60	42	27	6	5	2	203	61	65
20:00	0	1	1	0	2	13	25	47	43	27	11	2	0	1	173	57	61
21:00	0	0	0	0	2	2	23	29	37	13	9	3	1	0	119	58	63
22:00	0	0	0	0	0	7	7	20	15	11	8	3	0	0	71	60	64
23:00	0	0	0	1	0	2	4	4	8	7	1	2	3	1	33	65	72
Total	21	18	37	159	495	1031	1424	1292	1044	592	284	104	40	14	6555		
Percent	0.3%	0.3%	0.6%	2.4%	7.6%	15.7%	21.7%	19.7%	15.9%	9.0%	4.3%	1.6%	0.6%	0.2%			
AM Peak	09:00	09:00	09:00	09:00	10:00	10:00	08:00	08:00	08:00	08:00	07:00	08:00	08:00	08:00	08:00		
Vol.	13	7	9	35	86	156	211	228	185	103	42	18	6	2	888		
PM Peak	13:00	13:00	13:00	13:00	13:00	12:00	12:00	17:00	17:00	16:00	18:00	18:00	17:00	17:00	12:00		
Vol.	4	4	15	34	94	147	113	99	89	61	35	15	5	3	431		

TRAFFIC DATABANK LLC
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MT VERNON,NY, 10550
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Date Start: 24-Jul-26
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1-LIE N SERVICE RD W OF DILLON DR
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Latitude: 0' 0.0000 Undefined

WB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	85th Percent	95th Percent
07/28/26	0	0	0	0	0	1	3	11	7	1	3	0	0	0	26	55	62
01:00	0	0	1	0	1	0	2	0	2	2	0	1	0	1	10	59	67
02:00	0	0	0	2	2	0	0	3	3	1	0	1	0	0	12	55	66
03:00	0	0	0	0	0	1	0	2	0	0	0	0	0	0	3	48	49
04:00	0	0	0	0	1	3	9	1	3	0	1	0	0	0	18	52	60
05:00	0	0	0	0	1	1	13	21	17	12	2	2	0	0	69	57	61
06:00	0	0	0	0	4	20	41	70	79	60	21	13	3	3	314	59	65
07:00	0	0	0	0	11	63	169	214	178	119	49	15	3	**5**	826	57	62
08:00	0	0	1	2	**16**	**70**	**178**	**288**	**273**	**170**	**60**	**30**	**5**	0	**1093**	57	63
09:00	**5**	**1**	**3**	**17**	11	41	110	136	80	46	24	5	1	2	482	55	61
10:00	1	0	1	0	2	16	51	73	56	33	9	1	1	0	244	56	59
11:00	0	0	0	1	7	25	45	93	52	23	11	6	1	0	264	55	62
12 PM	0	0	**1**	**1**	2	21	48	86	59	31	11	5	2	1	268	56	62
13:00	0	0	0	1	3	**28**	49	**89**	51	29	11	3	2	0	266	55	61
14:00	0	0	1	0	**6**	26	**63**	88	66	37	21	7	2	1	318	57	63
15:00	0	0	0	0	4	11	57	86	74	60	19	4	3	2	320	58	62
16:00	0	0	0	0	5	15	38	78	97	61	**32**	6	2	2	336	59	63
17:00	0	0	0	0	1	4	39	80	**117**	**81**	31	7	7	**6**	**373**	59	64
18:00	0	0	0	0	1	7	37	76	72	48	32	**9**	**8**	3	293	60	66
19:00	0	0	0	0	2	7	29	56	57	51	26	6	4	1	239	60	64
20:00	0	0	0	1	0	7	16	41	38	27	13	5	1	2	151	59	64
21:00	0	0	1	0	0	6	15	31	31	17	6	5	0	1	113	58	64
22:00	0	0	0	1	5	3	15	19	7	11	3	1	0	2	67	57	61
23:00	0	0	0	0	1	5	4	8	4	1	2	0	0	0	25	54	61
Total	6	1	9	26	86	381	1031	1650	1423	921	387	132	45	32	6130		
Percent	0.1%	0.0%	0.1%	0.4%	1.4%	6.2%	16.8%	26.9%	23.2%	15.0%	6.3%	2.2%	0.7%	0.5%			
AM Peak	09:00	09:00	09:00	09:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	07:00	08:00		
Vol.	5	1	3	17	16	70	178	288	273	170	60	30	5	5	1093		
PM Peak			12:00	12:00	14:00	13:00	14:00	13:00	17:00	17:00	16:00	18:00	18:00	17:00	17:00		
Vol.			1	1	6	28	63	89	117	81	32	9	8	6	373		

TRAFFIC DATABANK LLC
716 S SIXTH AVENUE
MT VERNON,NY, 10550
YOUR #1 DATA COLLECTION FIRM

Date Start: 24-Jul-26
Date End: 30-Jul-26
Station ID:
1-LIE N SERVICE RD W OF DILLON DR
DIX HILLS,NY
Latitude: 0' 0.0000 Undefined

WB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	85th Percent	95th Percent
07/29/26	0	0	0	0	1	2	5	3	2	3	0	0	0	2	18	56	58
01:00	0	0	0	0	0	2	5	3	2	1	0	0	0	0	13	52	56
02:00	0	**1**	0	0	1	2	1	1	0	0	0	0	0	0	6	45	48
03:00	0	0	0	**2**	1	2	1	0	3	1	0	0	0	0	10	54	57
04:00	0	0	0	0	0	8	3	5	0	1	1	0	0	0	18	49	60
05:00	0	0	0	1	2	6	15	21	10	4	1	0	0	0	60	53	57
06:00	1	0	0	0	2	9	55	74	49	46	21	4	1	0	262	58	63
07:00	0	0	1	0	4	60	166	236	184	110	40	9	1	1	812	56	61
08:00	**3**	0	0	1	**15**	**89**	**199**	**285**	**236**	**137**	**51**	**17**	**6**	**3**	**1042**	57	62
09:00	1	0	0	1	3	18	75	156	102	53	39	15	3	0	466	58	64
10:00	0	0	**2**	0	2	22	47	61	56	34	8	4	2	1	239	56	61
11:00	0	0	1	0	2	21	49	69	53	31	12	6	2	0	246	57	63
12 PM	0	0	0	0	4	8	41	58	67	46	23	8	0	0	255	59	63
13:00	**7**	**3**	**1**	**2**	4	18	55	86	48	33	13	5	1	0	276	56	62
14:00	0	0	0	0	3	20	48	75	75	42	24	12	**5**	2	306	59	65
15:00	0	0	0	1	6	12	44	77	72	44	24	**14**	4	**4**	302	59	66
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17:00	0	0	0	1	**12**	19	**62**	100	**113**	59	23	6	5	0	**400**	57	63
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21:00	0	0	0	0	1	2	18	35	32	18	10	4	3	2	125	59	66
22:00	0	0	0	1	0	3	16	8	13	4	6	4	2	3	60	62	68
23:00	0	0	0	0	2	2	3	4	9	0	5	2	0	0	27	62	66
Total	12	5	5	12	76	380	1042	1650	1401	832	379	141	44	26	6005		
Percent	0.2%	0.1%	0.1%	0.2%	1.3%	6.3%	17.4%	27.5%	23.3%	13.9%	6.3%	2.3%	0.7%	0.4%			
AM Peak	08:00	02:00	10:00	03:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00		
Vol.	3	1	2	2	15	89	199	285	236	137	51	17	6	3	1042		
PM Peak	13:00	13:00	13:00	13:00	17:00	18:00	17:00	18:00	17:00	16:00	16:00	15:00	14:00	15:00	17:00		
Vol.	7	3	1	2	12	22	62	112	113	65	28	14	5	4	400		

TRAFFIC DATABANK LLC
716 S SIXTH AVENUE
MT VERNON,NY, 10550
YOUR #1 DATA COLLECTION FIRM

Date Start: 24-Jul-26
Date End: 30-Jul-26
Station ID:
1-LIE N SERVICE RD W OF DILLON DR
DIX HILLS,NY
Latitude: 0' 0.0000 Undefined

WB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	85th Percent	95th Percent
07/30/26	0	0	0	0	0	1	4	1	7	8	3	1	0	0	25	60	64
01:00	0	0	0	0	0	1	3	2	2	1	0	2	1	0	12	67	71
02:00	0	0	0	0	0	1	2	3	0	2	0	0	0	0	8	57	58
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05:00	0	0	0	0	1	6	17	16	18	7	5	4	4	0	78	61	70
06:00	0	0	0	0	2	9	51	58	78	53	23	12	3	1	290	59	65
07:00	0	0	0	2	7	66	158	**204**	154	**86**	**52**	**19**	**9**	**2**	759	58	64
08:00	**212**	**69**	**55**	**21**	**32**	**72**	**188**	193	**169**	76	26	18	5	1	**1137**	53	59
09:00	1	0	0	8	19	52	153	142	72	40	16	5	0	0	508	53	59
10:00	0	0	0	0	9	51	112	127	96	40	13	6	0	1	455	54	59
11:00	0	0	0	1	9	25	97	120	111	37	15	2	2	0	419	54	59
12 PM	0	**3**	0	0	**7**	39	**98**	**151**	69	35	15	6	3	0	**426**	54	60
13:00	0	0	0	0	7	**46**	94	120	78	44	22	7	3	1	422	56	62
14:00	0	0	0	2	2	39	85	116	82	36	13	4	0	0	379	54	59
15:00	**1**	0	**1**	**3**	4	26	73	123	94	40	21	8	2	1	397	56	62
16:00	0	0	0	1	3	13	69	101	**96**	56	**32**	10	**8**	1	390	59	64
17:00	0	0	1	1	5	27	44	102	93	**61**	24	**16**	5	0	379	59	65
18:00	0	0	1	0	4	13	47	72	84	51	31	8	2	1	314	59	64
19:00	0	0	0	0	2	9	25	57	68	38	18	12	3	1	233	59	66
20:00	0	0	0	0	4	10	30	51	45	22	11	3	0	2	178	57	62
21:00	0	0	0	1	1	10	20	34	21	15	9	2	1	0	114	58	63
22:00	0	0	1	0	0	2	9	23	17	11	11	3	3	2	82	62	68
23:00	0	0	0	1	0	2	9	13	8	8	5	1	0	**3**	50	59	63
Total	214	72	59	42	120	523	1396	1835	1468	769	366	150	55	18	7087		
Percent	3.0%	1.0%	0.8%	0.6%	1.7%	7.4%	19.7%	25.9%	20.7%	10.9%	5.2%	2.1%	0.8%	0.3%			
AM Peak	08:00	08:00	08:00	08:00	08:00	08:00	08:00	07:00	08:00	07:00	07:00	07:00	07:00	07:00	08:00		
Vol.	212	69	55	21	32	72	188	204	169	86	52	19	9	2	1137		
PM Peak	15:00	12:00	15:00	15:00	12:00	13:00	12:00	12:00	16:00	17:00	16:00	17:00	16:00	23:00	12:00		
Vol.	1	3	1	3	7	46	98	151	96	61	32	16	8	3	426		
Grand Total	265	107	151	350	1104	3295	6982	9447	8409	5010	2304	865	302	160	38751		
Percent	0.7%	0.3%	0.4%	0.9%	2.8%	8.5%	18.0%	24.4%	21.7%	12.9%	5.9%	2.2%	0.8%	0.4%			

15th Percentile :	40 MPH
50th Percentile :	48 MPH
85th Percentile :	57 MPH
95th Percentile :	63 MPH

Statistics

10 MPH Pace Speed :	46-55 MPH
Number in Pace :	17856
Percent in Pace :	46.1%
Number of Vehicles > 55 MPH :	8641
Percent of Vehicles > 55 MPH :	22.3%
Mean Speed(Average) :	49 MPH

APPENDIX B – ITE TRIP GENERATION

Single-Family Detached Housing
(210)

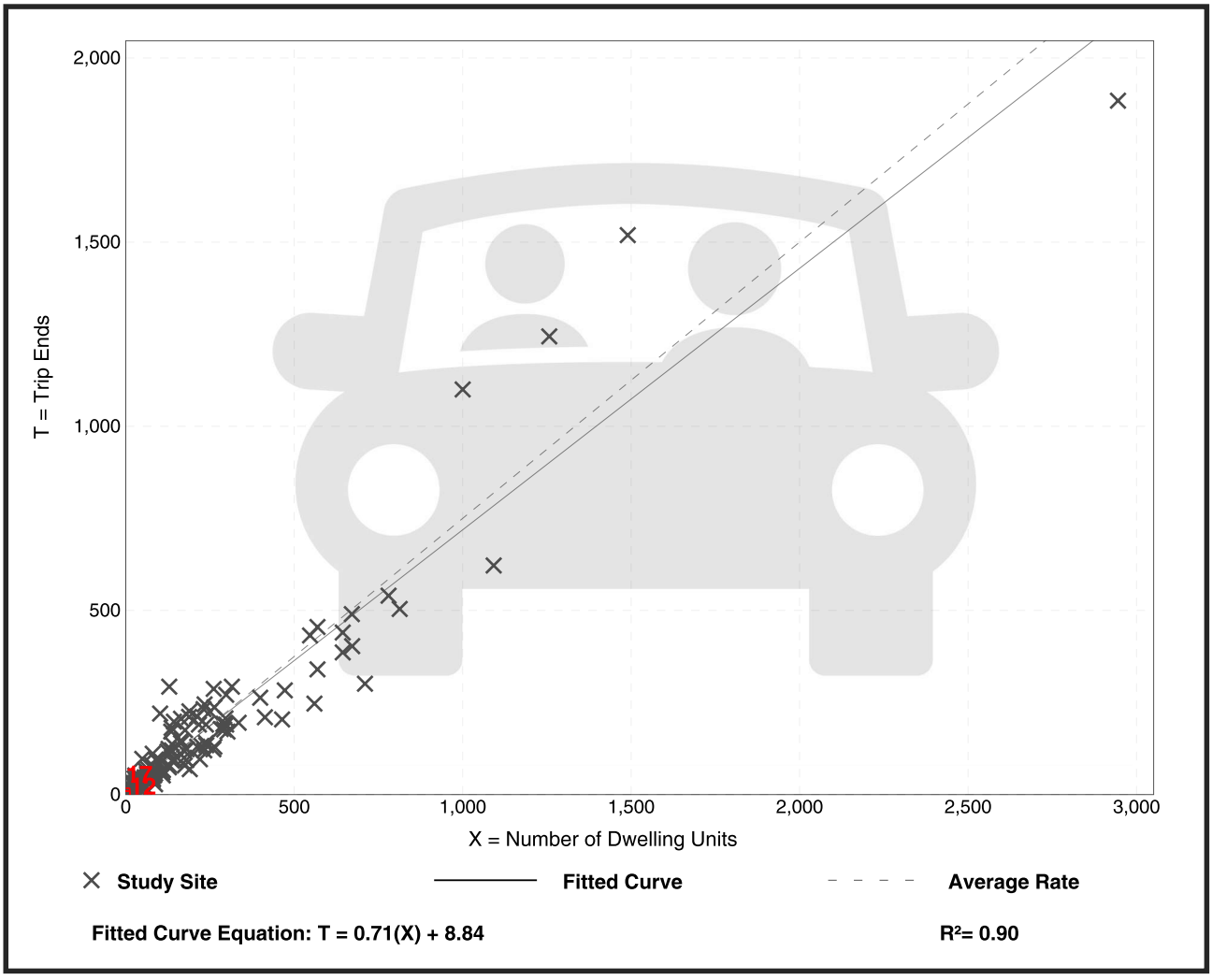
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 132
Avg. Num. of Dwelling Units: 232
Directional Distribution: 27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.32 - 2.27	0.26

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

Single-Family Detached Housing
(210)

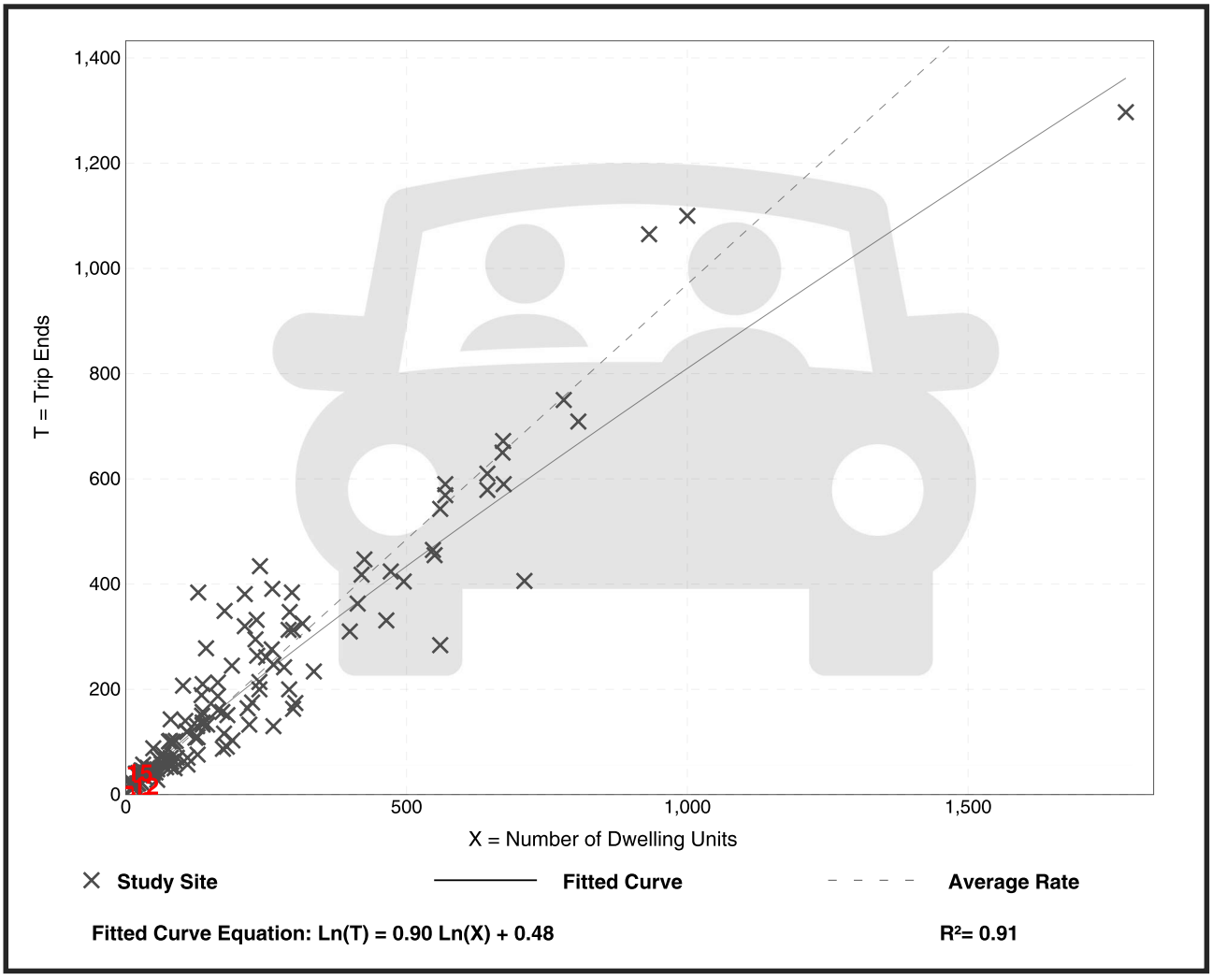
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 138
Avg. Num. of Dwelling Units: 214
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.97	0.49 - 2.98	0.32

Data Plot and Equation



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Single-Family Detached Housing
(210)

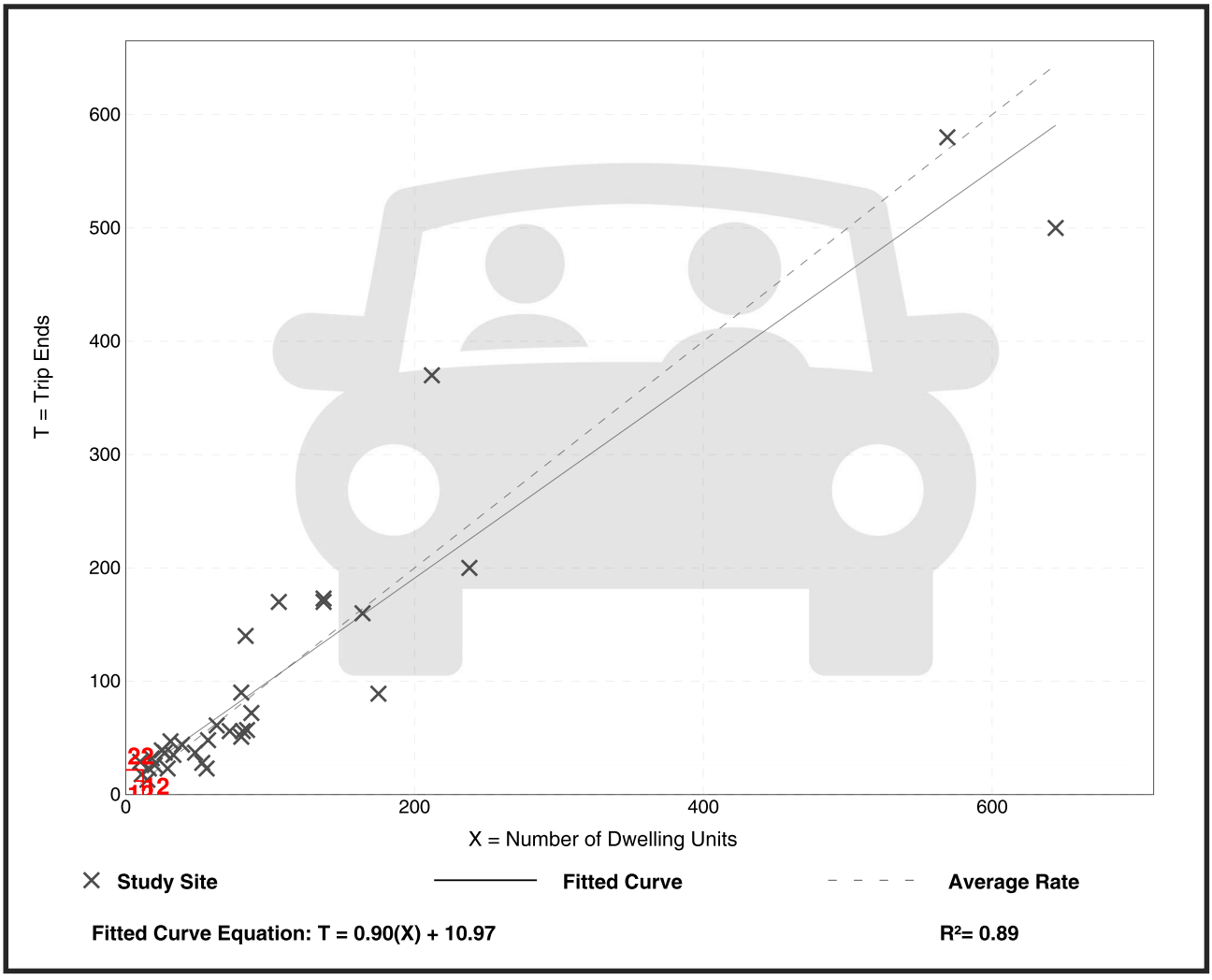
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Saturday, Peak Hour of Generator**

Setting/Location: **General Urban/Suburban**
Number of Studies: 33
Avg. Num. of Dwelling Units: 106
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.00	0.41 - 2.90	0.36

Data Plot and Equation



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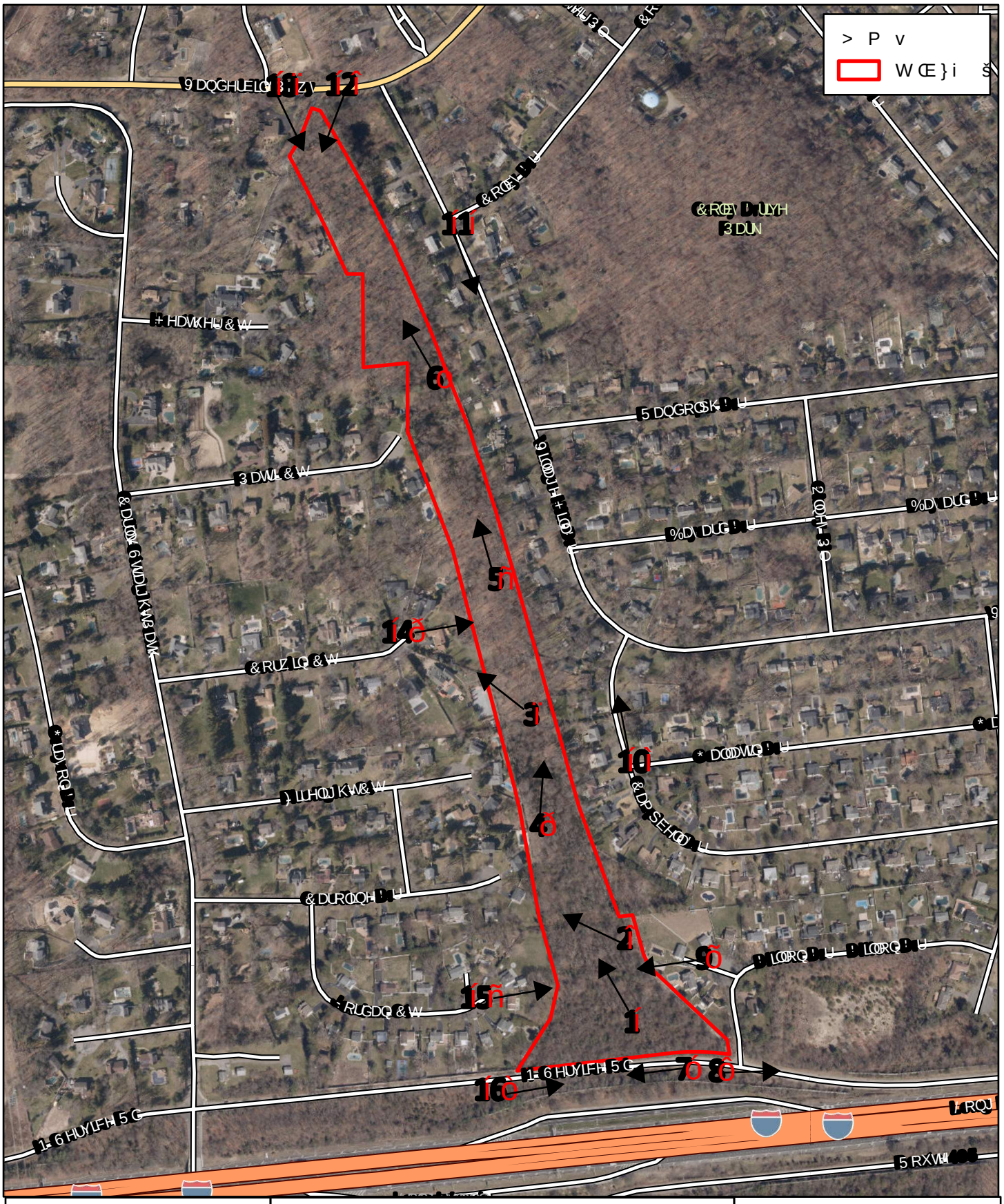
APPENDIX I
PROJECT SITE AND AREA PHOTOGRAPHS WITH PHOTO KEY MAP

Nelson Pope Voorhis, January 2026 & August 2026



NPV

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Photo 1 – View facing northwest at southern extent of project site.

Photo 2 – View facing west-northwest on southeast portion of project site.

Photo 3 – Facing west-northwest towards middle of project site.

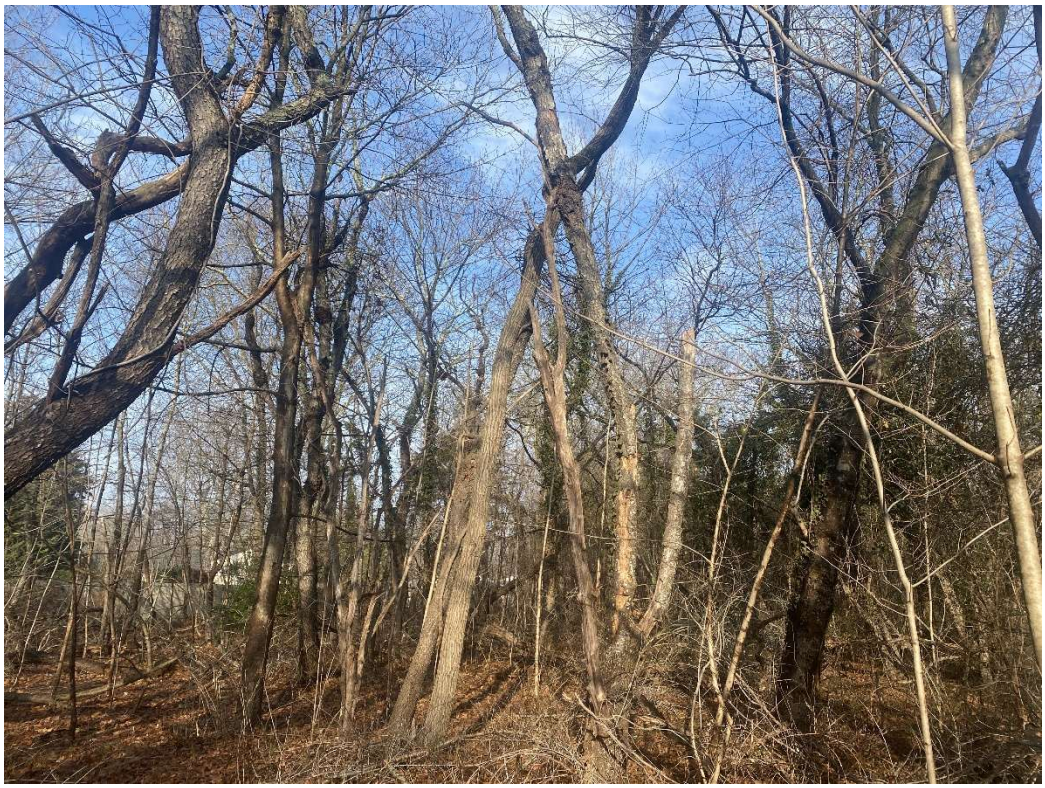

Photo 4 – View facing northeast approaching center of project site.

Photo 5 – View facing north within center of project site.

Photo 6 – Facing north-northwest towards northern extent of project site.

Photo 7 – View facing west along North Service Road, south of project site.

Photo 8 - View facing east along North Service Road, south of project site.

Photo 9 – Facing west at end of Dillon Drive, east of project site.

Photo 10 – Facing north along Campbell Drive, east of project site.

Photo 11 – Facing south along Village Hill Drive, east of project site.

Photo 12 - View facing southwest towards northern extent of project site along Vanderbilt Parkway.

Photo 13 – View facing southeast towards northern extent of project site along Vanderbilt Parkway.

Photo 14 – View facing east near terminus of Corwin court, west of project site.

Photo 15 – View facing east towards terminus of Jordan Court, west of project site.

Photo 16 – View facing east along North Service Road at southwestern terminus of project site.

APPENDIX J
HISTORIC AND ARCHAEOLOGICAL RESOURCES AND CORRESPONDENCES

APPENDIX J-1
ARCHAEOLOGICAL SENSITIVITY LETTER

New York State Office of Parks, Recreation and Historic Preservation
March 25, 2026

ARCHAEOLOGY COMMENTS

Phase IA Archaeological Survey Recommendation
Project: Jill Estates
PR#: 26PR02491
Date: 3/25/2026

The project is in an archaeologically sensitive area. Therefore, the State Historic Preservation Office/Office of Parks, Recreation and Historic Preservation (SHPO/OPRHP) recommends that a Phase IA Literature Search and Sensitivity Assessment survey is warranted. A Phase IA archaeological survey is designed to identify previously recorded archaeological sites and other cultural resources within or near the project area, to assess the archaeological sensitivity of the project area, to document previous ground disturbance and to make recommendations regarding the potential need for Phase IB subsurface archaeological testing.

Our office does not conduct archaeological surveys. A 36 CFR 61 qualified archaeologist should be retained to conduct the Phase IA archaeological survey.

If you have any questions concerning archaeology, please contact Jessica Vavrasek at Jessica.Vavrasek@parks.ny.gov

APPENDIX J-2
PHASE I ARCHAEOLOGICAL INVESTIGATION REPORT

TRACKER Archaeology, Inc., July 2026

Phase I Archaeological Investigation for the proposed Jill Estates Dix Hills, Town of Huntington Suffolk County , New York

July 2026

Prepared for:
Nelson, Pope & Voorhis, LLC. Melville, New York

Alfred G. Cammisa
with Alexander Padilla (CAD)

1238

MANAGEMENT SUMMARY

PR#:
none known

Involved agencies:
Town of Huntington

Phase:
Phase IA & IB

Location:
Dix Hills
Town of Huntington
Suffolk County

Survey Area:
Length: about 3600 feet (1097 meters) north-south
Width: up to 180 feet (55m) north-south
Acres Surveyed: about 12 acres (.8 hectares)

USGS:
Greenlawn, NY

Survey overview:
ST no. & interval: 181 ST's at 50ft (15m) intervals.
Size of freshly plowed area: na
Surface survey transect interval: na

Results:
No prehistoric or historic remains

Structures:
No. Of buildings/structures/cemeteries in project area: numerous: none
No. Of buildings/structures/cemeteries adjacent to project area: numerous modern subdivision
No. Of previously determined NR listed or eligible buildings/structures/cemeteries/districts: none
No. Of identified eligible buildings/structures/cemeteries/districts: none

Authors:
Alfred G. Cammisa, M.A.
Alexander Padilla, B.A. (CAD)

Date of Report:
Report completed: July 2026

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Conclusions and Recommendations 7
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Figure 2 Location of shovel tests on the project area
Figure 3 1836 Colton map
Figure 4 1858 Chace map
Figure 5 1873 Beers atlas
Figure 6 1896 Hyde atlas
Figure 7 1903 U.S.G.S.
Figure 8 County Soil Survey

LIST OF PHOTOGRAPHS

Photo 1 North from 3rd transect
Photo 2 East from near Carolina Dr.
Photo 3 South from near Firelight Ct.
Photo 4 West toward Corwin Ct.

INTRODUCTION

Between December 28 and June 30, 2026, TRACKER Archaeology, Inc. conducted a Phase IA documentary study and a Phase IB archaeological survey for the proposed Jill Estates, Dix Hills, Town of Huntington, Suffolk County, New York.

The purpose of the Phase IA documentary study was to determine the prehistoric and historic potential of the property for the recovery of archaeological remains. This was accomplished by a review of the original and current environmental data, archaeological site files, other archival literature, maps, and documents.

A prehistoric site file search was conducted utilizing the CRIS resources of the New York State Historic Preservation Office - Field Services Bureau in Waterford, New York. Various historical and archaeological web sites were reviewed for any pertinent information.

The purpose of the Phase IB survey was to recover physical evidence for the presence or absence of archaeological sites on the property. This was accomplished through subsurface testing and ground surface reconnaissance.

The project property area is bordered to the south by the Long Island Expressway-North Service Road, to the north by Vanderbilt-Motor Parkway (C.R. 67), and to the east & west by numerous subdivision neighborhoods.

The study was conducted by TRACKER Archaeology, Inc. of Monroe, New York. Prehistoric and historic research was conducted by P.I., Alfred G. Cammisa, M.A.Field work was conducted by field director Erin Murphy, B.A. Report preparation was conducted by Alfred G. Cammisa with Alexander Padilla (CAD).

The work was performed for Nelson, Pope and Voorhis, LLC., Melville, New York.

ENVIRONMENT

Geology

The study area is located in the southeast portion of New York State, in the northwest part of Suffolk County. This portion of New York lies in the Atlantic Coastal Plains Physiographic Province. The coastal plain slopes gently eastward and is actually a strip of recently emerged sea bottom. The soils in this region consist largely of sand, clay and marl (a mixture of clay, finely fragmented shell and calcite). This area of Long Island appears to be situated just south of the Harbor Hill Moraine and Manetto Hills Interlobate Zone (Schuberth 1968:cover map, 9, 184-186; Jensen and Soren 1974; Sirkin 1996:41, 168).

Soils and Topography

Soils in the study area consist of:

NAME	SOIL HORIZON DEPTH in (cm)	COLOR	TEXTURE INCLUSION	SLOPE %	DRAINAGE	LANDFORM
Riverhead & Haven, graded	Ap=0-12in (0-30cm) B=12-27 (-69)	10YR4/2 7.5YR5/6	SaLo & Lo	0-8	well	graded up to 75%

(Warner 1975: map #64, pgs. 83-85).

KEY:
Shade: Lt=Light, Dk=Dark, V=Very
Color: Br=Brown, Blk=Black, Gry=Gray, Gbr=Gray Brown, StBr=Strong Brown, Rbr=Red Brown, Ybr= Yellow Brown
Soils: Si=Silt, Lo=Loam, Sa=Sand, Cl=Clay
Other: Sh=shale, M=Mottle, Gr=Gravelly, Cb=cobbles, Fi=Fine /=or

Elevations on the property range from approximately 198 to 144 feet above mean sea level.

Hydrology
The project area is approximately 4 miles northeast of the headwaters of Carlls River. The area appears to be dotted by kettle ponds & intermittent creeks.

Vegetation
The predominant forest community inhabiting the Coastal Plain Physiographic Province in this vicinity (Cape Cod to the Carolinas) was the Northern Pine-Oak Forest. These forests are maintained largely by the effects of frequent fires. Were it not for the fires which the pine species have adapted to, these forests would slowly change to Mesic, dominated by oak, hickory and red maple. Northern Pine-Oak forests occur on sandy, or otherwise poor soils that are overly dry. All coastal plains of eastern North America are Xeric (dry forest). They generally have lower species diversity than bottomland forests (Kricher 1988:16-17, 65-66). The reason the forest soils and surfaces are so dry in this moist region is due to the excessive drainage of overly sandy soils on the Coastal Plain.

At the time of the Phase IB survey, the area consisted of a thickly overgrown forest. The property was impenetrable and transects through the the thicket were cleared by client.

PREHISTORIC POTENTIAL

A prehistoric site file search was conducted at the New York State Historic Preservation Office (NYSHPO). Archaeological sites recorded within 1 mile of the study area included:

NYSM SITES	NYSHPO SITES	DISTANCE FROM APE ft (m)	SITE TYPE
2676		3200(975)	Stray find,Point

Indian foot trails passed through the vicinity. One such trail traversed along or near Jericho Turnpike (Route 25). Another trail traversed north-south from near Jericho Turnpike in the vicinity of the project area to the Nissequogue River (Stone nd:map).

Assessing the known environmental and prehistoric archaeological data, we can summarize the following points:

-The project area is approximately 4 miles northeast of the headwaters of Carlls River. The area appears to be dotted by kettle ponds & intermittent creeks.

-The project area contains level to moderately sloping topography with well drained soils, most of which apparently consists of graded soils.

-Indian foot trails passed in the vicinity of the project area.

-A prehistoric site is recorded nearby.

In our opinion, the study area has a moderate potential for the recovery of prehistoric archaeological remains on any intact soils.

HISTORIC POTENTIAL

Contact Period (Seventeenth Century)
At the time of European contact and settlement, this section of Long Island was occupied by the Matinnecock tribe (Bolton 1975:map, 53-54; Stone-Levine 1980:161). The nearest villages of the Matinnecock tribe were likely the Winnecomac (Stone nd. map).

Indian foot trails passed through the vicinity near the project area. The foot trail along or near Jericho Turnpike has been documented in town documents and archaeological evidence shows the trail appears to have functioned since the Archaic Period (Stone nd: map; Cammisa et al 2000).

By 1650 the Matinnecock tribe consisted of only 30 families. This number was most likely greatly reduced from their pre-Contact population. At this time "great numbers of Indian plantations now lie waste and vacant" (Bolton 1975:54).

Between 1653 and 1654, the Matinnecock "sold" the last of traditionally occupied territory to the new European settlers (Bolton 1975:54).

Actually, the Matinnecock may have been pressured to "sell" their land. They were likely influenced by the now powerful (probably due to European influence) Wyandanch, chief of the Montauket tribe. Wyandanch denied the Matinnecock to any land between Cow Harbor (Northport Harbor) and the Nissequogue River which they sold to the settlers. Land in Huntington, including the present day Township of Babylon, was sold either by Wyandanch himself or under pressure from Wyandanch by the local villages (Street 1982:2-10; Thompson 1918: 386 Bolton 1975:46). Since hunter-gatherers are normally exogamous, and since the Long Island Indians also appeared to follow this custom, genealogical connections between individuals or villages may have also played a part in political influence between tribes.

Eighteenth Century
The old Indian trails became established roads used by settlers (Huntington Historical Society 1937:17).

The hamlet of Dix Hills was named after Dick Pechagen, a likely Secatogue Indian who had a wigwam and farmed the area circa 1689. The name was later changed from Dick to Dix. DixHills makes the boundary of the Matinecocks, Secattogues, and Massapeaquas (dixhillsmelvillehistorcy.org).

Huntington, during this period, consisted of scattered settlements outside the village. Some of these localities were:
-Dix Hills - northern/upper Dix Hills, near Jericho Turnpike, was known as the Dumpling Hill section, a part of which is now called Elwood. South of the Turnpike was Caledonia Farms (named for their resemblance to the Scottish Highlands) owned by Gould. Land south of the turnpike and east of Deer Park Avenue was once owned by Major Timothy Carll during this century.

-Long Swamp - much of this locale is now called South Huntington. This area was surrounded by hills - the "swamp" probably resulted from runoff. Present day Depot Road (west branch of the Old Hollow Pond Road) trailed along the higher ground along the west side of the "long swamp" wetlands. The eastern branch of Old Hollow Pond Road (Lenox Road/Rogues Path) skirted the eastern (low ground) side of the "long swamp".
-West Hills,
-Winnecomack (Commack),
-Sweet Hollow (Melville),
-Half Way Hollow Hills,
-Old Field (Greenlawn),
-Clay Pitts (East Northport) (Bailey 1949:359; Hall 1949:341, 356; Thompson 1918:400; Bayles 1962:168; Huntington Historical Society 1937:198, 233, 235)

The Matinnecock tribe was nearly passed away by this time. Many scattered survivors of the tribe lived as servants to the European-Americans. Farming operations were in all parts of the Township and the associated buildings consisted of small, rude houses and barns with thatched roofs (Street 1982:36).

Nineteenth Century

About 1810 a movement to improve the old Indian trails (now established roads) spread to Long Island from upstate. Private companies were hired to improve road, build toll gates and levy tolls. These roads became known as turnpikes and were merely old dirt roads, in some cases straightened a bit, but worked into such shape that the road was raised toward the middle for better drainage with gutters along the edges. A toll gate along Jericho Turnpike was placed at Commack in the Huntington-Smithtown border (Huntington Historical Society 1937:17-18).

Farmers were principally engaged in raising wheat, rye and corn, and the raising of livestock, including horses, cattle and sheep. Only a limited amount of sheep were originally raised due to the ever present threat of wolves. As many as five flour mills were constructed (Street 1982:36).

The 1836 Colton map shows the hamlet of Dix Hills and the nearby toll gate at Comac (Commack) along Jericho Turnpike. The project vicinity is shown along what is believed to be Deer Park Avenue although the road at present is not straight to Comack but rather veers to East Deer Park Avenue and West Deer Park Avenue. Vanderbilt Parkway is believed to be shown just to the north and Half Hollow Hills Road circles Half Hollow Hills to the north as a border. What is thought to be Seamans Neck Road intersects Deer Park Avenue nearby. No buildings are nearby the project property (Figure 3).

A stagecoach line passed along Jericho Turnpike. A stage stop was located in Dix Hills at Carlls tavern (Huntington Historical Society 1937:234).

The 1858 Chace map shows the G. Carll house near the project vicinity between what is believed to be Half Hollow Hills Road and Vanderbilt Parkway (Figure 4).

The 1873 Beers atlas continues to depict the project area just to the east of Carl's Path. There G. Carll house on what is believed to be Deer Park Avenue between Vanderbilt Parkway and Half Hollow Road . No structures are shown on or immediately adjacent to the project area(Figure 5).

The 1896 Hyde atlas shows now shows the project area just to the east of Carl's Path. Also depicted is the Deer Park Avenue split to the east & west before it intersects with Jericho Turnpike. No structures are shown on or immediately adjacent to the project area(Figure 6).

Twentieth Century

The 1903 U.S.G.S does shows no buildings on or adjacent to the project parcel (Figure 7).

An historic site file search was conducted at the New York State Historic Preservation Office (NYSHPO). Archaeological sites recorded within 1 mile of the study area included:

-No historic sites were recorded.

Assessing the known environmental and historic archaeological data, we can summarize the following points:

-The project area is approximately 4 miles northeast of the headwaters of Carlls River. The area appears to be dotted by kettle ponds & intermittent creeks.

-The project area contains level to moderately sloping topography with well drained soils, most of which apparently consists of graded soils.

-Indian foot trails passed in the vicinity of the project area.

-No historic sites are recorded in the vicinity of the project area.

-No historic map documented structure appear on or immediately adjacent to the project area.

In our opinion, the study area has a low potential for the recovery of nineteenth to early twentieth century sites on any intact soils.

FIELD METHODS

Walkover-Reconnaissance

Exposed ground surfaces (70 to 100 percent visibility) were subjected to a close quarters walkover, at 3 to 5 meter intervals, to observe for artifacts. Covered ground terrain was reconnoitered at about 15 meter (50ft)intervals to observe for any above ground features, such as berms, depression, or rock configurations, which could be evidence for a prehistoric or historic site. Photographs were taken of the project area.

Shovel Testing

Shovel tests (ST's) were excavated at about 15 meter (50ft) intervals across the project area. Each ST measured about 30 to 40 cm. in diameter and was dug into the underlying subsoil (B horizon) 10 to 20 cm. when possible. All soils were screened through 1/4 inch wire mesh and observed for artifacts. Shovel tests and surface finds were flagged in the field. All ST's were mapped on the project area map at this time.

During the course of field work, more such impacted areas were encountered and noted on the ST notes. Soil stratigraphy was recorded according to texture and color. Soil color was matched against the Munsell color chart for soils. Notes were transcribed in a notebook and on pre-printed field forms.

FIELD RESULTS

Field testing of the project area included the excavation of 181 ST's across the project area, mostly along brush-hogged trails. No prehistoric artifacts or features were encountered. No historic artifacts or features were encountered.

Stratigraphy

Stratigraphy across the property consisted of the following:

A/O horizon - 0-5 cm thick of rootmat, leaves, and humus. Often this layer was stripped, likely due to the brush-hogging for traversing through this thicket..

A horizon - 10 to 30 cm. thick of 10YR5/3 brown loamy sand. This was apparent wether there was a root mat or not and apparently the result of past grading activities as suggested by the County Soil Survey.

B horizon - consisted of about 10 cm. dug into of 10YR6/6 brownish yellow loamy sand. Mostly, this layer was impacted by buildings, or pavement, or stripped for driveways, roads, etc.

CONCLUSIONS AND RECOMMENDATIONS

Based upon topographic characteristics, distance to other known prehistoric sites and an Indian trail, the property was assessed as having a moderate potential for encountering prehistoric sites on any intact soils.

Based upon topographic characteristics, distance to historic map documented structures or sites, Indian trails or wigwams, the property was assessed as having a higher than average potential for encountering historic sites on any intact soils.

The field testing included the excavation of 181 ST's on the project area. No historic artifacts or features were encountered. No prehistoric artifacts or features were encountered. No further work is recommended.

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United States Geological Survey
1967 *Greenlawn, New York* quadrangle, 7.5 minute series.

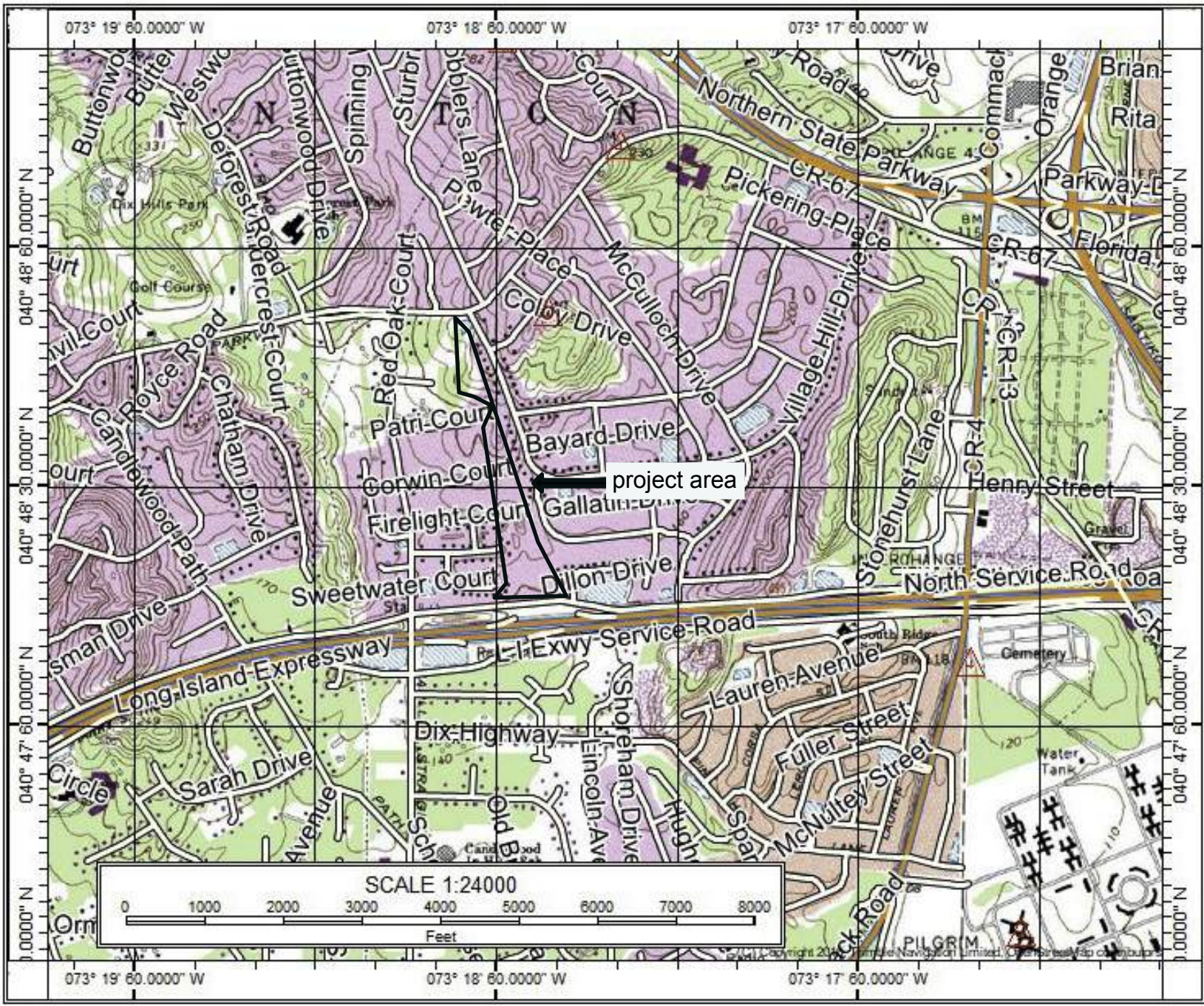
1903 Northport*, New York* quadrangle, 15 minute series.

APPENDIX 1

Figure 1

N

Greenlawn, NY USGS ★



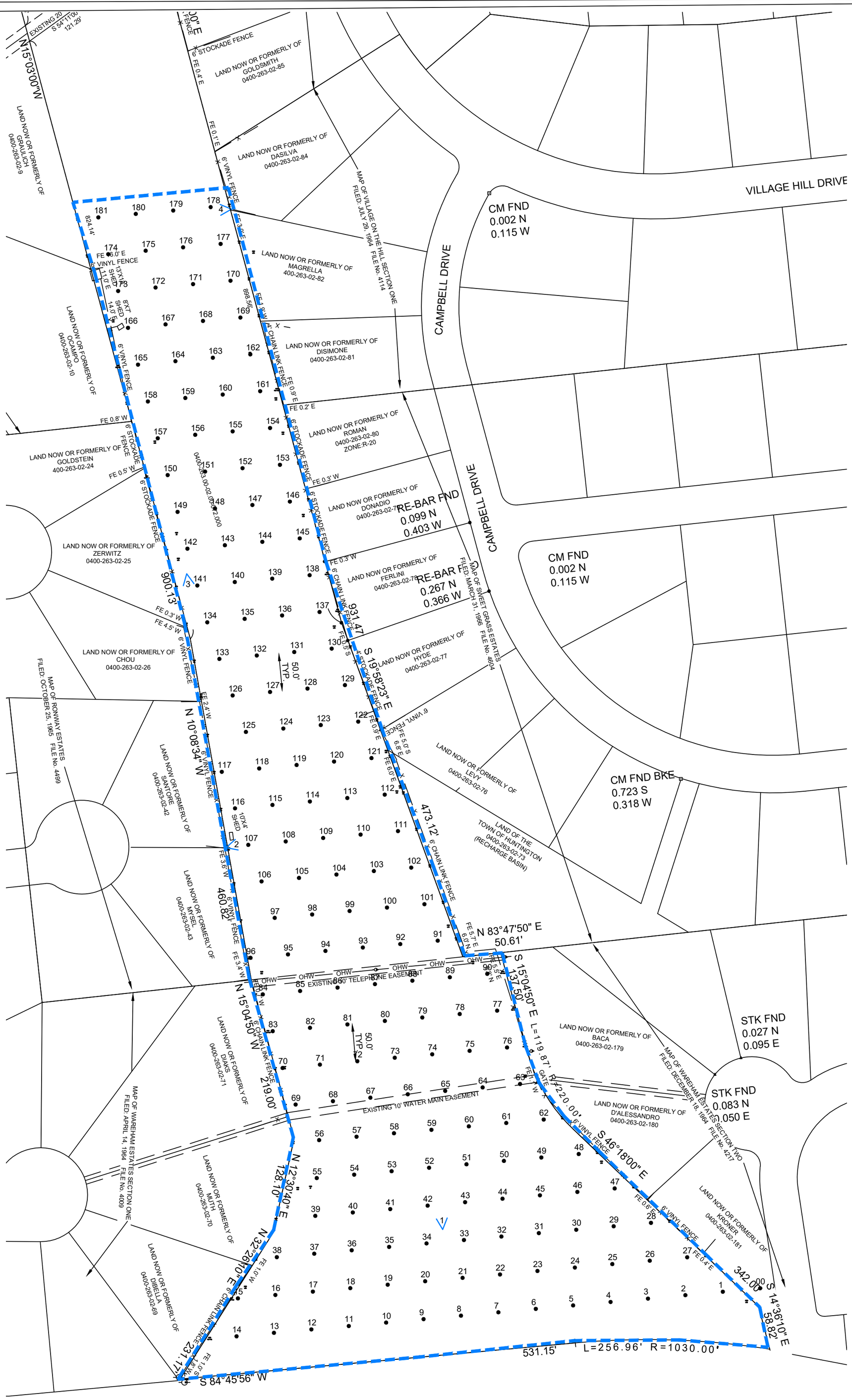


FIGURE 2: LOCATION OF SHOVEL TESTS

- PHOTO ANGLE
- NEGATIVE SHOVEL TEST
- PROJECT LIMITS(A.P.E.)

SCALE: 1 INCH = 100 FEET

200' 150' 100' 50' 0 100' 200'

PROJECT NAME: JILL ESTATES

TRACKER Archaeology Services, Inc. Touching the Footsteps of the Ancestors

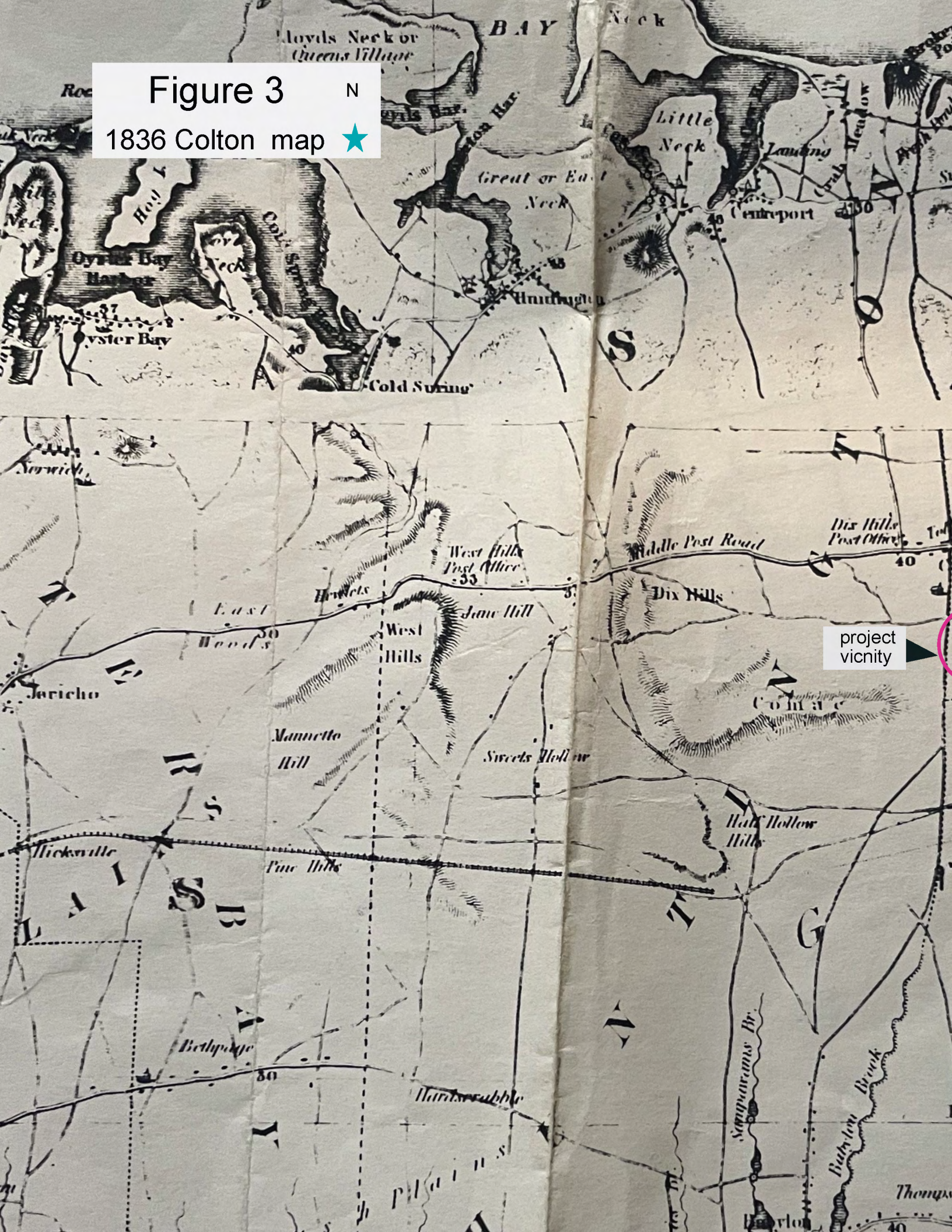


Figure 3
1836 Colton map
N
Lloyds Neck or Queens Village
BAY
Little Neck
Centreport
Great or East Neck
Oyster Bay Harbor
Oyster Bay
Cold Spring
West Hills Post Office
Middle Post Road
Dix Hills Post Office
Dix Hills
East Woods
West Hills
Jane Hill
project vicinity
Jericho
Manetto Hill
Sweets Hollow
Half Hollow Hills
Hicksville
Pine Hills
Bethpage
Hauppauge
Nissequogue Br.
Babylon Branch

Figure 4

N

1858 Chace map

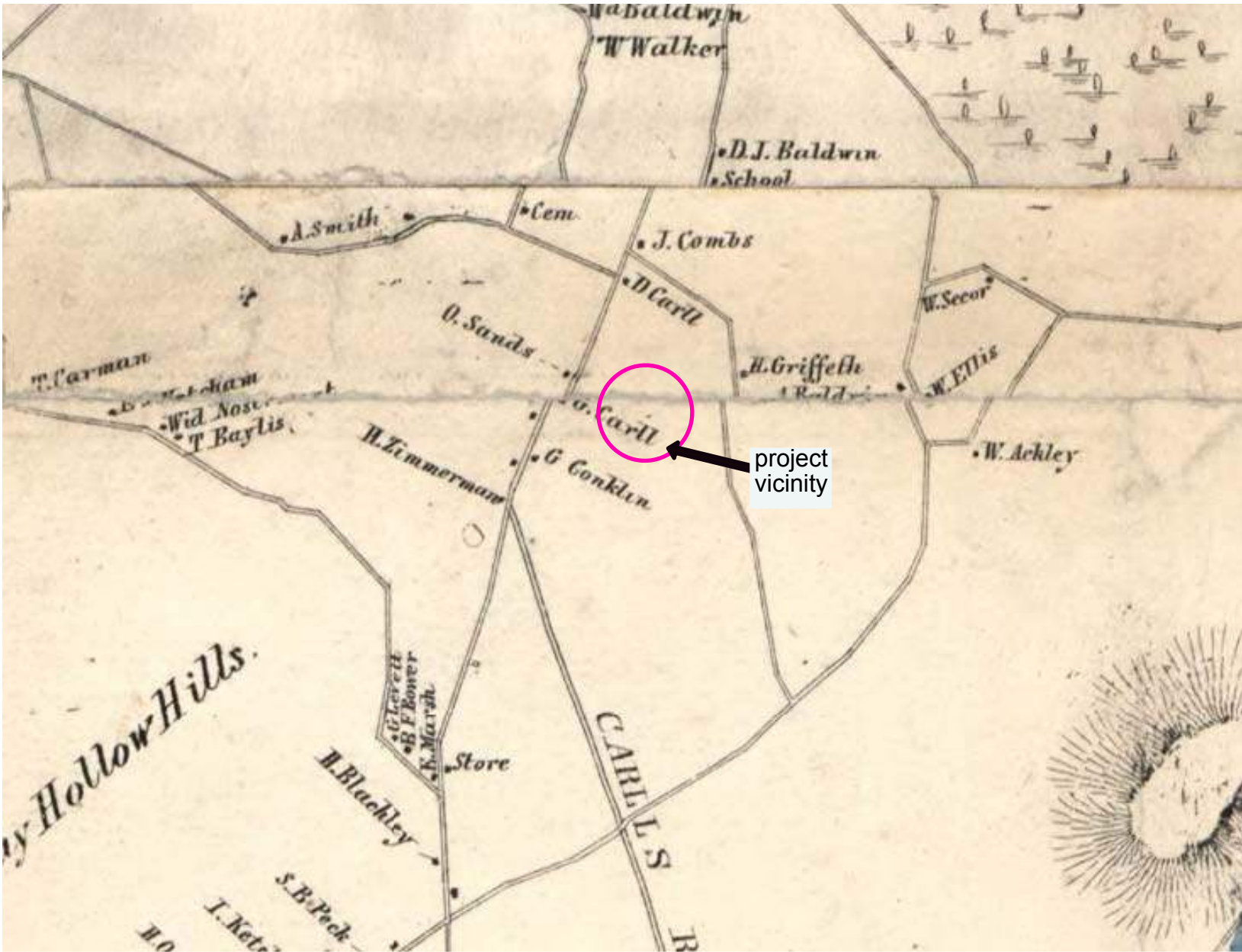


Figure 5

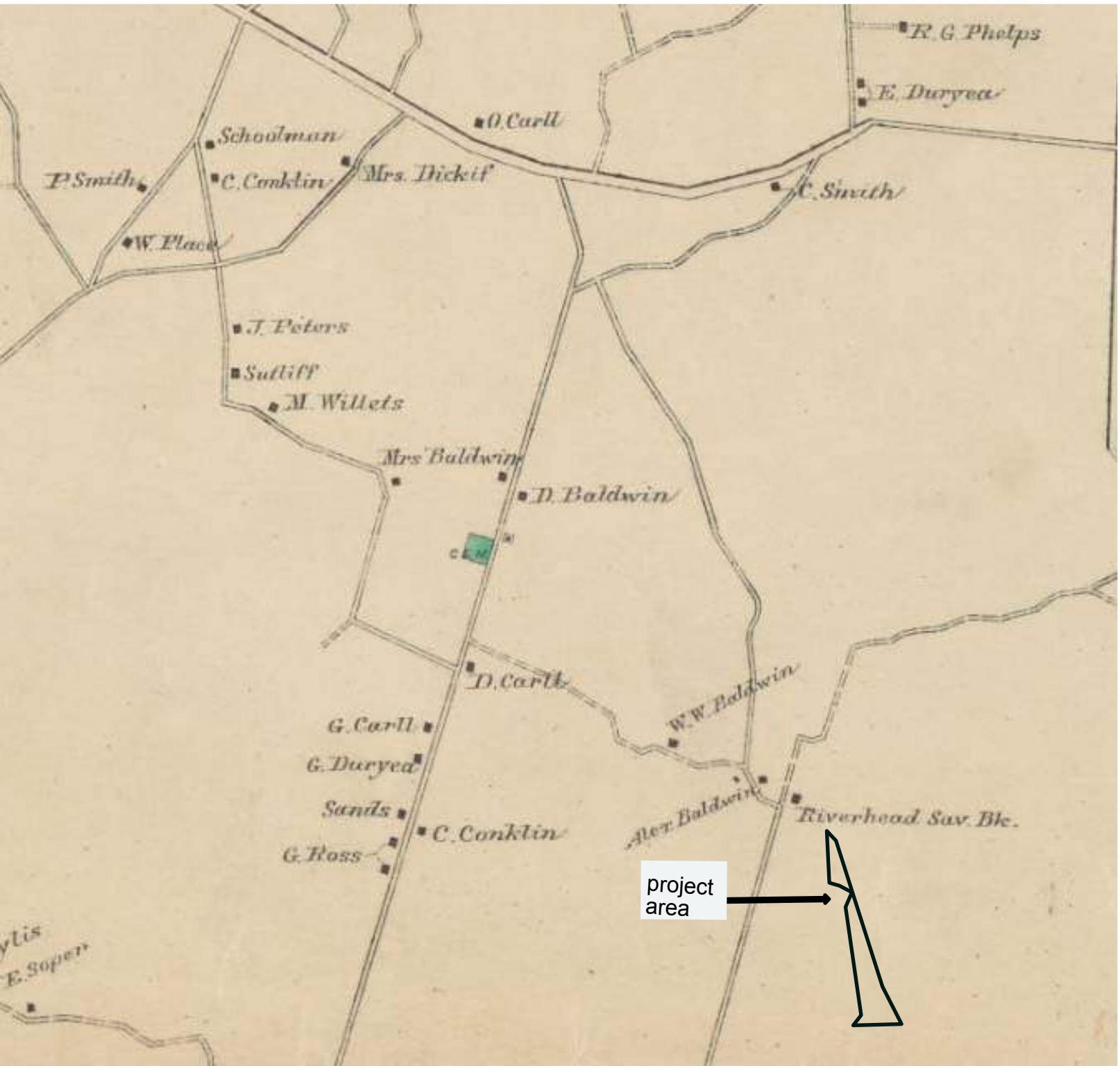
N

1873 Beers atlas

Figure 6

N

1896 Hyde atlas



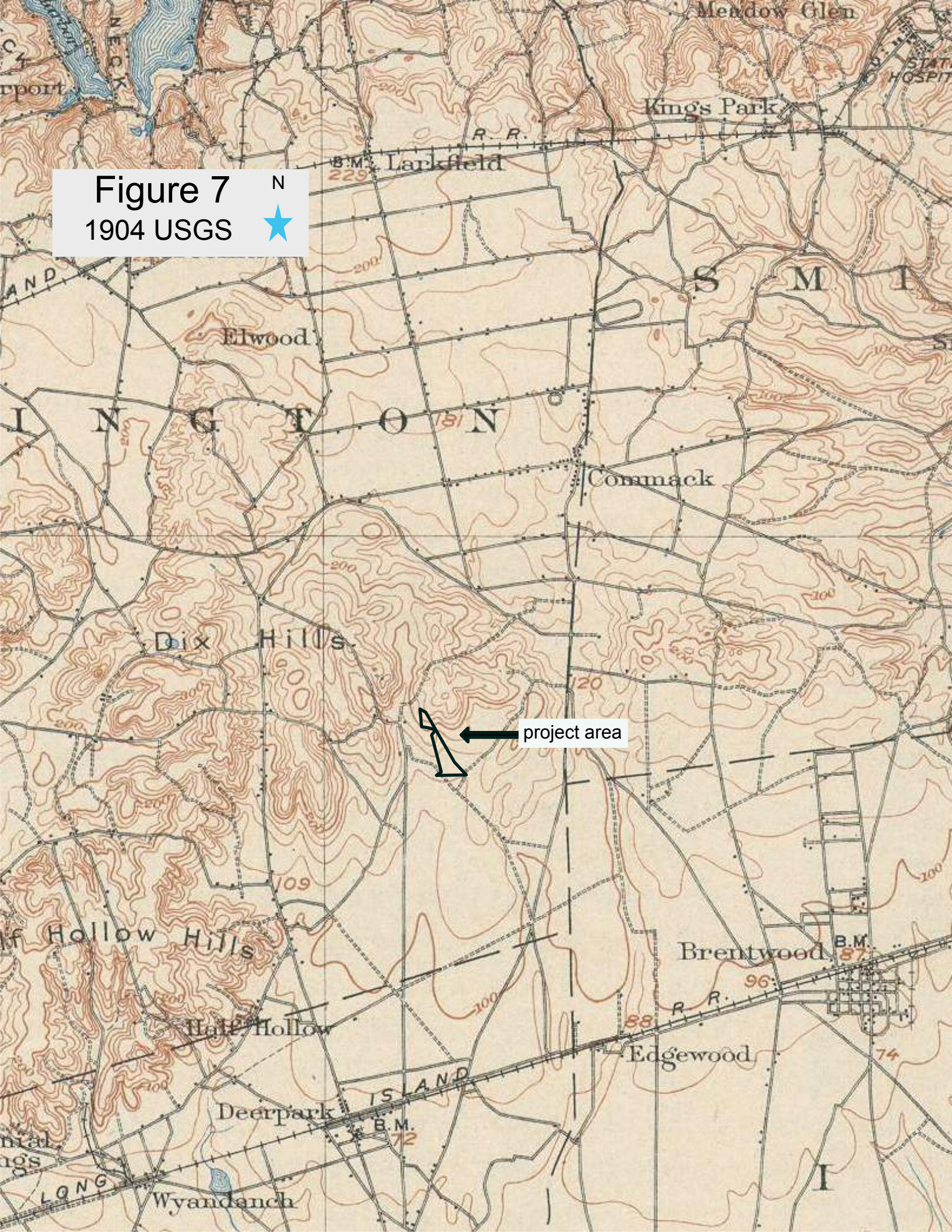


Figure 7
1904 USGS
N
project area
Meadow Glen
Kings Park
R. R.
B.M.
Larkfield
Elwood
Commack
Dix Hills
Hollow Hills
Half Hollow
Brentwood
Edgewood
Deerpark
ISLAND
Wyandanch
LONG

Figure 8
County Soil Survey
N
project area
HaC
CpE
RdB
RdC
HaA
HaB
CuC
CuB
PlC
RhB
CpC
HaC
SdA
MfB
He
Rc
CuE
67
495
LONG

Photo 1
North from 3rd transect

Photo 2
East from near Caroline Dr.

Photo 3
South from near Firelight Ct.

Photo 4
West toward Corwin Ct.

APPENDIX 2

SHOVL TEST NOTES

ST#	LV	Depth(cm)	Texture	Color	Horizon	Comments
1	2	0-15	LoSa	10YR 5/3	A	Root impasse
2	2	0-25	LoSa	10YR 5/3	A	NCM
	3	26-35	LoSa	10YR 6/6	B	NCM
3	3	0-30	LoSa	10YR 6/6	B	NCM
4	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
5	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
6	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
7	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
8	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
9	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
10	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM

11	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
12	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
13	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
14	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
15	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
16	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
17	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-14	LoSa	10YR 5/3	A	NCM
	3	15-30	LoSa	10YR 6/6	B	NCM
18	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-14	LoSa	10YR 5/3	A	NCM
	3	15-30	LoSa	10YR 6/6	B	NCM
19	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-14	LoSa	10YR 5/3	A	NCM

	3	15-30	LoSa	10YR 6/6	B	NCM
20	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-14	LoSa	10YR 5/3	A	NCM
	3	15-30	LoSa	10YR 6/6	B	NCM
21	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-14	LoSa	10YR 5/3	A	NCM
	3	15-30	LoSa	10YR 6/6	B	NCM
22	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-14	LoSa	10YR 5/3	A	NCM
	3	15-30	LoSa	10YR 6/6	B	NCM
23	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-14	LoSa	10YR 5/3	A	NCM
	3	15-30	LoSa	10YR 6/6	B	NCM
24	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-14	LoSa	10YR 5/3	A	NCM
	3	15-30	LoSa	10YR 6/6	B	NCM
25	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-14	LoSa	10YR 5/3	A	NCM
	3	15-30	LoSa	10YR 6/6	B	NCM
26	1	0-3	Rootmat, Leave, Hummus		O/A	NCM

	2	4-14	LoSa	10YR 5/3	A	NCM
	3	15-30	LoSa	10YR 6/6	B	NCM
27	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-14	LoSa	10YR 5/3	A	NCM
	3	15-30	LoSa	10YR 6/6	B	NCM
28	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-14	LoSa	10YR 5/3	A	NCM
	3	15-30	LoSa	10YR 6/6	B	NCM
29	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-14	LoSa	10YR 5/3	A	NCM
	3	15-30	LoSa	10YR 6/6	B	NCM
30	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	3	4-20	LoSa	10YR 6/6	B	NCM
31	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	3	4-20	LoSa	10YR 6/6	B	NCM
32	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	3	4-20	LoSa	10YR 6/6	B	NCM
33	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	3	4-20	LoSa	10YR 6/6	B	NCM
34	1	0-3	Rootmat, Leave, Hummus		O/A	NCM

	3	4-20	LoSa	10YR 6/6	B	NCM
35	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	3	4-20	LoSa	10YR 6/6	B	NCM
36	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	3	4-20	LoSa	10YR 6/6	B	NCM
37	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	3	4-20	LoSa	10YR 6/6	B	NCM
38	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	3	4-20	LoSa	10YR 6/6	B	NCM
39	2	0-25	LoSa	10YR 5/3	A	NCM
	3	26-35	LoSa	10YR 6/6	B	NCM
40	2	0-10	LoSa	10YR 5/3	A	Rock Impasse, extremely rocky
41	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
42	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
43	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
44	2	0-30	LoSa	10YR 5/3	A	NCM
	3	31-40	LoSa	10YR 6/6	B	NCM

45	2	0-30	LoSa	10YR 5/3	A	NCM
	3	31-40	LoSa	10YR 6/6	B	NCM
46	2	0-30	LoSa	10YR 5/3	A	NCM
	3	31-40	LoSa	10YR 6/6	B	NCM
47	2	0-30	LoSa	10YR 5/3	A	NCM
	3	31-40	LoSa	10YR 6/6	B	NCM
48	2	0-30	LoSa	10YR 5/3	A	NCM
	3	31-40	LoSa	10YR 6/6	B	NCM
49	2	0-30	LoSa	10YR 5/3	A	NCM
	3	31-40	LoSa	10YR 6/6	B	NCM
50	2	0-30	LoSa	10YR 5/3	A	NCM
	3	31-40	LoSa	10YR 6/6	B	NCM
51	2	0-30	LoSa	10YR 5/3	A	NCM
	3	31-40	LoSa	10YR 6/6	B	NCM
52	2	0-30	LoSa	10YR 5/3	A	NCM
	3	31-40	LoSa	10YR 6/6	B	NCM
53	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
54	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM

55	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
56	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
57	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
58	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
59	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
60	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
61	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
62	1	0-5	Rootmat, Leave, Hummus		O/A	NCM
	2	6-21	LoSa	10YR 5/3	A	NCM
	3	22-35	LoSa	10YR 6/6	B	NCM
63	1	0-5	Rootmat, Leave, Hummus		O/A	NCM
	2	6-21	LoSa	10YR 5/3	A	NCM
	3	22-35	LoSa	10YR 6/6	B	NCM

64	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
65	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
66	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
67	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
68	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
69	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
70	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
71	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
72	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
73	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM

74	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
75	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
76	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
77	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
78	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
79	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
80	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
81	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
82	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-29	LoSa	10YR 5/3	A	NCM
	3	30-40	LoSa	10YR 6/6	B	NCM
83	2	0-25	LoSa	10YR 5/3	A	NCM

	3	26-35	LoSa	10YR 6/6	B	NCM
84	1	0-5	Rootmat, Leave, Hummus		O/A	NCM
	2	6-21	LoSa	10YR 5/3	A	NCM
	3	22-35	LoSa	10YR 6/6	B	NCM
85	1	0-5	Rootmat, Leave, Hummus		O/A	NCM
	2	6-21	LoSa	10YR 5/3	A	NCM
	3	22-35	LoSa	10YR 6/6	B	NCM
86	1	0-5	Rootmat, Leave, Hummus		O/A	NCM
	2	6-21	LoSa	10YR 5/3	A	NCM
	3	22-35	LoSa	10YR 6/6	B	NCM
87	1	0-5	Rootmat, Leave, Hummus		O/A	NCM
	2	6-21	LoSa	10YR 5/3	A	NCM
	3	22-35	LoSa	10YR 6/6	B	NCM
88	1	0-5	Rootmat, Leave, Hummus		O/A	NCM
	2	6-21	LoSa	10YR 5/3	A	NCM
	3	22-35	LoSa	10YR 6/6	B	NCM
89	1	0-10	Rootmat, Leave, Hummus		O/A	NCM
	2	11-36	LoSa	10YR 5/3	A	NCM
	3	37-45	LoSa	10YR 6/6	B	NCM
90	1	0-5	Rootmat, Leave, Hummus		O/A	NCM

	2	6-21	LoSa	10YR 5/3	A	NCM
	3	22-35	LoSa	10YR 6/6	B	NCM
91	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
92	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
93	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-29	LoSa	10YR 5/3	A	NCM
	3	30-40	LoSa	10YR 6/6	B	NCM
94	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
95	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
96	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
97	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
98	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
99	2	0-10	LoSa	10YR 5/3	A	NCM

	3	11-25	LoSa	10YR 6/6	B	NCM
100	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
101	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
102	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
103	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
104	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
105	1	0-5	Rootmat, Leave, Hummus		O/A	NCM
	2	6-21	LoSa	10YR 5/3	A	NCM
	3	22-35	LoSa	10YR 6/6	B	NCM
106	1	0-5	Rootmat, Leave, Hummus		O/A	NCM
	2	6-21	LoSa	10YR 5/3	A	NCM
	3	22-35	LoSa	10YR 6/6	B	NCM
107	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-14	LoSa	10YR 5/3	A	NCM
	3	15-30	LoSa	10YR 6/6	B	NCM

108	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-14	LoSa	10YR 5/3	A	NCM
	3	15-30	LoSa	10YR 6/6	B	NCM
109	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-14	LoSa	10YR 5/3	A	NCM
	3	15-30	LoSa	10YR 6/6	B	NCM
110	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-14	LoSa	10YR 5/3	A	NCM
	3	15-30	LoSa	10YR 6/6	B	NCM
111	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-14	LoSa	10YR 5/3	A	NCM
	3	15-30	LoSa	10YR 6/6	B	NCM
112	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-29	LoSa	10YR 5/3	A	NCM
	3	30-40	LoSa	10YR 6/6	B	NCM
113	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-29	LoSa	10YR 5/3	A	NCM
	3	30-40	LoSa	10YR 6/6	B	NCM
114	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-29	LoSa	10YR 5/3	A	NCM

	3	30-40	LoSa	10YR 6/6	B	NCM
115	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-29	LoSa	10YR 5/3	A	NCM
	3	30-40	LoSa	10YR 6/6	B	NCM
116	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-29	LoSa	10YR 5/3	A	NCM
	3	30-40	LoSa	10YR 6/6	B	NCM
117	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-14	LoSa	10YR 5/3	A	NCM
	3	15-30	LoSa	10YR 6/6	B	NCM
118	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-14	LoSa	10YR 5/3	A	NCM
	3	15-30	LoSa	10YR 6/6	B	NCM
119	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
120	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
121	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
122	2	0-10	LoSa	10YR 5/3	A	NCM

	3	11-25	LoSa	10YR 6/6	B	NCM
123	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
124	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
125	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
126	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-14	LoSa	10YR 5/3	A	NCM
	3	15-30	LoSa	10YR 6/6	B	NCM
127	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-29	LoSa	10YR 5/3	A	NCM
	3	30-40	LoSa	10YR 6/6	B	NCM
128	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-29	LoSa	10YR 5/3	A	NCM
	3	30-40	LoSa	10YR 6/6	B	NCM
129	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-29	LoSa	10YR 5/3	A	NCM
	3	30-40	LoSa	10YR 6/6	B	NCM
130	1	0-3	Rootmat, Leave, Hummus		O/A	NCM

	2	4-14	LoSa	10YR 5/3	A	NCM
	3	15-30	LoSa	10YR 6/6	B	NCM
131	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-14	LoSa	10YR 5/3	A	NCM
	3	15-30	LoSa	10YR 6/6	B	NCM
132	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
133	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
134	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-29	LoSa	10YR 5/3	A	NCM
	3	30-40	LoSa	10YR 6/6	B	NCM
135	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-29	LoSa	10YR 5/3	A	NCM
	3	30-40	LoSa	10YR 6/6	B	NCM
136	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-29	LoSa	10YR 5/3	A	NCM
	3	30-40	LoSa	10YR 6/6	B	NCM
137	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-29	LoSa	10YR 5/3	A	NCM

	3	30-40	LoSa	10YR 6/6	B	NCM
138	1	0-10	Rootmat, Leave, Hummus		O/A	NCM
	2	11-36	LoSa	10YR 5/3	A	NCM
	3	37-45	LoSa	10YR 6/6	B	NCM
139	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-14	LoSa	10YR 5/3	A	NCM
	3	15-30	LoSa	10YR 6/6	B	NCM
140	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-14	LoSa	10YR 5/3	A	NCM
	3	15-30	LoSa	10YR 6/6	B	NCM
141	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-14	LoSa	10YR 5/3	A	NCM
	3	15-30	LoSa	10YR 6/6	B	NCM
142	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-14	LoSa	10YR 5/3	A	NCM
	3	15-30	LoSa	10YR 6/6	B	NCM
143	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-29	LoSa	10YR 5/3	A	NCM
	3	30-40	LoSa	10YR 6/6	B	NCM
144	1	0-3	Rootmat, Leave, Hummus		O/A	NCM

	2	4-29	LoSa	10YR 5/3	A	NCM
	3	30-40	LoSa	10YR 6/6	B	NCM
145	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-29	LoSa	10YR 5/3	A	NCM
	3	30-40	LoSa	10YR 6/6	B	NCM
146	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-29	LoSa	10YR 5/3	A	NCM
	3	30-40	LoSa	10YR 6/6	B	NCM
147	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-29	LoSa	10YR 5/3	A	NCM
	3	30-40	LoSa	10YR 6/6	B	NCM
148	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-29	LoSa	10YR 5/3	A	NCM
	3	30-40	LoSa	10YR 6/6	B	NCM
149	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-29	LoSa	10YR 5/3	A	NCM
	3	30-40	LoSa	10YR 6/6	B	NCM
150	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-29	LoSa	10YR 5/3	A	NCM
	3	30-40	LoSa	10YR 6/6	B	NCM

151	1	0-3	Rootmat, Leave, Hummus		O/A	NCM
	2	4-29	LoSa	10YR 5/3	A	NCM
	3	30-40	LoSa	10YR 6/6	B	NCM
152	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
153	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
154	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
155	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
156	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
157	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
158	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
159	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
160	2	0-10	LoSa	10YR 5/3	A	NCM

	3	11-25	LoSa	10YR 6/6	B	NCM
161	2	0-10	LoSa	10YR 5/3	A	NCM
	3	11-25	LoSa	10YR 6/6	B	NCM
162	2	0-10	LoSa	10YR5/3	A	NCM
	3	11-22	LoSa	10YR6/6	B	NCM
163	2	0-12	LoSa	10YR5/3	A	NCM
	3	12-25	LoSa	10YR6/6	B	NCM
164	2	0-12	LoSa	10YR5/3	A	NCM
	3	12-25	LoSa	10YR6/6	B	NCM
165	2	0-12	LoSa	10YR5/3	A	NCM
	3	12-25	LoSa	10YR6/6	B	NCM
166	2	0-12	LoSa	10YR5/3	A	NCM
	3	12-25	LoSa	10YR6/6	B	NCM
167	2	0-15	LoSa	10YR5/3	A	NCM
	3	15-25	LoSa	10YR6/6	B	NCM
168	2	0-10	LoSa	10YR5/3	A	NCM
	3	10-25	LoSa	10YR6/6	B	NCM
169	2	0-12	LoSa	10YR5/3	A	NCM
	3	12-25	LoSa	10YR6/6	B	NCM
170	2	0-12	LoSa	10YR5/3	A	NCM
	3	12-25	LoSa	10YR6/6	B	NCM
171	2	0-15	LoSa	10YR5/3	A	NCM
	3	15-25	LoSa	10YR6/6	B	NCM
172	2	0-10	LoSa	10YR5/3	A	NCM
	3	10-25	LoSa	10YR6/6	B	NCM

173	2	0-12	LoSa	10YR5/3	A	NCM
	3	12-25	LoSa	10YR6/6	B	NCM
174	2	0-12	LoSa	10YR5/3	A	NCM
	3	12-25	LoSa	10YR6/6	B	NCM
175	2	0-15	LoSa	10YR5/3	A	NCM
	3	15-25	LoSa	10YR6/6	B	NCM
176	2	0-10	LoSa	10YR5/3	A	NCM
	3	10-25	LoSa	10YR6/6	B	NCM
177	2	0-12	LoSa	10YR5/3	A	NCM
	3	12-25	LoSa	10YR6/6	B	NCM
178	2	0-12	LoSa	10YR5/3	A	NCM
	3	12-25	LoSa	10YR6/6	B	NCM
179	2	0-15	LoSa	10YR5/3	A	NCM
	3	15-25	LoSa	10YR6/6	B	NCM
180	2	0-10	LoSa	10YR5/3	A	NCM
	3	10-25	LoSa	10YR6/6	B	NCM
181	2	0-10	LoSa	10YR5/3	A	NCM
	3	10-25	LoSa	10YR6/6	B	NCM

APPENDIX J-3
FINDING OF NO ARCHAEOLOGICAL EFFECT LETTER

New York State Office of Parks, Recreation and Historic Preservation,
July 27, 2026

New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

KATHY MOSER
Commissioner

July 27, 2026

Jade Killean
100 Main Street
Huntington, NY 11743

Re: SEQRA
Jill Estates
26PR02491

Dear Jade Killean:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

OPRHP has reviewed the Phase I Archaeological Survey Report entitled “Phase I Archaeological Investigation for the proposed Jill Estates Dix Hills, Town of Huntington Suffolk County, New York” (July 2026; 26SR00331). No archaeological sites were identified by the survey. Therefore, it is the opinion of the OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If you have any questions, I can be reached at Jessica.Vavrasek@parks.ny.gov.

Sincerely,

Jessica Vavrasek

Jessica Vavrasek, Ph.D.
Scientist – Archaeology/NAGPRA

ATTACHMENT 1
SUBDIVISION MAP & PLAN SET

Nelson & Pope

MAP OF VILLAGE ON THE HILL SECTION THREE
FILED: MARCH 3, 1965 FILE No. 4278

MAP OF VILLAGE ON THE HILL SECTION ONE
FILED: JULY 29, 1964 FILE No. 4114

MAP OF WAREHAM ESTATES SECTION TWO
FILED: DECEMBER 18, 1964 FILE No. 4217

MAP OF SWEET GRASS ESTATES
FILED: MARCH 31, 1966 FILE No. 4604

VILLAGE HILL DRIVE

CAMPBELL DRIVE

MATCH LINE SEE BELOW

LAND NOW OR FORMERLY OF BERGE 0400-249-04-20 ZONE: R20 PUBLIC WATER

LAND NOW OR FORMERLY OF BEHOU 0400-263-02-86 ZONE: R40 PUBLIC WATER

LAND NOW OR FORMERLY OF GOLDSMITH 0400-263-02-85 0400-263-02-84 PUBLIC WATER

LAND NOW OR FORMERLY OF DIMARIA 0400-263-02-83 ZONE: R20 PUBLIC WATER

LAND NOW OR FORMERLY OF MORRELLO 0400-263-02-82 ZONE: R20 PUBLIC WATER

LAND NOW OR FORMERLY OF DIGIOVINE 0400-263-02-81 ZONE: R20 PUBLIC WATER

LAND NOW OR FORMERLY OF 0400-263-02-80 ZONE: R20 PUBLIC WATER

LAND NOW OR FORMERLY OF 0400-263-02-79 ZONE: R20 PUBLIC WATER

LAND NOW OR FORMERLY OF 0400-263-02-78 ZONE: R20 PUBLIC WATER

LAND NOW OR FORMERLY OF FERLINI 0400-263-02-78 ZONE: R20 PUBLIC WATER

LAND NOW OR FORMERLY OF HYDE 0400-263-02-77 ZONE: R20 PUBLIC WATER

LAND NOW OR FORMERLY OF LEVY 0400-263-02-76 ZONE: R20 PUBLIC WATER/ PRIVATE SANITARY

LAND OF THE TOWN OF HUNTINGTON 0400-263-02-75 (RECHARGE BASIN) ZONE: R20

LAND NOW OR FORMERLY OF WIGNER 0400-263-02-181 ZONE: R20 PUBLIC WATER

LAND NOW OR FORMERLY OF D'ANGELO 0400-263-02-180 ZONE: R20 PUBLIC WATER

S 15°03'00" E

CONSERVATION EASEMENT = 585.69'

PROPOSED TDFR CONSERVATION EASEMENT
380,488 SF
8.74 ACRES

PROPOSED WATER MAIN EASEMENT "C"

PROPOSED WATER MAIN EASEMENT "A"

PROPOSED TELEPHONE EASEMENT "A"

931.47'

S15°03'00" W 48.00'

N74° 57' 19"E 43.94'
R=62.50', L=61.06'

N15° 03' 00"W 297.78'

S15° 03' 00"E 335.53'

S19° 58' 23"E 473.12'

S 19°58'23" E

N 83°47'50" E 50.61'

S 15°04'50" E 137.50'

R = 220.00'
L = 119.87'

S 46°18'00" E

S 14°36'10" E 58.82'

342.00'

R = 1,030.00'

L = 256.96'

531.15'

114.49'

LOT 4
28,801 SF
0.66 ACRES

LOT 5
29,284 SF
0.67 ACRES

LOT 3
21,638 SF
0.50 ACRES

LOT 2
20,418 SF
0.47 ACRES

LOT 1
24,538 SF
0.56 ACRES

RECHARGE BASIN
53,054 SF
1.22 ACRES

20' DRAINAGE EASEMENT TO BE GRANTED TO THE TOWN OF HUNTINGTON

CONSERVATION EASEMENT = 593.96'

N15°03'00"W

900.13'

0400-263-02-02-00-072.000

ROAD
60,250 SF
1.38 ACRES

PROPOSED DEDICATED LAND TO TOH FOR MUNICIPAL PURPOSES
15,104 SF
0.35 ACRES

LOT 6
21,317 SF
0.49 ACRES

LOT 7
20,076 SF
0.46 ACRES

LOT 8
22,088 SF
0.51 ACRES

LOT 9
20,789 SF
0.48 ACRES

LOT 10
20,608 SF
0.47 ACRES

LOT 11
22,893 SF
0.52 ACRES

LOT 12
42,755 SF
0.98 ACRES

ELLIE COURT
(50' R.O.W.)

N 10°08'34" W

460.82'

N 15°04'50" W 219.00'

N 12°30'40" E 128.10'

N 32°26'10" E 231.17'

S 84°45'56" W 305.20'

LAND NOW OR FORMERLY OF GRAULICH 0400-263-02-9 ZONE: R40 PUBLIC WATER

LAND NOW OR FORMERLY OF OCAMPO 0400-263-02-10 ZONE: R20 PUBLIC WATER

LAND NOW OR FORMERLY OF ZERWITZ 0400-263-02-25 ZONE: R20 PUBLIC WATER

LAND NOW OR FORMERLY OF SANTORE 0400-263-02-42 ZONE: R20 PUBLIC WATER

LAND NOW OR FORMERLY OF MYSEL 0400-263-02-43 ZONE: R20 PUBLIC WATER

LAND NOW OR FORMERLY OF DIAKS 0400-263-02-71 ZONE: R20 PUBLIC WATER

LAND NOW OR FORMERLY OF MUTH 0400-263-02-70 ZONE: R20 PUBLIC WATER

LAND NOW OR FORMERLY OF DIBELLA 0400-263-02-69 ZONE: R20 PUBLIC WATER

LAND NOW OR FORMERLY OF GOLDSTEIN 0400-263-02-8 ZONE: R40 PUBLIC WATER

LAND NOW OR FORMERLY OF 0400-263-02-26 ZONE: R20 PUBLIC WATER

ALL EXISTING ENCROACHMENTS SHALL BE REMOVED (SEE NOTE)

PROPOSED WATER MAIN EASEMENT "D"

PROPOSED WATER MAIN EASEMENT "B"

PROPOSED TELEPHONE EASEMENT "B"

R-40 RES. R-20 RES.

MAP OF VILLAGE ON THE HILL SECTION TWO
FILED: FEBRUARY 26, 1965
FILE No. 4949

MAP OF RONWAY ESTATES
FILED: OCTOBER 25, 1965 FILE No. 4499

MAP OF WAREHAM ESTATES SECTION ONE
FILED: APRIL 14, 1964 FILE No. 4009

CORWIN COURT

FIRELIGHT COURT

CAROLINE DRIVE

JORDAN COURT

LONG ISLAND EXPRESSWAY I-495
(NORTH SERVICE ROAD)

NOTES
1. SURVEY BASE INFORMATION TAKEN FROM SURVEY BY NELSON + POPE DATED OCTOBER 2020, NO REVISION.
2. THERE ARE NO REGULATED SURFACE WATERS WITHIN 300 FEET OF THE SITE
3. THERE ARE NO KNOWN WELLS WITHIN 150' OF THE SUBJECT PROPERTY.
4. PROPOSED WATER MAIN TO BE OWNED AND MAINTAINED BY THE DIX HILLS WATER DISTRICT.
5. ELEVATIONS REFER TO NAVD 88 DATUM.
6. EXISTING WATER MAIN EASEMENT WITHIN SITE TO BE ABANDONED. PROPOSED WATER MAIN EASEMENT 'A' TO BE GRANTED TO THE DIX HILLS WATER DISTRICT.

NUMBERS SHOWN THUS (20) DENOTE FILED MAP LOT NUMBERS

PLAN
SCALE: 1" = 100'
0 100 200 300

SB-1
06/24/2021
GROUND ELEVATION = 143.0' ±

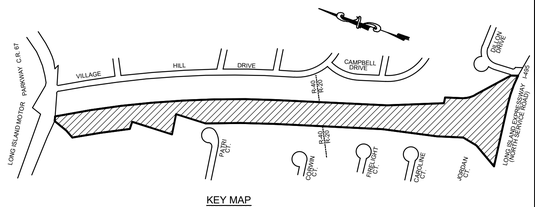
0.0'	0.5' DARK BROWN LOAMY TOP SOIL W/ORGANICS (ML)
	1' DARK BROWN SANDY SILT (SM)
4.0'	1.5' BROWN FINE SAND, SOME SILT & GRAVEL (SP)
	TOP 1.5' TAN SAND & SILT W/ LARGE GRAVEL (SM) BOTTOM 1.5' BROWN FINE SAND, TRACE GRAVEL & SILT (SP)
8.0'	BROWN FINE SAND, TRACE GRAVEL & SILT (SP)
12.0'	TOP 3' TAN SAND & SILT W/ LARGE GRAVEL (SP) BOTTOM 1' TAN MEDIUM SAND, SOME SMALL-COARSE GRAVEL (SP)
16.0'	TAN MEDIUM SAND, SOME SMALL-COARSE GRAVEL (SP)
20.0'	
24.0'	

TEST HOLE
BY EAST COAST GEOSERVICES, LLC
DATED 06-24-2021
NO GROUNDWATER ENCOUNTERED
N.T.S.

GENERAL NOTES:
1. ALL IMPROVEMENTS SHALL BE IN COMPLIANCE WITH THE LATEST TOWN OF HUNTINGTON SUBDIVISION AND SITE PLAN REGULATIONS.
2. A HIGHWAY WORK PERMIT / HOLD HARMLESS AGREEMENT SHALL BE OBTAINED FROM THE TOWN HIGHWAY OFFICE PRIOR TO ANY WORK PERFORMED IN AN EXISTING TOWN RIGHT OF WAY.
3. PRIOR TO THE START OF CONSTRUCTION, THE APPLICANT/OWNER/BUILDER/DEVELOPER SHALL ATTEND A PRE-CONSTRUCTION MEETING WITH THE DEPARTMENT OF ENGINEERING SERVICES.
4. PRIOR TO THE START OF CONSTRUCTION, THE CLEARING AND GRADING LIMITS SHALL BE MARKED WITH BRIGHTLY COLORED CONSTRUCTION FENCE.
5. THE SUBJECT PROPERTY IS LOCATED WITHIN 3 MILES OF A KNOWN SUMMER OCCURRENCE OF THE NORTHERN LONG-EARED BAT, WHICH IS ENDANGERED FEDERALLY AND IN NEW YORK STATE. PRIOR TO ANY CLEARING/GRADING THE APPLICANT WILL BE REQUIRED TO COMPLY WITH ALL NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION REQUIREMENTS WITH REGARD TO THE NORTHERN LONG-EARED BAT.
6. GRADING OF LOTS INCLUDING OF SLOPES ON THIS MAP SHALL BE LIMITED TO THE EXTENT OF CLEARING AND GRADING AS SHOWN ON THE APPROVED SITE PLANS. EACH INDIVIDUAL LOT SHALL BE TEMPORARILY AND/ OR PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING THE BACKFILLING OF THE FOUNDATION IN ACCORDANCE WITH HUNTINGTON, NEW YORK MUNICIPAL CODE, CHAPTER A202, § 8.4.
7. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
8. ANY UTILITIES REQUIRED TO BE REMOVED/ RELOCATED DUE TO THE INSTALLATION OF THE REQUIRED IMPROVEMENTS SHALL BE DONE SO AT THE EXPENSE OF THE APPLICANT/DEVELOPER.
9. ALL TRAFFIC ROAD MARKINGS, ROAD SIGNS, AND LIGHT SIGNALS THAT MAY HAVE BEEN MOVED OR DAMAGED IN THE PROCESS OF CONSTRUCTION SHALL BE RESTORED AT THE APPLICANT'S EXPENSE TO AT LEAST THE SAME QUALITY AND CHARACTERISTICS THAT EXISTED BEFORE CONSTRUCTION BEGAN. THE APPLICANT SHALL BE FURTHER RESPONSIBLE TO INSURE THAT, IN THE ROADWAYS ADJACENT TO THE CONSTRUCTION SITE, THESE MARKINGS, SIGNS, AND SIGNALS, ARE MAINTAINED AND THAT PROTECTION OF TRAFFIC IS MAINTAINED DURING THE ENTIRE PERIOD OF CONSTRUCTION. IF REPLACEMENT OR UPGRADE IS REQUIRED, IT MUST BE APPROVED BY THE TOWN OF HUNTINGTON DEPARTMENT OF TRANSPORTATION AND TRAFFIC SAFETY.
10. FOLLOWING SUBDIVISION AND IMPLEMENTATION OF APPROVED PLANS, THE REMOVAL, DESTRUCTION OR ALTERATION OF TREES AND WOODLAND SHALL BE SUBJECT TO TOWN CODE CHAPTER 186- TREE PRESERVATION LAW.
11. NO PLOT MAY BE SUBDIVIDED OR CHANGED IN ANY MANNER AT ANY FUTURE DATE EXCEPT BY SPECIAL ACTION OF THE HUNTINGTON TOWN PLANNING BOARD.
12. DATUM: NAVD 88
13. DRYWELLS SHALL BE PROVIDED FOR ALL ROOF RUNOFF.
14. ALL DEBRIS SHALL BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL STATE, COUNTY, TOWN, AND HEALTH DEPARTMENT REQUIREMENTS.
15. ALL EXISTING STRUCTURES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
16. THE TOWN OR STATE RIGHT - OF - WAY ARE NOT TO BE USED FOR STORAGE OR STAGING OF EQUIPMENT OR MATERIALS DURING CONSTRUCTION. THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTAINING THE TOWN RIGHT - OF - WAY DURING CONSTRUCTION AND SHOULD INSTALL FENCING ALONG THE PROPERTY FRONTAGE TO LIMIT ACCESS FOR CONSTRUCTION VEHICLES TO DEFINED POINTS OF INGRESS/EGRESS.
17. AS-BUILT DRAINAGE AND AS-BUILT CURB PLANS SHALL BE SUBMITTED TO THE TOWN ENGINEER IN THE PROPER SEQUENCE IN ACCORDANCE WITH HUNTINGTON, NEW YORK, MUNICIPAL CODE, CHAPTER A202, § 7.3.2.
18. ALL EXISTING STRUCTURES, UTILITIES AND RELATED APPERTENCES TO BE REMOVED IN ACCORDANCE WITH TOWN AND S.C.D.H.S. REGULATIONS.
19. ALL ENCROACHMENTS ARE TO BE REMOVED FROM SITE.

NYS DOT NOTES:
1. SELECT GRANULAR MATERIAL SHALL BE AS DEFINED IN SECTION 203 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS.
2. COMPACTION SHALL CONFORM TO SECTION 203 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS.

SCDHS NOTES:
1. THERE ARE NO WELLS WITHIN 150' OF THE SITE.



KEY MAP
SCALE: 1"=600'

ENGINEER:
I HEREBY CERTIFY THAT THE WATER SUPPLY (S) AND/OR SEWAGE DISPOSAL SYSTEM(S) FOR THIS PROJECT WERE DESIGNED BY ME OR UNDER MY DIRECTION. BASED UPON A CAREFUL AND THOROUGH STUDY OF THE SOIL, SITE AND GROUNDWATER CONDITIONS, ALL LOTS, AS PROPOSED, CONFORM TO THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES CONSTRUCTION STANDARDS IN EFFECT AS OF THIS DATE.

THOMAS C. DIXON, P.E. LIC. No. 80973 DATE

SURVEYOR:
WE HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY US DATED OCTOBER, 2020 AND CONCRETE MONUMENTS ARE PROPOSED TO BE SET AS SHOWN.

GREGORY D. PETERMAN, P.L.S. No. 50213 DATE

ALL LOTS IN THIS DEVELOPMENT COMPLY FULLY WITH THE ZONING REQUIREMENTS OF THE R-40 ZONING DISTRICT EXCEPT AS MODIFIED BELOW.

TABLE OF MODIFICATIONS

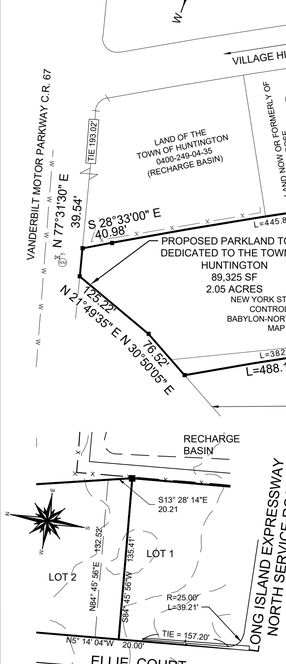
LOT NO.	LOT AREA	LOT WIDTH	FRONT YARD SETBACK	REAR YARD SETBACK	SIDE YARD SETBACK INTERIOR LOTS	SIDE YARD SETBACK CORNER LOTS
1	24,538 S.F.	182.20'	30 FT.	25 FT.	12 FT.	30 FT.
2	20,418 S.F.	160.72'	30 FT.	25 FT.	12 FT. / 12 FT.	N/A
3	21,638 S.F.	185.49'	30 FT.	25 FT.	12 FT. / 12 FT.	N/A
4	28,801 S.F.	111.14'	30 FT.	25 FT.	12 FT. / 12 FT.	N/A
5	29,284 S.F.	95.47'	30 FT.	25 FT.	12 FT. / 12 FT.	N/A
6	21,317 S.F.	255.47'	30 FT.	25 FT.	12 FT. / 12 FT.	N/A
7	20,076 S.F.	123.20'	30 FT.	25 FT.	12 FT. / 12 FT.	N/A
8	22,088 S.F.	122.55'	30 FT.	25 FT.	12 FT. / 12 FT.	N/A
9	20,789 S.F.	132.22'	30 FT.	25 FT.	12 FT. / 12 FT.	N/A
10	20,608 S.F.	143.24'	30 FT.	25 FT.	12 FT. / 12 FT.	N/A
11	22,693 S.F.	125.84'	30 FT.	25 FT.	12 FT. / 12 FT.	N/A
12	42,755 S.F.	163.75'	30 FT.	25 FT.	12 FT.	30 FT.

SHEET INDEX:

1. ALIGNMENT PLAN *(C-101)*
2. EXISTING CONDITIONS *(C-102)*
3. LOT GRADING PLAN *(C-103)*
4. RECHARGE BASIN DETAIL *(C-104)*
5. DRAINAGE SHED PLAN *(C-105)*
6. UTILITY PLAN *(C-106)*
7. EROSION AND SEDIMENT CONTROL PLAN *(C-107)*
8. LANDSCAPE PLAN *(C-108)*
9. LIGHTING *(C-109)*
10. ELLIE COURT PLAN AND PROFILE *(C-110)*
11. ACCESSIBILITY DETAILS AND NOTES *(C-501)*
12. SITE AND DRAINAGE DETAILS *(C-502)*
13. EROSION AND SEDIMENT CONTROL DETAILS *(C-503)*
14. TREE PRESERVATION PLAN *(C-601)*

FOR TOWN USE

No.	REVISION	DATE
6	REVISED AS PER TOWN COMMENTS	07/07/2026
5	REVISED AS PER TOWN COMMENTS	06/05/2026
4	REVISED AS PER TOWN COMMENTS	07/17/2025
3	REVISED AS PER TOWN COMMENTS	06/25/2025
2	REVISED AS PER TOWN COMMENTS	01/17/2025
1	REVISED CONSERVATION EASE. AREA IN SITE DATA AND REV TDFR EASE. CALC.	08/05/2024



PLAN
SCALE: 1" = 100'
0 100 200 300

PROPOSED DRAINAGE EASEMENT
TO BE GRANTED TO THE TOWN OF HUNTINGTON
SCALE: 1" = 60'
0 60 120 180

TDFR CONSERVATION EASEMENT CALCULATIONS R-40 ZONE

AREA		R-40 ZONE MIN AREA		EXCESS AREA
380,488 SQ.FT.	-	43,560 SQ.FT.	=	336,928 SQ.FT.

336,928 SQ.FT. x 0.75 = 252,696 SQ.FT. / 20,000 SQ.FT. / CREDIT = 12.63 CREDITS ~ SAY 12.5 CREDITS
PROPOSED TDFR CONSERVATION EASEMENT = 380,488 SQ.FT. = 336,928 SQ. FT. EXCESS AREA.

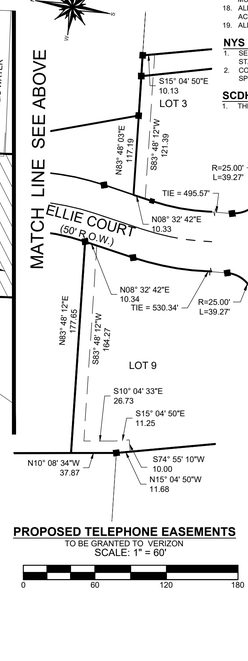
HEALTH DEPARTMENT YIELD CALCULATION
MAXIMUM PERMITTED
893,226 SQ.FT. x 0.75 = 669,919.5 SQ.FT. / 20,000 SQ.FT./ LOT = 33.5 LOTS
PROVIDED
12 LOTS + 12.5 (CREDITS) = 24.5 LOTS

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

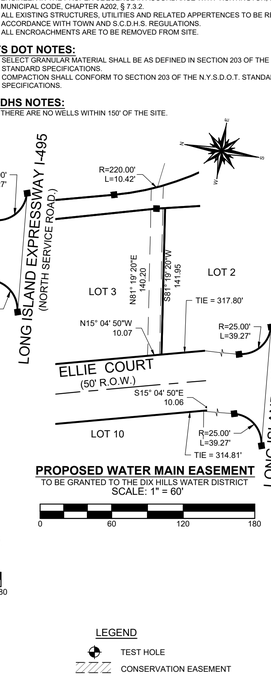
SITE DATA:
ZONE: R-40 RES.
No. OF LOTS: 12

AREA OF LOTS:	295,005 SQ.FT. ~	6.77 ACRES
AREA OF RECHARGE BASIN:	53,054 SQ.FT. ~	1.22 ACRES
AREA OF ROAD DEDICATION:	60,250 SQ.FT. ~	1.38 ACRES
AREA OF PARKS:	89,325 SQ.FT. ~	2.05 ACRES
AREA OF TDFR:	380,488 SQ.FT. ~	8.74 ACRES
AREA FOR MUNICIPAL PURPOSES:	15,104 SQ.FT. ~	0.35 ACRES
AREA OF SITE:	893,226 SQ.FT. ~	20.51 ACRES

S.C.T.M.:
0400-263.00-02.00-072.0
0400-249.00-04.00-019.4
SCHOOL DISTRICT: HALF HOLLOW HILLS CSD
FIRE DISTRICT: DIX HILLS
WATER DISTRICT: DIX HILLS
POST OFFICE: DIX HILLS
REFUSE DISTRICT: GARAFOLO-No. 12



PROPOSED TELEPHONE EASEMENTS
TO BE GRANTED TO VERIZON
SCALE: 1" = 60'
0 60 120 180



PROPOSED WATER MAIN EASEMENT
TO BE GRANTED TO THE DIX HILLS WATER DISTRICT
SCALE: 1" = 60'
0 60 120 180

LEGEND
- TEST HOLE
- CONSERVATION EASEMENT
- PROPOSED MONUMENT
- EXISTING MONUMENT

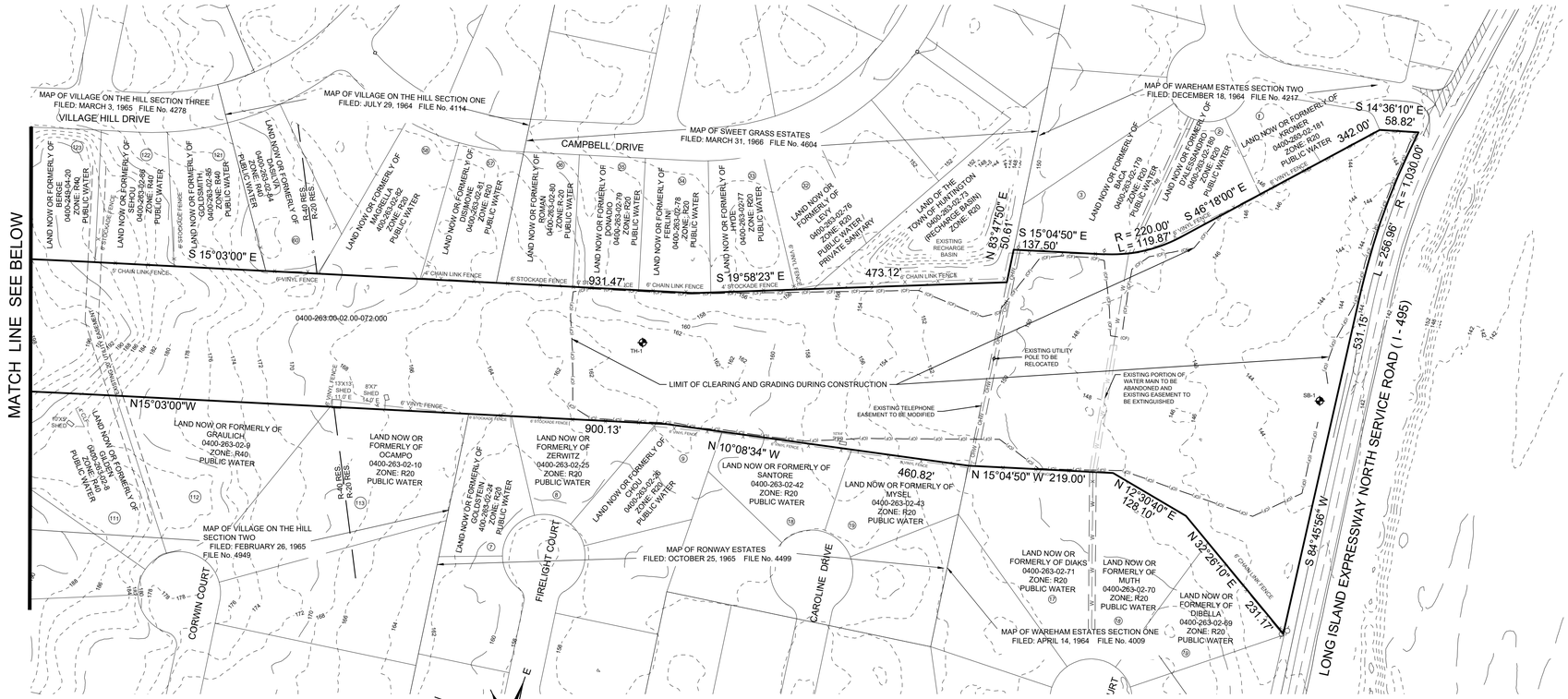
OWNERS/ APPLICANTS:
D & S REALTY DEVELOPMENT, LP
DAVID MAROM
53 BROADWAY
BROOKLYN, NY, 11249

PRELIMINARY SUBDIVISION PLANS
ALIGNMENT PLAN
JILL ESTATES
SITUATED AT
DIX HILLS
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
S.C.T.M.: DISTRICT: 0400, SECT. 263.00, BLK. 02.00, LOT 072.0
DISTRICT: 0400, SECT. 249.00 BLK. 04.00, LOT 019.4

STATE OF NEW YORK — THOMAS C. DIXON — 080973 — LICENSED PROFESSIONAL ENGINEER

NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

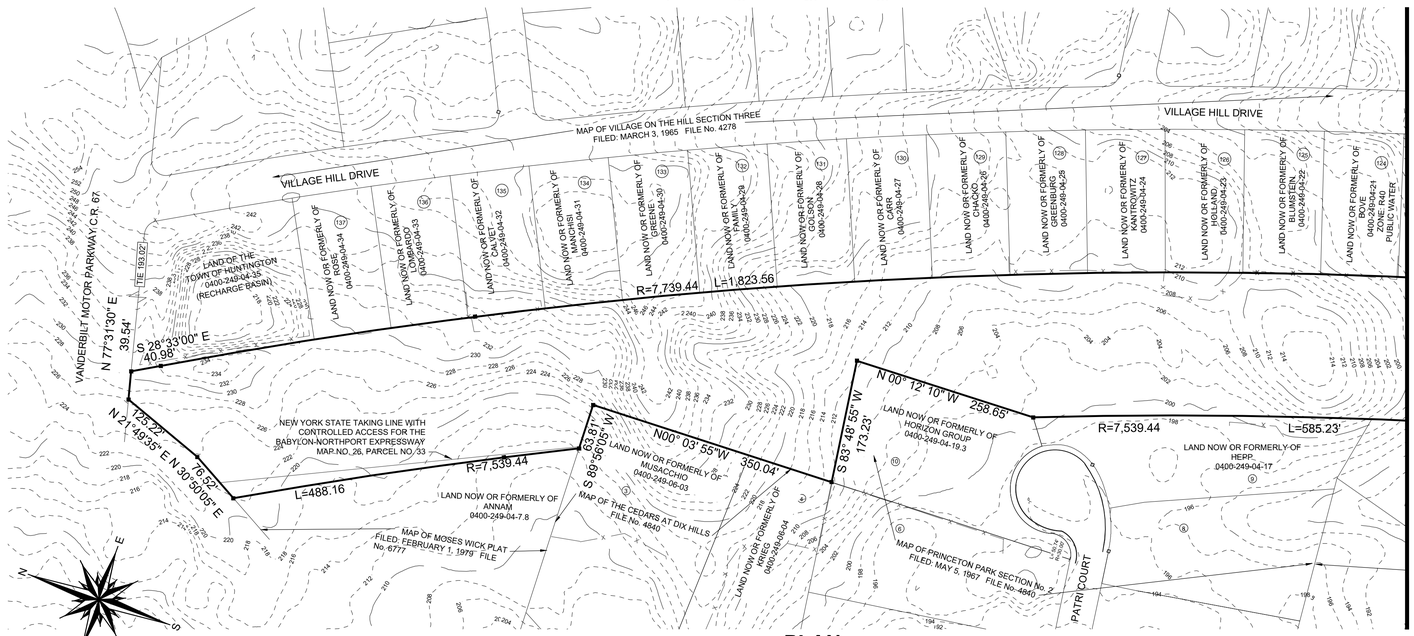
DRAWN BY:	WM	CADD No.:	09177 PM - REV FOR GATE HOUSE.DWG	SCALE:	DRAWING NO.: C-101
CHECKED BY:	KVH	FILE NO.:		AS NOTED	
DATE:	JANUARY, 2024	PROJECT NO.:	09177		SHEET NO.: 1 OF 14



PLAN

SCALE: 1" = 100'

0 100 200 300



PLAN

SCALE: 1" = 100'

0 100 200 300

LEGEND

EXISTING

PS2.59	PAVEMENT ELEVATION	94	CONTOUR
TC92.59	TOP OF CURB ELEVATION	E	ELECTRIC
BC92.2	BOTTOM OF CURB ELEVATION	W	WATER
742.0	SPOT ELEVATION	G	GAS
	ELECTRIC BOX	X	FENCE
	PULL BOX	S	SANITARY SEWER
	FIRE HYDRANT	T	TELEPHONE
	GAS VALVE	OHW	OVERHEAD WIRE
W	WATER VALVE	D	DRAINAGE
	TRANSFORMER	CATV	TELEVISION
	ELECTRIC POLE		DRAINAGE MANHOLE
	LIGHT POLE		CATCH BASINS
	HIGH TENSION TOWER		TREE TO BE REMOVED
W.M.	WATER MAIN		TREE TO REMAIN
W.S.	WATER SERVICE		MONUMENT
G.M.	GAS MAIN		

PROPOSED

(CF) CONSTRUCTION FENCE / LIMIT OF CLEARING AND REGRADING DURING CONSTTRUCTION

SB-1
06/24/2021
GROUND ELEVATION = 143.0' ±

0.0'	0.5' DARK BROWN LOAMY TOP SOIL W/ORGANICS (ML)
	1' DARK BROWN SANDY SILT (SM)
	1.5' BROWN FINE SAND, SOME SILT & GRAVEL (SP)
4.0'	TOP 1.5' TAN SAND & SILT W/ LARGE GRAVEL (SM) BOTTOM 1.5' BROWN FINE SAND, TRACE GRAVEL & SILT (SP)
8.0'	BROWN FINE SAND, TRACE GRAVEL & SILT (SP)
12.0'	TOP 3' TAN SAND & SILT W/ LARGE GRAVEL (SP) BOTTOM 1' TAN MEDIUM SAND, SOME SMALL-COARSE GRAVEL (SP)
16.0'	TAN MEDIUM SAND, SOME SMALL-COARSE GRAVEL (SP)
20.0'	
24.0'	

TEST HOLE
BY EAST COAST GEOSERVICES, LLC
DATED 06-24-2021
NO GROUNDWATER ENCOUNTERED
N.T.S.

FOR TOWN USE

No.	REVISION	DATE
4	REVISED PER TOWN COMMENTS	07/07/2026
3	REVISED PER TOWN COMMENTS	06/05/2026
2	SCTM# UPDATED	12/10/2025
1	REVISED CONSERVATION EASE. AREA IN SITE DATA AND REV TDFR EASE. CALC.	08/05/2024

OWNERS/ APPLICANTS:
D & S REALTY DEVELOPMENT, LP
DAVID MAROM
53 BROADWAY
BROOKLYN, NY, 11249

PRELIMINARY SUBDIVISION PLANS
EXISTING CONDITIONS PLAN
JILL ESTATES

SITUATED AT
DIX HILLS
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
S.C.T.M.: DISTRICT: 0400, SECT. 263.00, BLK. 02.00, LOT 072.000
DISTRICT: 0400, SECT. 249.00 BLK. 04.00, LOT 019.004

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DRAWN BY:	WM	CADD No.:	09177 PM - REV FOR GATE HOUSE.DWG	SCALE:	DRAWING NO.:
CHECKED BY:	KVH	FILE NO.:	-	1" = 100'	C-102
DATE:	JANUARY, 2024	PROJECT NO.:	09177		SHEET NO.: 2 OF 14

HE HILL
54 FILE

MAP OF SWEET GRASS ESTATES
FILED: MARCH 31, 1966 FILE No. 4604

CAMPBELL DRIVE

FILED: DECEMBER 18, 1964 FILE No. 4217

LAND NOW OR FORMERLY OF DIBELLA 0400-263-02-82 ZONE: R20 PUBLIC WATER

LAND NOW OR FORMERLY OF DISIMONE 0400-263-02-81 ZONE: R20 PUBLIC WATER

LAND NOW OR FORMERLY OF ROMANO 0400-263-02-80 ZONE R-20 PUBLIC WATER

LAND NOW OR FORMERLY OF DONNELLY 0400-263-02-79 ZONE: R20 PUBLIC WATER

LAND NOW OR FORMERLY OF FERLINI 0400-263-02-78 ZONE: R20 PUBLIC WATER

LAND NOW OR FORMERLY OF LYKE 0400-263-02-77 ZONE: R20 PUBLIC WATER

LAND NOW OR FORMERLY OF LEVY 0400-263-02-76 ZONE: R20 PUBLIC WATER / PRIVATE SANITARY

LAND OF THE TOWN OF HUNTINGTON 0400-263-02-73 (RECHARGE BASIN) ZONE: R20

LAND NOW OR FORMERLY OF MACA 0400-263-02-179 ZONE: R20 PUBLIC WATER

LAND NOW OR FORMERLY OF D'ALESSANDRO 0400-263-02-180 ZONE: R20 PUBLIC WATER

LAND NOW OR FORMERLY OF KRONER 0400-263-02-181 ZONE: R20 PUBLIC WATER

S 14°36'10" E
58.82'
342.00'
R = 1,030.00'
L = 256.96'
531.15'

S 46°18'00" E

S 15°04'50" E
137.50'

R = 220.00'
L = 119.87'

N 83°47'50" E
50.61'

S 19°58'23" E
931.47'

CB - (2A)
GRATE EL. = 157.00

CB - (2)
GRATE EL. = 150.99

MH - (1)
COVER EL. = 149.83

CB - (3)
COVER EL. = 148.18
(148.64)

CB - (1)
GRATE EL. = 150.99
(151.08)

CB - (4)
GRATE EL. = 148.67

MH - (2)
COVER EL. = 142.62

MH - (3)
GRATE EL. = 142.00

CB - (6)
GRATE EL. = 125.70

CB - (5)
GRATE EL. = 141.69

PROP. GATEHOUSE

ELLIE COURT
(50' R.O.W.)

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12

PROP. 2 STY SINGLE FAMILY RESIDENCE
F.FL. 152.8
G.FL. 152.5
T.FND. 151.5
B.FL. 143.5

PROP. 2 STY SINGLE FAMILY RESIDENCE
F.FL. 162.2
G.FL. 160.4
T.FND. 160.9
B.FL. 152.9

PROP. 2 STY SINGLE FAMILY RESIDENCE
F.FL. 162.3
G.FL. 160.5
T.FND. 161.0
B.FL. 153.2

PROP. 2 STY SINGLE FAMILY RESIDENCE
F.FL. 160.5
G.FL. 158.8
T.FND. 159.3
B.FL. 151.6

PROP. 2 STY SINGLE FAMILY RESIDENCE
F.FL. 155.7
G.FL. 153.9
T.FND. 154.4
B.FL. 146.4

PROP. 2 STY SINGLE FAMILY RESIDENCE
F.FL. 154.5
G.FL. 153.1
T.FND. 153.6
B.FL. 145.6

PROP. 2 STY SINGLE FAMILY RESIDENCE
F.FL. 151.5
G.FL. 151.5
T.FND. 152.0
B.FL. 144.0

PROP. 2 STY SINGLE FAMILY RESIDENCE
F.FL. 151.5
T.FND. 152.2
B.FL. 142.2

PROP. 2 STY SINGLE FAMILY RESIDENCE
F.FL. 152.7
G.FL. 150.9
T.FND. 151.4
B.FL. 142.9

PROP. 2 STY SINGLE FAMILY RESIDENCE
F.FL. 145.8
G.FL. 145.1
T.FND. 145.6
B.FL. 137.6

PROP. 2 STY SINGLE FAMILY RESIDENCE
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G.FL. 144.5
T.FND. 145.0
B.FL. 137.2

PROP. 2 STY SINGLE FAMILY RESIDENCE
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G.FL. 146.5
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B.FL. 138.5

PROP. 2 STY SINGLE FAMILY RESIDENCE
F.FL. 144.5
G.FL. 144.3
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PROP. 2 STY SINGLE FAMILY RESIDENCE
F.FL. 146.9
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T.FND. 147.2
B.FL. 138.7

PROP. 2 STY SINGLE FAMILY RESIDENCE
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T.FND. 146.2
B.FL. 138.0

PROP. 2 STY SINGLE FAMILY RESIDENCE
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G.FL. 145.0
T.FND. 145.5
B.FL. 137.3

PROP. 2 STY SINGLE FAMILY RESIDENCE
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T.FND. 145.1
B.FL. 136.6

PROP. 2 STY SINGLE FAMILY RESIDENCE
F.FL. 145.9
G.FL. 145.7
T.FND. 146.2
B.FL. 137.7

PROP. 2 STY SINGLE FAMILY RESIDENCE
F.FL. 146.8
G.FL. 146.6
T.FND. 147.1
B.FL. 138.6

PROP. 2 STY SINGLE FAMILY RESIDENCE
F.FL. 146.9
G.FL. 146.7
T.FND. 147.2
B.FL. 138.7

PROP. 2 STY SINGLE FAMILY RESIDENCE
F.FL. 145.8
G.FL. 145.6
T.FND. 146.1
B.FL. 137.6

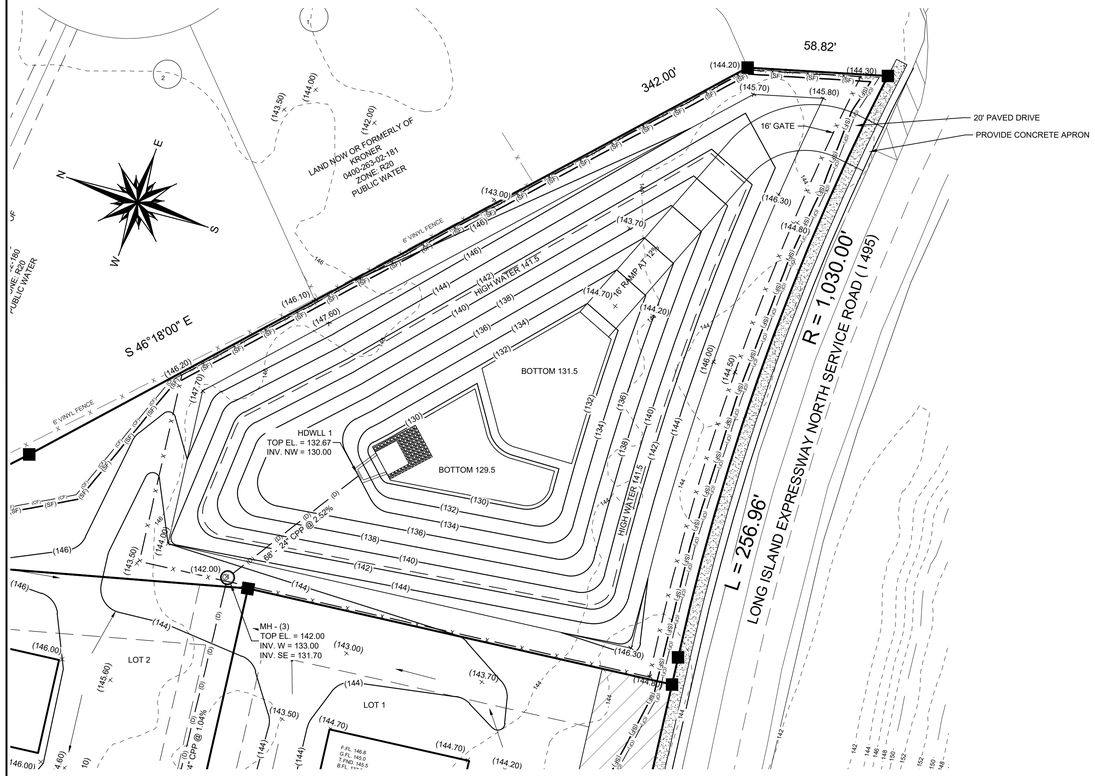
PROP. 2 STY SINGLE FAMILY RESIDENCE
F.FL. 144.7
G.FL. 144.5
T.FND. 145.0
B.FL. 136.5

PROP. 2 STY SINGLE FAMILY RESIDENCE
F.FL. 146.8
G.FL. 146.6
T.FND. 147.1
B.FL. 138.6

PROP. 2 STY SINGLE FAMILY RESIDENCE
F.FL. 144.5
G.FL. 144.3
T.FND. 144.8
B.FL. 136.3

PROP. 2 STY SINGLE FAMILY RESIDENCE
F.FL. 146.9
G.FL. 146.7
T.FND. 147.2
B.FL. 138.7

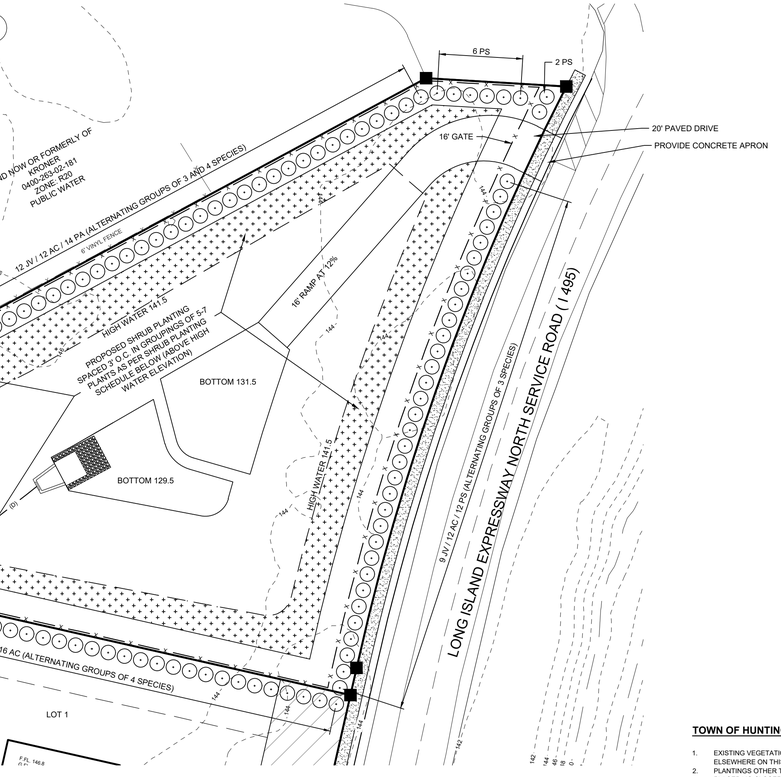
PROP. 2 STY SINGLE FAMILY RESIDENCE
F.FL. 145.9
G.FL. 145.7
T.FND. 146.2
B.FL. 137.7



RECHARGE BASIN GRADING DETAIL

SCALE: 1" = 30'

0 30 60 90



RECHARGE BASIN LANDSCAPING DETAIL

SCALE: 1" = 30'

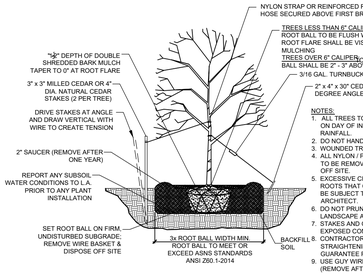
0 30 60 90

HYDROSEED MIX "C" - 130LBS/ACRE
(RECHARGE BASIN) SHOWY NORTHERN NATIVE
WILDFLOWER MIX (ERNST SEED MIX - ERNMX 151-1)

TOWN OF HUNTINGTON REQUIREMENTS:

1. EXISTING VEGETATION SHALL BE RETAINED UNLESS SPECIFIED ELSEWHERE ON THIS PLAN.
2. PLANTINGS OTHER THAN LAWN OR LOW GROUND COVER, SHALL BE PLACED NO CLOSER THAN TWO (2) FEET FROM CURB LINES ADJACENT TO PARKING STALLS.
3. ALL DECIDUOUS TREES SHALL BE STAKED AND GUYED.
4. ALL ROOT BALL TIES AND WRAPPING AROUND TREE TRUNKS SHALL BE REMOVED AT TIME OF PLANTING.
5. ALL PLANTING BEDS SHALL BE WEEDED AND HAVE A MINIMUM FOUR (4) INCH THICK LAYER OF WOOD CHIPS.
6. THERE SHALL BE NO PLANTING SUBSTITUTIONS UNLESS AUTHORIZED BY STAFF OF THE PLANNING AND ENVIRONMENT DEPARTMENT
7. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN COMPLIANCE WITH THE SUBDIVISION AND SITE PLAN REGULATIONS.
8. LOWER BRANCHES OF STREET TREES OVERHANGING PUBLIC SIDEWALKS OR WALKWAYS SHALL BE PRUNED TO ALLOW FOR A SEVEN (7) FOOT GROUND TO HEIGHT CLEARANCE FOR PEDESTRIAN MOVEMENT.
9. FIELD PLANTING OF STREET TREES AND OTHER PLANT MATERIAL MUST BE UNDER THE SUPERVISION OF A LICENSED NEW YORK STATE LANDSCAPE ARCHITECT OR QUALIFIED HORTICULTURALIST DEEMED QUALIFIED BY THE REVIEWING AGENCY TO OVERSEE LANDSCAPE INSTALLATION IN ACCORDANCE WITH THESE REGULATIONS. THE APPLICANT MUST SUPPLY THE TOWN ENGINEER WITH AN AFFIDAVIT FROM THE LICENSED LANDSCAPE ARCHITECT OR QUALIFIED HORTICULTURALIST STATING THAT THE QUALITY, VARIETY, SIZE OF PLANTS AND PLANTING PROCEDURES CONFORM TO THE SUBDIVISION AND SITE PLAN REGULATIONS OF THE TOWN OF HUNTINGTON

*THE APPLICANT/OWNER SHALL NOT PLANT ANY VEGETATION LISTED IN THE TOWN SUBDIVISION AND SITE PLAN REGULATIONS APPENDIX I- INVASIVE TREES AND PLANT MATERIAL ON THE SUBJECT PROPERTY

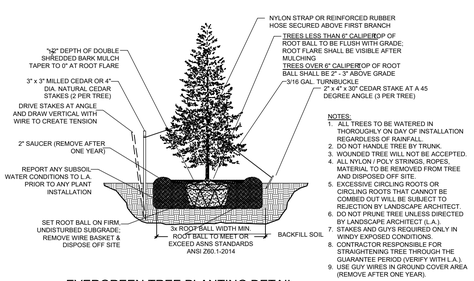


NOTES:

1. ALL TREES TO BE WATERED IN THOROUGHLY ON DAY OF INSTALLATION REGARDLESS OF RAINFALL.
2. DO NOT HANDLE TREE BY TRUNK.
3. WOUNDED TREE WILL NOT BE ACCEPTED.
4. ALL NYLON / POLY STRINGS, ROPES, MATERIAL TO BE REMOVED FROM TREE AND DISPOSED OFF SITE.
5. EXCESSIVE CIRCLING ROOTS OR CIRCLING ROOTS THAT CANNOT BE COMBED OUT WILL BE SUBJECT TO REJECTION BY LANDSCAPE ARCHITECT.
6. DO NOT PRUNE TREE UNLESS DIRECTED BY LANDSCAPE ARCHITECT (L.A.).
7. STAKES AND GUYS REQUIRED ONLY IN WINDY EXPOSED CONDITIONS.
8. CONTRACTOR RESPONSIBLE FOR STRAIGHTENING TREE THROUGH THE GUARANTEE PERIOD (VERIFY WITH L.A.).
9. USE GUY WIRES IN GROUND COVER AREA (REMOVE AFTER ONE YEAR).

DECIDUOUS TREE PLANTING DETAIL

NTS



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2. DO NOT HANDLE TREE BY TRUNK.
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6. DO NOT PRUNE TREE UNLESS DIRECTED BY LANDSCAPE ARCHITECT (L.A.).
7. STAKES AND GUYS REQUIRED ONLY IN WINDY EXPOSED CONDITIONS.
8. CONTRACTOR RESPONSIBLE FOR STRAIGHTENING TREE THROUGH THE GUARANTEE PERIOD (VERIFY WITH L.A.).
9. USE GUY WIRES IN GROUND COVER AREA (REMOVE AFTER ONE YEAR).

EVERGREEN TREE PLANTING DETAIL

NTS

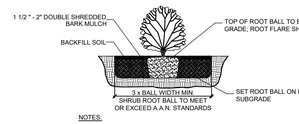
RECHARGE BASIN TREE PLANTING SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
26	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6' TO 8' HT.	7' OC
40	AC	ABIES CONCOLOR	WHITE FIR	6' TO 8' HT.	7' OC
26	PS	PINUS STROBUS	EASTERN WHITE PINE	6' TO 8' HT.	7' OC
30	PA	PICEA ABIES	NORWAY SPRUCE	6' TO 8' HT.	7' OC

RECHARGE BASIN SHRUB PLANTING SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
498	ILEX GLABRA	INKBERRY HOLLY	2' TO 3'	2 - 3' OC
500	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	2' TO 3'	2 - 3' OC
500	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	2' TO 3'	2 - 3' OC
498	LINDERA BENZOIN	SPICEBUSH	2' TO 3'	2 - 3' OC

NOTE: PLANT SHRUBS 3' ON CENTER IN RANDOM GROUPINGS OF 5-7 PLANTS THROUGHOUT RECHARGE BASIN BERM AND SLOPE UP TO THE HIGH WATER LINE.

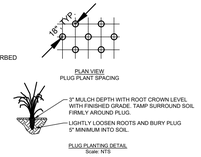


NOTES:

1. REPORT ANY SUBSOIL WATER CONDITIONS TO LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.
2. ALL SHRUBS TO BE WATERED IN THOROUGHLY ON DAY OF INSTALLATION REGARDLESS OF RAINFALL.

SHRUB PLANTING DETAIL

NTS



PLUG PLANTING DETAIL
Scale: NTS

NOTES:

1. ALL PLANTS TO BE WATERED IN THOROUGHLY ON DAY OF INSTALLATION REGARDLESS OF RAINFALL.
2. REPORT ANY SUBSOIL WATER CONDITIONS TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

GROUND COVER PLANTING DETAIL

NTS

LEGEND

EXISTING

P92.59	PAVEMENT ELEVATION	94	CONTOUR
TC92.59	TOP OF CURB ELEVATION	E	ELECTRIC
BC92.2	BOTTOM OF CURB ELEVATION	W	WATER
X92.0	SPOT ELEVATION	G	GAS
	ELECTRIC BOX	X	FENCE
	PULL BOX	S	SANITARY SEWER
	FIRE HYDRANT	T	TELEPHONE
	GAS VALVE	OHW	OVERHEAD WIRE
WV	WATER VALVE	D	DRAINAGE
	TRANSFORMER	CATV	TELEVISION
	ELECTRIC POLE		DRAINAGE MANHOLE
	LIGHT POLE		CATCH BASINS
	HIGH TENSION TOWER		TREE TO BE REMOVED
W.M.	WATER MAIN		TREE TO REMAIN
W.S.	WATER SERVICE		MONUMENT
G.M.	GAS MAIN		

PROPOSED

(TC92.00)	TOP OF CURB ELEVATION	(W)	WATER
(BC91.5)	BOTTOM OF CURB ELEVATION	(WS)	WATER SERVICE
x92.0)	SPOT ELEVATION	(E)	ELECTRIC
LP	LEACHING POOL	(G)	GAS
CB	CATCH BASIN	X	FENCE
SMH	SANITARY MANHOLE	(HC)	SANITARY HOUSE CONNECTION
DMH	DRAINAGE MANHOLE	(D)	DRAINAGE
93	CONTOUR	(RD)	ROOF DRAIN
	DRAIN MANHOLE	(T)	TELEPHONE
		(CATV)	TELEVISION
	CATCH BASIN (TC – TOP OF CURB BOX)		CONCRETE WALK
	HYDRANT	(CF)	CONSTRUCTION FENCE / LIMIT OF CLEARING AND GRADING DURING CONSTRUCTION
WV	WATER VALVE		SAWCUT W/ PAVEMENT TO BE REMOVED
	TEST HOLE		DRAINAGE RIDGELINE
			PROPOSED MONUMENT
			PROPOSED CONSERVATION EASEMENT
			CONCRETE SIDEWALK / CONCRETE APRON

NOTES

1. THE APPLICANT SHALL NOTIFY THE ENVIRONMENTAL REVIEW DIVISION PRIOR TO AND AT THE COMPLETION OF THE SEEDING OF THE RECHARGE BASIN. PRIOR TO THE SEEDING, THE APPLICANT SHALL PROVIDE THIS DIVISION WITH A LIST SHOWING THE COMPOSITION OF THE SEED MIX THAT WILL BE USED FOR THE PLANTING TO CONFIRM CONSISTENCY WITH THE APPROVED PLAN.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON , UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LANDSCAPE ARCHITECT TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LANDSCAPE ARCHITECT IS ALTERED THE ALTERING LANDSCAPE ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

FOR TOWN USE

No.	REVISION	DATE
4	REVISED PER TOWN COMMENTS	07/07/2026
3	REVISED PER TOWN COMMENTS	06/05/2026
2	SCTM# UPDATED	12/10/2025
1	REVISED CONSERVATION EASE. AREA IN SITE DATA AND REV TDFR EASE. CALC.	08/05/2024

OWNERS/ APPLICANTS:
D & S REALTY DEVELOPMENT, LP
DAVID MAROM
53 BROADWAY
BROOKLYN, NY, 11249

REGISTERED LANDSCAPE ARCHITECT — PATRICIA MURIA STOCKMAL — 002485 — STATE OF NEW YORK

PRELIMINARY SUBDIVISION PLANS
RECHARGE BASIN DETAIL
JILL ESTATES

SITUATED AT
DIX HILLS
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
S.C.T.M.: DISTRICT: 0400, SECT. 263.00, BLK. 02.00, LOT 072.000
DISTRICT: 0400, SECT. 249.00 BLK. 04.00, LOT 019.004

NELSON+POPE
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70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

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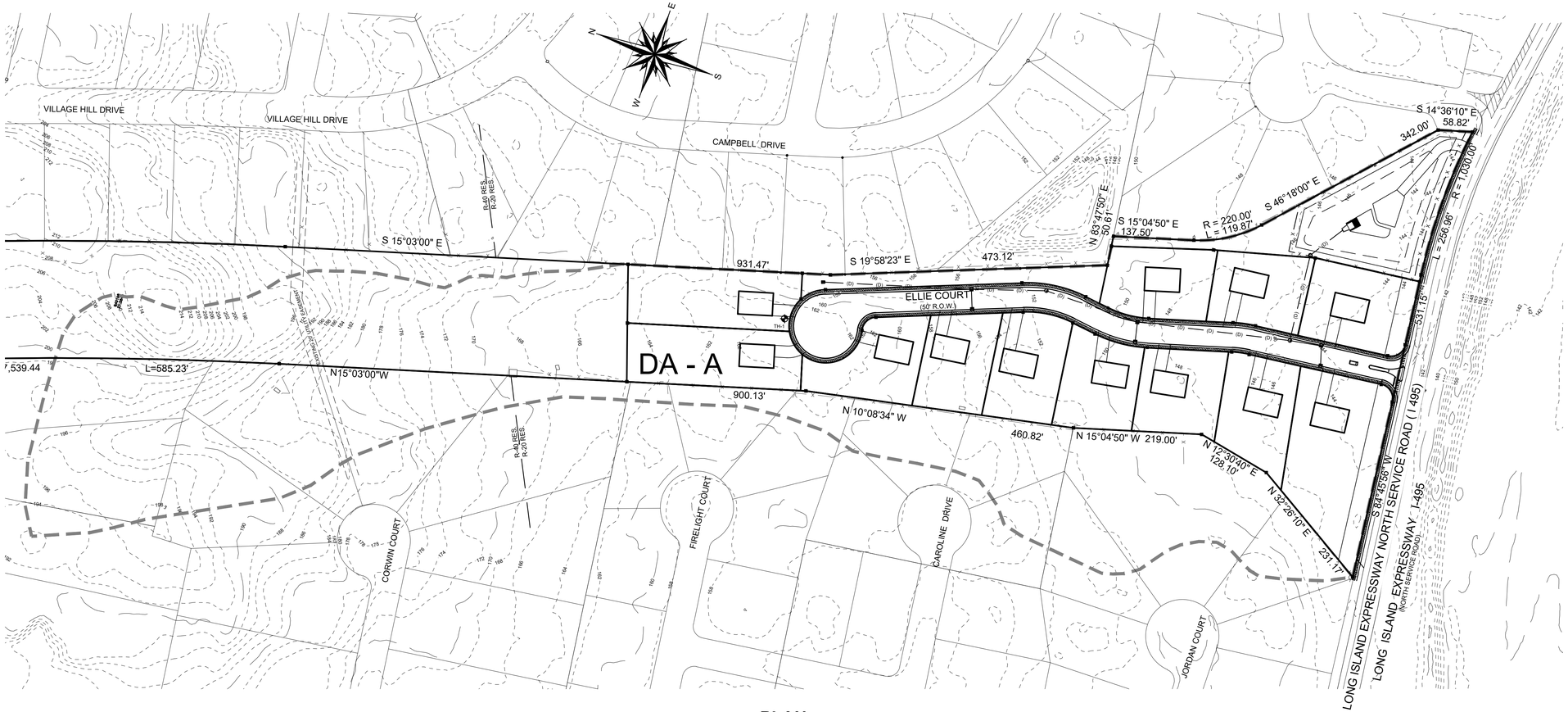
CHECKED BY:	KVH	FILE NO.:	-	1" = 30'	C-104
DATE:	JANUARY, 2024	PROJECT NO.:	09177		SHEET NO.: 4 OF 14



PLAN

SCALE: 1" = 100'

0 100 200 300

LEGEND

EXISTING

P92.59	PAVEMENT ELEVATION	94	CONTOUR
TC92.59	TOP OF CURB ELEVATION	E	ELECTRIC
BC92.2	BOTTOM OF CURB ELEVATION	W	WATER
X92.0	SPOT ELEVATION	G	GAS
	ELECTRIC BOX	X	FENCE
	PULL BOX	S	SANITARY SEWER
	FIRE HYDRANT	T	TELEPHONE
GV	GAS VALVE	OHW	OVERHEAD WIRE
WV	WATER VALVE	D	DRAINAGE
	TRANSFORMER	CATV	TELEVISION
	ELECTRIC POLE		DRAINAGE MANHOLE
	LIGHT POLE		CATCH BASINS
	HIGH TENSION TOWER		TREE TO BE REMOVED
W.M.	WATER MAIN		TREE TO REMAIN
W.S.	WATER SERVICE		MONUMENT
G.M.	GAS MAIN		

(TC92.00)	TOP OF CURB ELEVATION
(BC91.5)	BOTTOM OF CURB ELEVATION
x(92.0)	SPOT ELEVATION
LP	LEACHING POOL
CB	CATCH BASIN
SMH	SANITARY MANHOLE
DMH	DRAINAGE MANHOLE
(93)	CONTOUR
	LEACHING POOL W/ OPEN GRATE
	LEACHING POOL W/ SOLID COVER
	DRAINAGE BASIN
	CATCH BASIN (TC – TOP OF CURB BOX)
	HYDRANT
PS	STREET TREE W / SYMBOL
	CONCRETE SIDEWALK / CONCRETE APRON
WV	WATER VALVE

PROPOSED

(W)	WATER
(FS)	FIRE SERVICE
(WS)	WATER SERVICE
(E)	ELECTRIC
(G)	GAS
X	FENCE
(HC)	SANITARY HOUSE CONNECTION
(D)	DRAINAGE
(RD)	ROOF DRAIN
(T)	TELEPHONE
(CATV)	TELEVISION
	CONCRETE WALK
(CF)—(CF)	CONSTRUCTION FENCE / LIMIT OF CLEARING AND GRADING DURING CONSTRUCTION
	SAWCUT W/ PAVEMENT TO BE REMOVED
	TEST HOLE
	DRAINAGE RIDGELINE
	PROPOSED MONUMENT
	PROPOSED CONSERVATION EASEMENT

DRAINAGE CALCULATIONS

TOWN OF HUNTINGTON SUBDIVISION AND SITE PLAN REGULATIONS
SECTION 6.1.2.2.1 TABLE II
ZONE R-40 - FLAT TERRAIN - 4,350 CU.FT. / ACRE
SECTION 6.1.2.2.2 RECHARGE BASINS WITH NO POSITIVE OVERFLOW SHALL BE INCREASED BY 50% IN CAPACITY ABOVE THE VOLUME OBTAINED BY USE OF TABLE II.

DA-A

VOLUME REQUIRED:
20.21 ACRES x 4,350 CU.FT. / ACRE = 87,914 CU.FT. x 1.5 = 131,870 CU.FT.

VOLUME PROVIDED:
132,300 CU.FT.
HIGH WATER: 141.5
HIGH BOTTOM: 131.5
LOW BOTTOM: 129.5

WE HEREBY CERTIFY THAT THIS PLAT IS MADE FROM AN ACTUAL SURVEY COMPLETED BY NELSON+POPE DATED OCTOBER 2020, NO REVISIONS.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

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OWNERS/ APPLICANTS:
D & S REALTY DEVELOPMENT, LP
DAVID MAROM
53 BROADWAY
BROOKLYN, NY, 11249

PRELIMINARY SUBDIVISION PLANS
DRAINAGE SHED PLAN
JILL ESTATES

SITUATED AT
DIX HILLS
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
S.C.T.M.: DISTRICT: 0400, SECT. 263.00, BLK. 02.00, LOT 072.000
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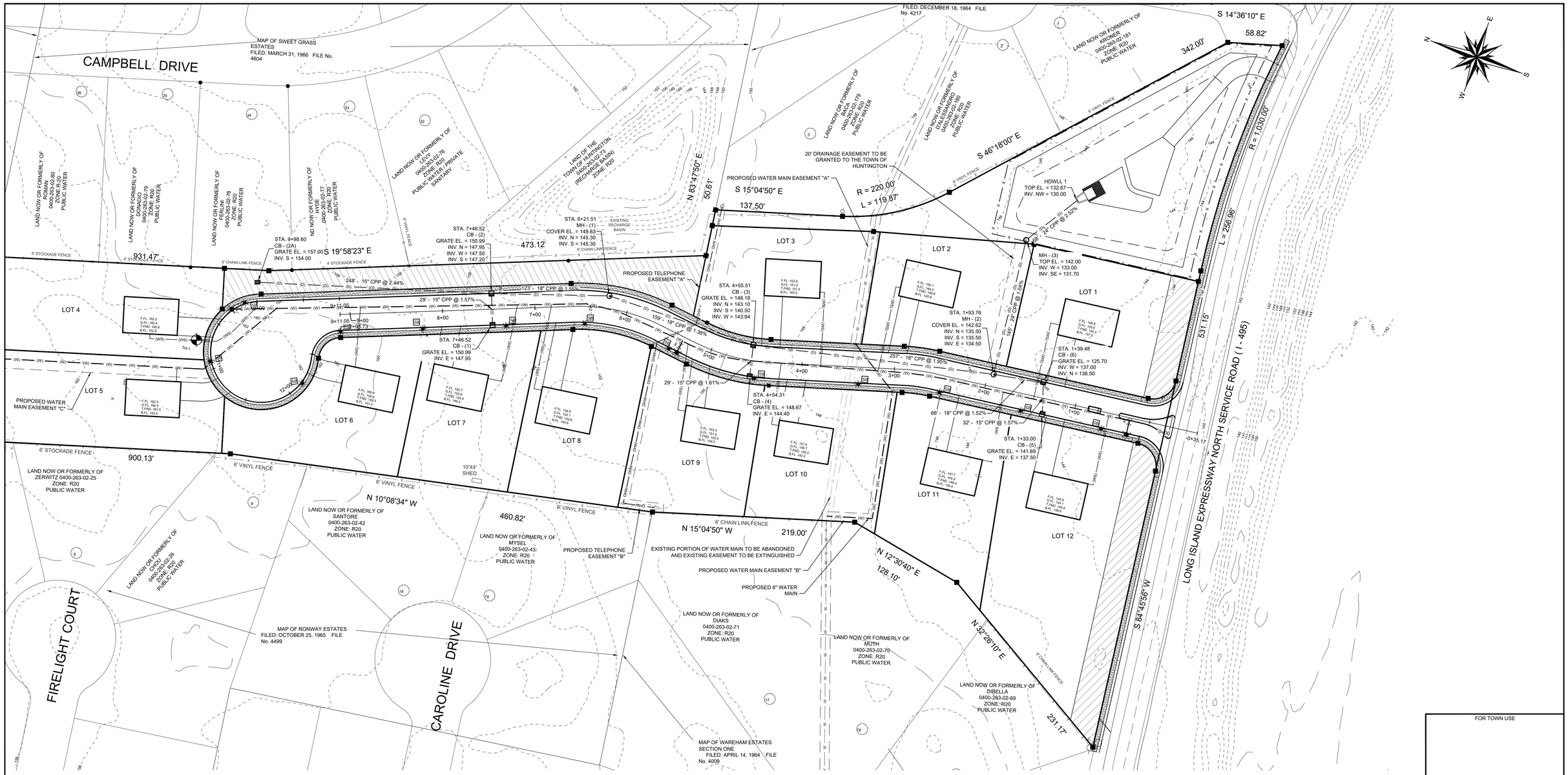
CHECKED BY:	KVH	FILE NO.:	-	1" = 100'	C-105
DATE:	JANUARY, 2024	PROJECT NO.:	09177		SHEET NO.: 5 OF 14



LEGEND

EXISTING

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BC92.2	BOTTOM OF CURB ELEVATION	W	WATER
x92.0	SPOT ELEVATION	G	GAS
	ELECTRIC BOX	X	FENCE
	PULL BOX	S	SANITARY SEWER
	FIRE HYDRANT	T	TELEPHONE
	GAS VALVE	OHW	OVERHEAD WIRE
WV	WATER VALVE	D	DRAINAGE
	TRANSFORMER	CATV	TELEVISION
	ELECTRIC POLE		DRAINAGE MANHOLE
	LIGHT POLE		CATCH BASINS
	HIGH TENSION TOWER		TREE TO BE REMOVED
W.M.	WATER MAIN		
W.S.	WATER SERVICE		TREE TO REMAIN
G.M.	GAS MAIN		MONUMENT

PROPOSED

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(BC91.5)	BOTTOM OF CURB ELEVATION	(WS)	WATER SERVICE
x(92.0)	SPOT ELEVATION	(E)	ELECTRIC
LP	LEACHING POOL	(G)	GAS
CB	CATCH BASIN	X	FENCE
SMH	SANITARY MANHOLE	(SHC)	SANITARY HOUSE CONNECTION
DMH	DRAINAGE MANHOLE	(D)	DRAINAGE
(92)	CONTOUR	(RD)	ROOF DRAIN
WV	WATER VALVE	(T)	TELEPHONE
	CATCH BASIN (TC = TOP OF CURB BOX)	(CATV)	TELEVISION
	HYDRANT		CONCRETE WALK
	DRAIN MANHOLE	(CF) (CF)	CONSTRUCTION FENCE / LIMIT OF CLEARING AND GRADING DURING CONSTRUCTION
SB	SPLICE BOX		SAWCUT W/ PAVEMENT TO BE REMOVED
			TEST HOLE
			DRAINAGE RIDGELINE
			PROPOSED MONUMENT
			PROPOSED CONSERVATION EASEMENT
			CONCRETE SIDEWALK / CONCRETE APRON

PLAN

SCALE: 1" = 50'

0 50 100 150

UTILITY NOTES:

1. MAINTAIN A MINIMUM 18-INCH VERTICAL SEPARATION BETWEEN STORM DRAINAGE AND WATER MAIN CROSSINGS WITHIN ELLIE COURT.

FOR TOWN USE

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53 BROADWAY
BROOKLYN, NY, 11249

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UTILITY PLAN
JILL ESTATES

SITUATED AT
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CHECKED BY:	KVH	FILE NO.:	-	1" = 50'	
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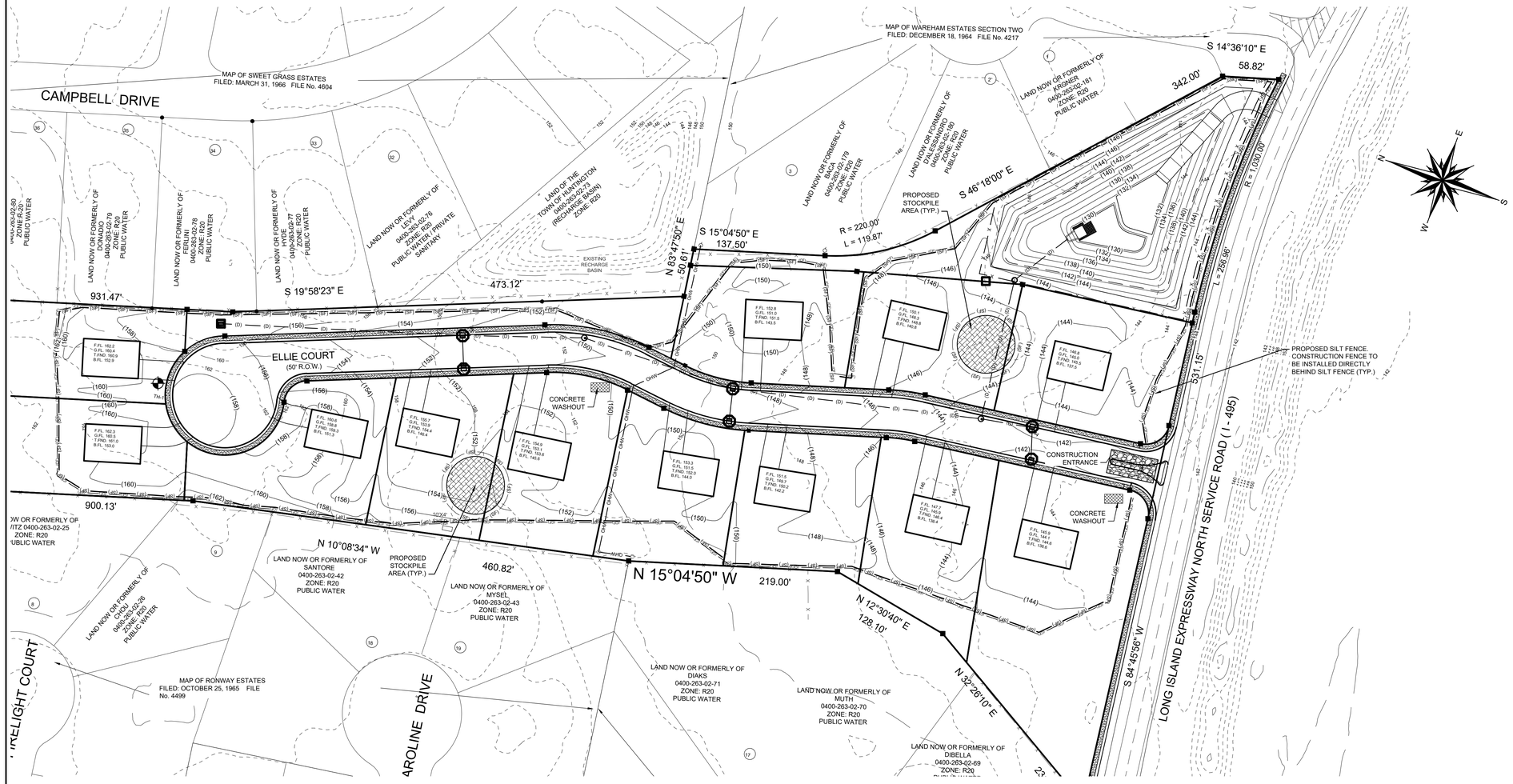
IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.



DUST CONTROL NOTES

DEFINITION
THE CONTROL OF DUST RESULTING FROM LAND-DISTURBING ACTIVITIES.

PURPOSE
TO PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM DISTURBED SOIL SURFACES THAT MAY CAUSE OFF-SITE DAMAGE, HEALTH HAZARDS AND TRAFFIC SAFETY PROBLEMS.

CONDITIONS WHERE PRACTICE APPLIES
ON CONSTRUCTION ROADS, ACCESS POINTS, AND OTHER DISTURBED AREAS SUBJECT TO SURFACE DUST MOVEMENT AND DUST BLOWING WHERE OFF-SITE DAMAGE MAY OCCUR IF DUST IS NOT CONTROLLED.

DESIGN CRITERIA
CONSTRUCTION OPERATIONS SHOULD BE SCHEDULED TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ONE TIME. BUFFER AREAS OF VEGETATION SHOULD BE LEFT WHERE PRACTICAL. TEMPORARY OR PERMANENT STABILIZATION MEASURES SHOULD BE INSTALLED. NO SPECIFIC DESIGN CRITERIA ARE GIVEN; SEE CONSTRUCTION SPECIFICATIONS BELOW FOR COMMON METHODS OF DUST CONTROL.

WATER QUALITY MUST BE CONSIDERED WHEN MATERIALS ARE SELECTED FOR DUST CONTROL. WHERE THERE IS POTENTIAL FOR THE MATERIAL TO WASH OFF TO A STREAM OR WATER BODY, INGREDIENT INFORMATION MUST BE PROVIDED TO THE LOCAL PERMITTING AUTHORITY.

CONSTRUCTION SPECIFICATIONS

A. NON-DRIVING AREAS - THESE AREAS USE PRODUCTS AND MATERIALS APPLIED OR PLACED ON SOIL SURFACES TO PREVENT AIRBORNE MIGRATION OF SOIL PARTICLES.

VEGETATIVE COVER - FOR DISTURBED AREAS NOT SUBJECT TO TRAFFIC; VEGETATION PROVIDES THE MOST PRACTICAL METHOD OF DUST CONTROL. TEMPORARY SEEDING SHALL BE AS FOLLOWS:

RYE GRASS (ANNUAL OR PERENNIAL) AT 30 LBS. PER ACRE (0.7 LBS./1,000 S.F.)

CERTIFIED "AROOSTOOK" WINTER RYE (CEREAL RYE) AT 100 LBS. PER ACRE (2.5 LBS./S.F.)

USE WINTER RYE IF SEEDING IN OCTOBER / NOVEMBER.

MULCH (INCLUDING GRAVEL MULCH) - MULCH OFFERS A FAST, EFFECTIVE MEANS OF CONTROLLING DUST. THIS CAN ALSO INCLUDE ROLLED EROSION CONTROL BLANKETS.

SPRAY ADHESIVES - THESE ARE PRODUCTS GENERALLY COMPOSED OF POLYMERS IN A LIQUID OR SOLID FORM THAT ARE MIXED WITH WATER TO FORM AN EMULSION THAT IS SPRAYED ON THE SOIL SURFACE WITH TYPICAL HYDROSEEDING EQUIPMENT. THE MIXING RATIOS AND APPLICATION RATES WILL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR THE SPECIFIC SOILS ON THE SITE. IN NO CASE SHOULD THE APPLICATION OF THESE ADHESIVES BE MADE ON WET SOILS OR IF THERE IS A PROBABILITY OF PRECIPITATION WITHIN 48 HOURS OF ITS PROPOSED USE. MATERIAL SAFETY DATA SHEETS WILL BE PROVIDED TO ALL APPLICATORS AND OTHERS WORKING WITH THE MATERIAL.

EXAMPLES OF SPRAY ADHESIVES FOR USE ON MINERAL SOILS ARE SHOWN IN THE FOLLOWING TABLE.

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS ACRE
ACRYLIC POLYMER	9:1	COURSE SPRAY	500
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300

B. DRIVING AREAS - THESE AREAS UTILIZE WATER, POLYMER EMULSIONS AND BARRIERS TO PREVENT DUST MOVEMENT FROM THE TRAFFIC SURFACE INTO THE AIR.

SPRINKLING - THIS SITE MAY BE SPRAYED UNTIL THE SURFACE IS WET. THIS IS ESPECIALLY EFFECTIVE ON HAUL ROADS AND ACCESS ROUTES.

POLYMER ADDITIVES - THESE POLYMERS ARE MIXED WITH WATER AND APPLIED TO THE DRIVING SURFACE BY A WATER TRUCK WITH A GRAVITY FEED DRIP BAR, SPRAY BAR OR AUTOMATED DISTRIBUTOR TRUCK. THE MIXING RATIOS AND APPLICATION RATES WILL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. INCORPORATION OF THE EMULSION INTO THE SOIL WILL BE DONE TO THE APPROPRIATE DEPTH BASED ON EXPECTED TRAFFIC. COMPACTION AFTER INCORPORATION WILL BE BY VIBRATORY ROLLER TO A MINIMUM OF 95%. THE PREPARED SURFACE SHALL BE MOIST AND NO APPLICATION OF THE POLYMER WILL BE MADE IF THERE IS A PROBABILITY OF PRECIPITATION WITHIN 48 HOURS OF ITS PROPOSED USE. MATERIAL SAFETY DATA SHEETS WILL BE PROVIDED TO ALL APPLICATORS WORKING WITH THE MATERIAL.

BARRIERS - WOVEN GEOTEXTILES CAN BE PLACED ON THE DRIVING SURFACE TO EFFECTIVELY REDUCE DUST THROW AND PARTICLE MIGRATION ON HAUL ROADS. STONE CAN ALSO BE USED FOR CONSTRUCTION ROADS FOR EFFECTIVE DUST CONTROL.

WINDBREAK - A SILT FENCE OR SIMILAR BARRIER CAN CONTROL AIR CURRENTS AT INTERVALS EQUAL TO TEN TIMES THE BARRIER HEIGHT. PRESERVE EXISTING WIND BARRIER VEGETATION AS MUCH AS PRACTICAL.

MAINTENANCE
MAINTAIN DUST CONTROL MEASURES THROUGH DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS ARE STABILIZED.

EROSION CONTROL NOTES

1. A - EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AND REMAIN UNDISTURBED.
   B - CLEARING AND GRADING SHALL BE SCHEDULED SO AS TO MINIMIZE THE SIZE OF EXPOSED AREAS AND THE LENGTH OF TIME THAT AREAS ARE EXPOSED.
   C - THE LENGTH AND STEEPNESS OF CLEARED SLOPES SHALL BE MINIMIZED TO REDUCE RUN-OFF VELOCITIES.
   D - RUN-OFF SHALL BE DIVERTED AWAY FROM CLEARED SLOPES.
   E - SEDIMENT SHALL BE TRAPPED ON-SITE.
2. SPECIFIC METHODS AND MATERIALS EMPLOYED IN THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES SHALL CONFORM TO THE NEW YORK GUIDELINES FOR EROSION AND SEDIMENT CONTROL, LATEST EDITION.
3. SEDIMENT BARRIERS (SILT FENCES, HAY BALES OR APPROVED EQUAL) SHALL BE INSTALLED AS REQUIRED ALONG LIMITS OF DISTURBANCE FOR THE DURATION OF THE WORK. NO SEDIMENT FROM THE SITE SHALL BE PERMITTED TO WASH ON TO ADJACENT PROPERTIES, WETLANDS OR ROADS.
4. GRADED AND STRIPPED AREAS AND STOCKPILES SHALL BE KEPT STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AS REQUIRED. SEED MIXTURE SHALL BE IN ACCORDANCE WITH SOIL CONSERVATION SERVICE RECOMMENDATIONS.
5. DRAINAGE INLETS INSTALLED AS PART OF THE PROJECT SHALL BE PROTECTED FROM SEDIMENT BUILD-UP THROUGH THE USE OF SEDIMENT BARRIERS, SEDIMENT TRAPS, ETC., AS REQUIRED.
6. INSPECTION AND MAINTENANCE OF EROSION CONTROL MEASURES IS TO BE PERFORMED DAILY BY CONTRACTOR PRIOR TO THE START OF CONSTRUCTION FOR THE DAY AND AFTER HEAVY OR PROLONGED STORMS. MAINTENANCE MEASURES INCLUDE, BUT NOT LIMITED TO, CLEANING OF SEDIMENT BASINS OR TRAPS, CLEAING OR REPAIR OF SEDIMENT BARRIERS, CLEANING AND REPAIR OF BERMS AND DIVERSIONS, AND CLEANING AND REPAIR OF OF INLET PROTECTION.
7. APPROPRIATE MEANS SHALL BE USED TO CONTROL DUST DURING CONSTRUCTION. SEE DUST CONTROL NOTES, THIS SHEET.
8. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT SOIL AND LOOSE DEBRIS FROM BEING TRACKED ONTO LOCAL ROADS. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL THE SITE IS PERMANENTLY STABILIZED.
9. SEDIMENT BARRIERS AND OTHER EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL UPLAND DISTURBED AREAS ARE PERMANENTLY STABILIZED. AFTER PERMANENT STABILIZATION, PAVED AREAS SHALL BE CLEANED AND DRAINAGE SYSTEM FLUSHED AS NECESSARY.
10. DURING THE COURSE OF CONSTRUCTION, CERTAIN EROSION AND SEDIMENT CONTROL MEASURES MAY BECOME NECESSARY TO PREVENT THE TRANSPORT OF SEDIMENT TO OFF-SITE AREAS, PONDS, WATER COURSES, DRAINAGE INLETS, RECHARGE BASINS, ETC. ACTUAL EROSION CONTROL MEASURES WILL BE DICTATED BY FIELD CONDITIONS AS CONSTRUCTION PROGRESSES BUT THE GENERAL CONDITIONS IN NOTES 1 THROUGH 9 SHALL BE OBSERVED.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

LEGEND

EXISTING

P92.59	PAVEMENT ELEVATION	94	CONTOUR
TC92.59	TOP OF CURB ELEVATION	E	ELECTRIC
BC92.2	BOTTOM OF CURB ELEVATION	W	WATER
X92.0	SPOT ELEVATION	G	GAS
	ELECTRIC BOX	X	FENCE
	PULL BOX	S	SANITARY SEWER
	FIRE HYDRANT	T	TELEPHONE
	GAS VALVE	OHW	OVERHEAD WIRE
WV	WATER VALVE	D	DRAINAGE
	TRANSFORMER	CATV	TELEVISION
	ELECTRIC POLE		DRAINAGE MANHOLE
	LIGHT POLE		CATCH BASINS
	HIGH TENSION TOWER		TREE TO BE REMOVED
W.M.	WATER MAIN		
W.S.	WATER SERVICE		TREE TO REMAIN
G.M.	GAS MAIN		MONUMENT

PROPOSED

(TC92.00)	TOP OF CURB ELEVATION	(W)	WATER
(BC91.5)	BOTTOM OF CURB ELEVATION	(WS)	WATER SERVICE
x(92.0)	SPOT ELEVATION	(E)	ELECTRIC
LP	LEACHING POOL	(G)	GAS
CB	CATCH BASIN	X	FENCE
SMH	SANITARY MANHOLE	(HC)	SANITARY HOUSE CONNECTION
DMH	DRAINAGE MANHOLE	(D)	DRAINAGE
(93)	CONTOUR	(RD)	ROOF DRAIN
	DRAIN MANHOLE	(T)	TELEPHONE
	CATCH BASIN (TC = TOP OF CURB BOX)	(CATV)	TELEVISION
			CONCRETE WALK
	HYDRANT		SAWCUT W/ PAVEMENT TO BE REMOVED
WV	WATER VALVE		DRAINAGE RIDGELINE
			PROPOSED MONUMENT
			PROPOSED CONSERVATION EASEMENT
			CONCRETE SIDEWALK / CONCRETE APRON

EROSION CONTROL MEASURES LEGEND

CONSTRUCTION FENCE / LIMIT OF CLEARING AND GRADING DURING CONSTRUCTION	(CF)——(CF)——(CF)
SILT FENCE	(SF)——(SF)——(SF)
STONE AND BLOCK INLET PROTECTION	
CURB AND GRATE INLET PROTECTION	
CONCRETE WASHOUT	
CONSTRUCTION ENTRANCE	
FILTER FABRIC INLET PROTECTION	

SCALE: 1" = 60'

0 60 120 180

FOR TOWN USE

No.	REVISION	DATE
4	REVISED PER TOWN COMMENTS	07/07/2026
3	REVISED PER TOWN COMMENTS	06/05/2026
2	SCTM# UPDATED	12/10/2025
1	REVISED CONSERVATION EASE: AREA IN SITE DATA AND REV TDFR EASE. CALC.	08/05/2024

OWNERS/ APPLICANTS:
D & S REALTY DEVELOPMENT, LP
DAVID MAROM
53 BROADWAY
BROOKLYN, NY, 11249

PRELIMINARY SUBDIVISION PLANS
EROSION AND SEDIMENT CONTROL PLAN
JILL ESTATES

SITUATED AT
DIX HILLS
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
S.C.T.M.: DISTRICT: 0400, SECT. 263.00, BLK. 02.00, LOT 072.000
DISTRICT: 0400, SECT. 249.00 BLK. 04.00, LOT 019.004

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70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

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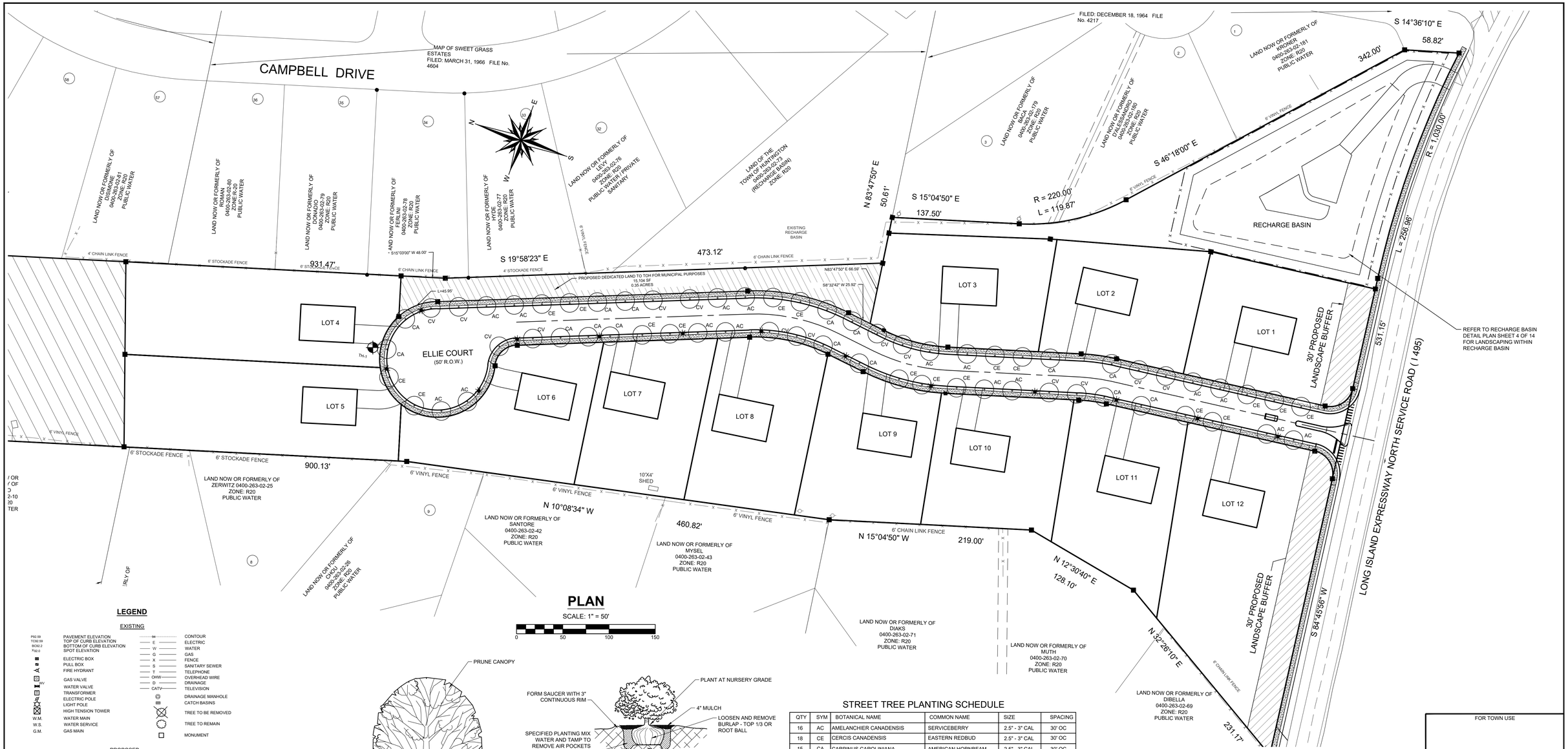
CHECKED BY:	KVH	FILE NO.:	-	1" = 60'	C-107
DATE:	JANUARY, 2024	PROJECT NO.:	09177		SHEET NO.: 7 OF 14



PLAN

SCALE: 1" = 50'

0 50 100 150

LEGEND

EXISTING

P92.59	PAVEMENT ELEVATION
TC92.59	TOP OF CURB ELEVATION
BC92.2	BOTTOM OF CURB ELEVATION
x92.0	SPOT ELEVATION
	ELECTRIC BOX
	PULL BOX
	FIRE HYDRANT
	GAS VALVE
WV	WATER VALVE
	TRANSFORMER
	ELECTRIC POLE
	LIGHT POLE
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G	GAS
X	FENCE
S	SANITARY SEWER
T	TELEPHONE
OHW	OVERHEAD WIRE
D	DRAINAGE
CATV	TELEVISION
	DRAINAGE MANHOLE
	CATCH BASINS
	TREE TO BE REMOVED
	TREE TO REMAIN
	MONUMENT

PROPOSED

(TC92.00)	TOP OF CURB ELEVATION
(BC91.5)	BOTTOM OF CURB ELEVATION
x(92.0)	SPOT ELEVATION
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CB	CATCH BASIN
SMH	SANITARY MANHOLE
DMH	DRAINAGE MANHOLE
(93)	CONTOUR
WV	WATER VALVE
	CATCH BASIN (TC – TOP OF CURB BOX)
	HYDRANT
	DRAIN MANHOLE
SB	SPLICE BOX
(W)	WATER MAIN
(WS)	WATER SERVICE
(E)	ELECTRIC
(G)	GAS
X	FENCE
(HC)	SANITARY HOUSE CONNECTION
(D)	DRAINAGE
(RD)	ROOF DRAIN
(T)	TELEPHONE
(CATV)	TELEVISION
	CONCRETE WALK
(CF) — (CF)	CONSTRUCTION FENCE / LIMIT OF CLEARING AND GRADING DURING CONSTRUCTION
	SAWCUT W/ PAVEMENT TO BE REMOVED
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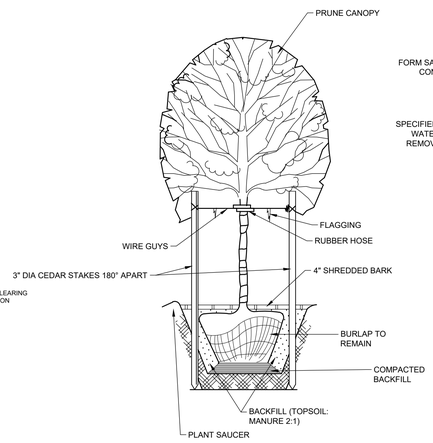
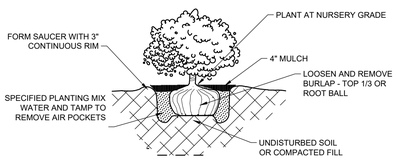
	DRAINAGE RIDGELINE
	PROPOSED MONUMENT
	PROPOSED CONSERVATION EASEMENT
	CONCRETE SIDEWALK / CONCRETE APRON



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPING DETAILS AND NOTES
NOT TO SCALE

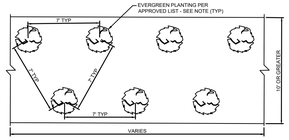
STREET TREE PLANTING SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
16	AC	AMELANCHIER CANADENSIS	SERVICEBERRY	2.5" - 3" CAL	30' OC
18	CE	CERCIS CANADENSIS	EASTERN REDBUD	2.5" - 3" CAL	30' OC
15	CA	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5" - 3" CAL	30' OC
14	CV	CRATAEGUS VIRIDIS 'WINTER KING'	HAWTHORN 'WINTER KING'	2.5" - 3" CAL	30' OC

HYDROSEED MIX "A"– 130 LBS/ACRE
NORMAL LAWN SEEDING

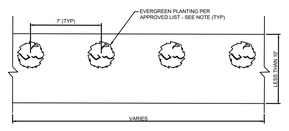
TO BE USED ON INDIVIDUAL LOTS

30% OF MERION BLUE GRASS
65% CREEPING RED FESCUE
5% REDTOP



LANDSCAPE BUFFER PLANTING DETAIL
(10' WIDE OR GREATER BUFFERS)
NOT TO SCALE

NOTE:
EVERGREEN PLANTINGS SHALL HAVE A MINIMUM HEIGHT OF 6'.
ALTERNATE SPECIES EVERY 5 PLANTINGS.



LANDSCAPE BUFFER PLANTING DETAIL
(LESS THAN 10' WIDE BUFFERS)
NOT TO SCALE

NOTE:
EVERGREEN PLANTINGS SHALL HAVE A MINIMUM HEIGHT OF 6'.
ALTERNATE SPECIES EVERY 5 PLANTINGS.

TOWN OF HUNTINGTON REQUIREMENTS:

1. EXISTING VEGETATION SHALL BE RETAINED UNLESS SPECIFIED ELSEWHERE ON THIS PLAN.
2. PLANTINGS OTHER THAN LAWN OR LOW GROUND COVER, SHALL BE PLACED NO CLOSER THAN TWO (2) FEET FROM CURB LINES ADJACENT TO PARKING STALLS.
3. ALL DECIDUOUS TREES SHALL BE STAKED AND GUYED.
4. ALL ROOT BALL TIES AND WRAPPING AROUND TREE TRUNKS SHALL BE REMOVED AT TIME OF PLANTING.
5. ALL PLANTING BEDS SHALL BE WEEDED AND HAVE A MINIMUM FOUR (4) INCH THICK LAYER OF WOOD CHIPS.
6. THERE SHALL BE NO PLANTING SUBSTITUTIONS UNLESS AUTHORIZED BY STAFF OF THE PLANNING AND ENVIRONMENT DEPARTMENT
7. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN COMPLIANCE WITH THE SUBDIVISION AND SITE PLAN REGULATIONS.
8. LOWER BRANCHES OF STREET TREES OVERHANGING PUBLIC SIDEWALKS OR WALKWAYS SHALL BE PRUNED TO ALLOW FOR A SEVEN (7) FOOT GROUND TO HEIGHT CLEARANCE FOR PEDESTRIAN MOVEMENT.
9. FIELD PLANTING OF STREET TREES AND OTHER PLANT MATERIAL MUST BE UNDER THE SUPERVISION OF A LICENSED NEW YORK STATE LANDSCAPE ARCHITECT OR QUALIFIED HORTICULTURALIST DEEMED QUALIFIED BY THE REVIEWING AGENCY TO OVERSEE LANDSCAPE INSTALLATION IN ACCORDANCE WITH THESE REGULATIONS. THE APPLICANT MUST SUPPLY THE TOWN ENGINEER WITH AN AFFIDAVIT FROM THE LICENSED LANDSCAPE ARCHITECT OR QUALIFIED HORTICULTURALIST STATING THAT THE QUALITY, VARIETY, SIZE OF PLANTS AND PLANTING PROCEDURES CONFORM TO THE SUBDIVISION AND SITE PLAN REGULATIONS OF THE TOWN OF HUNTINGTON

*THE APPLICANT/OWNER SHALL NOT PLANT ANY VEGETATION LISTED IN THE TOWN SUBDIVISION AND SITE PLAN REGULATIONS APPENDIX I- INVASIVE TREES AND PLANT MATERIAL ON THE SUBJECT PROPERTY

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON , UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LANDSCAPE ARCHITECT TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LANDSCAPE ARCHITECT IS ALTERED THE ALTERING LANDSCAPE ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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OWNERS/ APPLICANTS:
D & S REALTY DEVELOPMENT, LP
DAVID MAROM
53 BROADWAY
BROOKLYN, NY, 11249

PRELIMINARY SUBDIVISION PLANS
LANDSCAPE PLAN
JILL ESTATES

SITUATED AT
DIX HILLS
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
S.C.T.M.: DISTRICT: 0400, SECT. 263.00, BLK. 02.00, LOT 072.000
DISTRICT: 0400, SECT. 249.00 BLK. 04.00, LOT 019.004

REGISTERED LANDSCAPE ARCHITECT — MARIA NURIA STOCKMAL — 002486 — STATE OF NEW YORK

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70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

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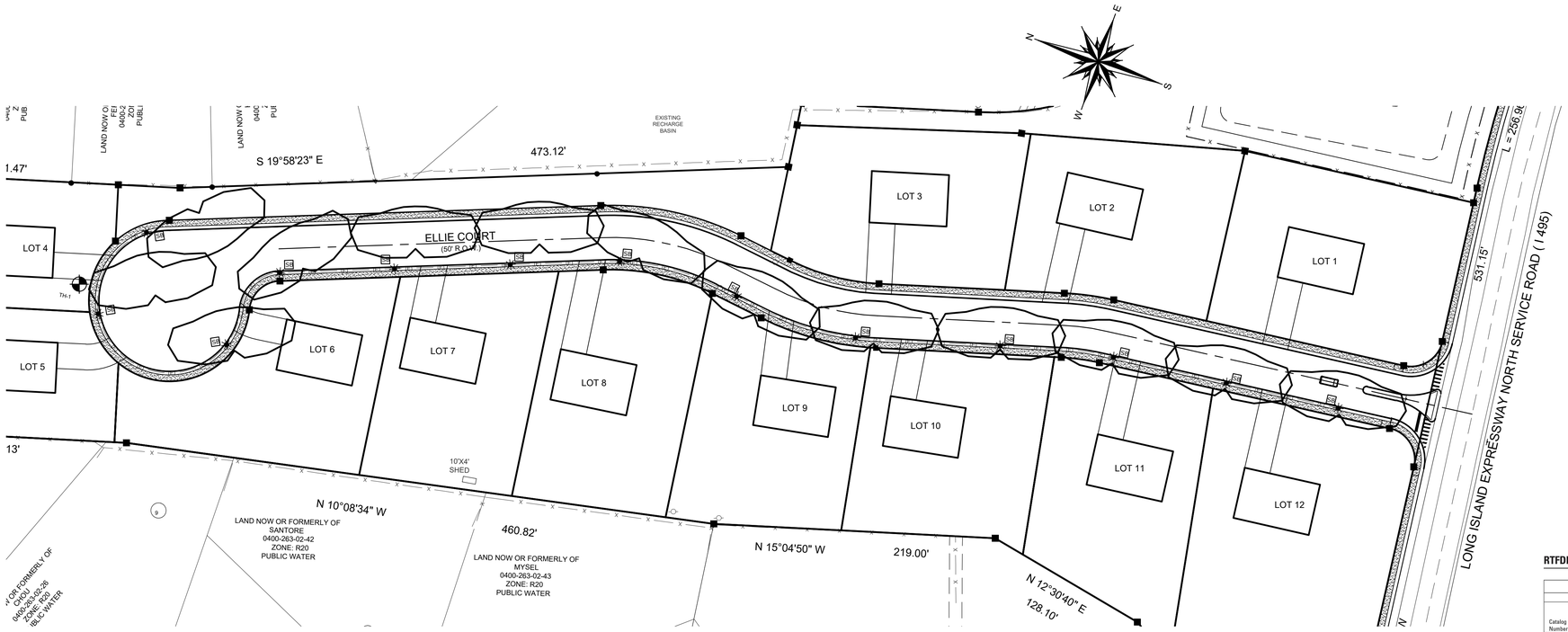
CHECKED BY:	KVH	FILE NO.: -	DRAWING NO.: C-108
DATE: JANUARY, 2024		PROJECT NO.: 09177	SHEET NO.: 8 OF 14



PLAN

SCALE: 1" = 50'

0 50 100 150

TOWN OF HUNTINGTON
REGULATIONS FOR INSTALLATION OF STREETLIGHTING
IN RESIDENTIAL SUBDIVISIONS

1. GENERAL: STREETLIGHT POLES, LUMINARIES, AND ALL NECESSARY UNDERGROUND ELECTRIC WIRING, CONDUIT AND SPLICE BOXES SHALL BE INSTALLED IN ALL NEW SUBDIVISIONS.

2. PLANS: PRIOR TO COMMENCEMENT OF THE INSTALLATION, PLANS OF THE PROPOSED STREETLIGHT LAYOUT SHALL BE SUBMITTED TO THE TOWN STREETLIGHTING DEPARTMENT FOR APPROVAL. PLANS SHALL BE DRAWN TO SCALE AND INCLUDE THE PROPOSED LOCATION OF DRIVEWAYS, PSEG TRANSFORMERS AND SERVICE BOXES, AND THE PROPOSED STREETLIGHTING FACILITIES.

3. LOCATION OF STREETLIGHTS: THE PLANS SUBMITTED FOR APPROVAL SHALL INDICATE THE LOCATION AND SPACING OF THE PROPOSED STREETLIGHTS, ELECTRIC SERVICE POINTS FOR THE LIGHTS, AND PROPOSED CONDUIT RUNS. IN GENERAL, STREETLIGHTS SHALL BE INSTALLED AT EACH STREET INTERSECTION, AT THE END OF EACH CUL-DE-SAC, AND SHALL BE SPACED 95 TO 125 FEET APART. INSTALLATION OF ADDITIONAL LIGHTING MAY BE REQUIRED AT CURVES IN THE ROADWAY, WITHIN LARGE CUL-DE-SACS, AND IN OTHER SPECIAL INSTANCES. THE STREETLIGHTS SHALL BE LOCATED ON THE SAME SIDE OF THE STREET AS THE PSEG ELECTRIC TRANSFORMERS AND THE STREETLIGHT WIRING SHALL NOT PASS BENEATH ROADWAYS. WHETHER POSSIBLE STREETLIGHTS SHALL BE LOCATED ON THE PROPERTY LINE BETWEEN TWO HOUSES. STREETLIGHTING CIRCUITS SHALL BE LIMITED TO A MAXIMUM OF SIX (6) LIGHTS PER CIRCUIT.

4. GENERAL INSTALLATION REQUIREMENTS: ALL INSTALLATION WORK AND EQUIPMENT, WIRING AND ASSOCIATED EQUIPMENT, SPLICING AND WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE, STANDARD INDUSTRY PRACTICE, AND THE REQUIREMENTS OF PSEG AND THE TOWN WIDE STREETLIGHTING DISTRICT. INSTALLATION OF ALL STREETLIGHTING EQUIPMENT SHALL BE PERFORMED BY AN ELECTRICAL CONTRACTOR LICENSED BY SUFFOLK COUNTY, NY.

5. INSPECTIONS: UPON COMMENCEMENT OF THE INSTALLATION WORK, THE TOWN STREETLIGHTING INSPECTORS WILL PERFORM REGULAR INSPECTIONS OF THE WORK. THE BUILDER SHALL BE RESPONSIBLE FOR NOTIFICATION OF THE TOWN STREETLIGHTING DEPARTMENT 48 HOURS PRIOR TO THE START OF ANY WORK TO ALLOW FOR SCHEDULING OF THE REQUIRED INSPECTIONS. IN NO CASE SHALL ANY EXCAVATIONS BE BACK FILLED UNTIL THE INSTALLATION HAS BEEN INSPECTED AND APPROVED THE TOWN LIGHTING INSPECTOR. UPON COMPLETION AND FINAL TESTING OF THE INSTALLATION BY THE CONTRACTOR, THE TOWN STREETLIGHTING INSPECTOR WILL PERFORM A FINAL INSPECTION OF THE WORK. ALL FINAL GRADING OF THE CONDUIT TRENCHES AND BACK FILL AROUND SPLICE BOXES AND LIGHT POLES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE OF THE JOB. UPON APPROVAL OF THE COMPLETED INSTALLATION, THE TOWN WILL ISSUE A NOTICE TO PSEG TO ENERGIZE THE LIGHTS.

6. LIGHT FIXTURES: THE STREETLIGHT FIXTURES SHALL BE 70 WATT HIGH PRESSURE SODIUM VAPOR, COLONIAL STYLE, POST TOP FIXTURES EQUAL TO TOWN OF HUNTINGTON STANDARD SPECIFICATIONS (ITEM 1 ATTACHED). FIXTURES SHALL BE PAINTED BLACK. A CLEAR 70-WATT HIGH PRESSURE SODIUM VAPOR LAMP SUPPLIED BY AN APPROVED MANUFACTURER SHALL BE INSTALLED IN THE FIXTURE. A PHOTOELECTRIC CONTROL EQUAL TO TOWN OF HUNTINGTON STANDARD SPECIFICATIONS (ITEM 2 ATTACHED) SHALL BE INSTALLED IN THE FIXTURE. THE FIXTURE SHALL BE GROUNDED BY MEANS OF AN APPROVED GROUNDING LUG ASSEMBLY.

7. LIGHT POLES: THE FIXTURES SHALL BE INSTALLED ON BLACK, FIBERGLASS, PEDESTAL TYPE POLES EQUAL TO TOWN OF HUNTINGTON STANDARD SPECIFICATIONS (ITEM 3 ATTACHED). POLES SHALL BE DIRECT BURIAL TYPE WITH A FIXTURE MOUNTING HEIGHT OF 16 FEET ABOVE GRADE (19' OVERALL LENGTH WITH 3' EMBEDMENT IN THE GROUND). POLES SHALL BE INSTALLED LEVEL AND PLUMB AND SOIL THOROUGHLY COMPACTED AFTER INSTALLATION. POLES SHALL BE WIRED USING #12 AWG STRANDED COPPER WIRE, TYPE XLP-USE INSULATION. WIRE INSULATION SHALL BE COLOR-CODED ALONG ITS ENTIRE LENGTH AS FOLLOWS: BLACK-HOT LEG; WHITE-NEUTRAL; GREEN-GROUND.

8. CONDUIT: ALL UNDERGROUND ELECTRIC WIRE SHALL BE INSTALLED IN CONDUIT AT A MINIMUM DEPTH OF 24" BELOW FINAL GRADE. CONDUIT SHALL BE INSTALLED DIRECTLY BEHIND THE CURB UNLESS FIELD CONDITIONS PREVENT SUCH INSTALLATION. ANY SUCH DEVIATION SHALL REQUIRE PRIOR APPROVAL OF THE TOWN LIGHTING INSPECTOR. CONDUIT SHALL BE 1.25' DIAMETER, SCHEDULE 80 PVC HEAVY DUTY CONDUIT UNLESS LOCATED WITHIN AREAS SUBJECT TO VEHICLE WHEEL LOADS EXCEPTING DRIVEWAY APRONS SHALL BE 1.25 " GALVANIZED STEEL CONDUIT. CONDUIT SHALL ENTER/EXIT SPLICE BOXES FROM BELOW BY MEANS OF 220° CONDUIT SWEEPS. ALL CONDUIT SECTIONS SHALL BE JOINED AND BENDS FABRICATED USING APPROVED METHODS. BACKFILL SHALL BE FREE OF LARGE ROCKS, PAVING MATERIAL, CONSTRUCTION DEBRIS, WOOD, ETC.; AND SHALL BE THOROUGHLY COMPACTED AND GRADED. NO BACKFILLING OF TH TRENCH SHALL BE PERFORMED PRIOR TO INSPECTION AND APPROVAL BY THE TOWN LIGHTING INSPECTOR. PRIOR TO INSTALLATION OF THE CABLE, ALL CONDUIT RUNS SHALL BE INSPECTED TO CERTIFY THAT THE CONDUIT IS PROPERLY ALIGNED, CLEAN, AND SATISFACTORY FOR THE CABLE INSTALLATION.

9. UNDERGROUND ELECTRIC WIRING: UNDERGROUND STREETLIGHT WIRING SHALL BE #6 AWG, STRANDED COPPER WIRE. TYPE XLP-USE INSULATION, RATED FOR 600 VOLT OPERATION AND SHALL BE U.L. LISTED. WIRE INSTALLATION SHALL BE COLOR-CODED ALONG ITS ENTIRE LENGTH AS FOLLOWS: BLACK-HOT LEG; WHITE-NEUTRAL; GREEN-GROUND. ALL WIRE SPLICING SHALL BE PERFORMED INSIDE APPROVED SPLICE BOXES. ALL SPLICES AND CONNECTIONS SHALL BE PERFORMED BY QUALIFIED PERSONNEL, SHALL BE MADE USING APPROVED SPLIT-BOLT (BUG-NUT) CONNECTORS, AND SHALL BE INSULATED USING AN APPROVED WATERPROOF METHOD.

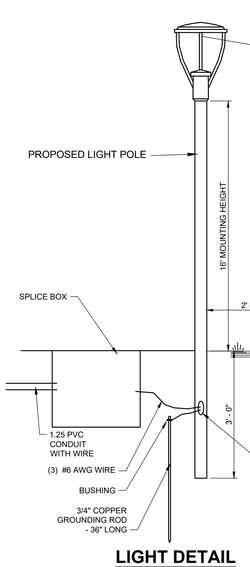
10. SPLICE BOXES: A SPLICE BOX FOR SPLICING AND FUSING SHALL BE INSTALLED AT THE BASE OF EACH STREETLIGHT POLE. THE SPLICE BOX SHALL BE EQUAL TO TOWN OF HUNTINGTON STANDARD SPECIFICATIONS (ITEM 4 ATTACHED). SPLICE BOXES SHALL BE INSTALLED DIRECTLY BEHIND THE CURB AND THE TOP OF THE BOX SHALL BE LEVEL WITH THE FINISHED GRADE. ANY SPLICE BOXES THAT SETTLE AFTER INSTALLATION WILL BE BROUGHT UP TO FINAL GRADE PRIOR TO FINAL ACCEPTANCE OF THE JOB. CONDUIT RUNS SHALL ENTER/EXIT SPLICE BOXES FROM BELOW BY MEANS OF 220° CONDUIT SWEEPS. EACH STREETLIGHT POLE SHALL BE INDIVIDUALLY FUSED IN THE SPLICE BOX USING A BUSSMAN #HEB-AA FUSEHOLDER AND BUSSMAN #FNM-10 FUSE OR APPROVED EQUAL.

11. ELECTRIC SERVICE BOXES: AN UNDERGROUND SERVICE SPLICE BOX SHALL BE INSTALLED AT THE POINT OF CONNECTION TO PSEG'S FACILITIES. THE SPLICE BOX SHALL BE EQUAL TO TOWN OF HUNTINGTON STANDARD SPECIFICATIONS (ITEM 4 ATTACHED). THE SERVICE BOX SHALL BE INSTALLED WITHIN ONE (1) FOOT OF PSEG'S SECONDARY SPLICE BOX AND THE COMPLETED INSTALLATION SHALL MEET ALL OF THE REQUIREMENTS OF PSEG. DIRECT BURIAL SERVICE CABLE SHALL BE INSTALLED FROM THE TOWN SERVICE BOX INTO PSEG'S SECONDARY SPLICE BOX AND A LENGTH OF SLACK CABLE SUFFICIENT FOR CONNECTION BY PSEG SHALL BE LEFT COILED INSIDE THE PSEG SECONDARY SPLICE BOX. SERVICE CABLE SHALL BE TWO (2) CONDUCTORS WITH GROUND, #6 AWG, STRANDED COPPER WIRE, TYPE XLP-USE. COLOR-CODED AS PER SECTION 9. EACH CIRCUIT SHALL BE FUSED INSIDE THE TOWN SERVICE SPLICE BOX USING A BUSSMAN #HEJ-BB FUESHOLDER AND A BUSSMAN #SC-35 FUSE OR APPROVED EQUAL.

IT WILL BE THE BUILDERS RESPONSIBILITY TO ASSURE THAT EACH PSEG SECONDARY SPLICE BOX PLANNED FOR UTILIZATION AS AN ELECTRIC SERVICE POINT INCLUDES THE RUD MULTIPLE SERVICE (CRAB/CANDELABRA) CONNECTOR'S REQUIRED FOR CONNECTION OF THE STREETLIGHTING SERVICE BY PSEG PERSONNEL.

12. REQUIRED SUBMISSIONS: PRIOR TO START OF THE WORK, THE BUILDER SHALL SUBMIT FOR APPROVAL THE MAKE, MODEL NUMBER, AND CATALOG CUTS FOR ALL EQUIPMENT PROPOSED FOR INSTALLATION.

13. IN ACCORDANCE WITH DARK SKY RECOMMENDATIONS ALL STREET LIGHTING SHALL BE 3,000 K OR WARMER. ADDITIONALLY, IN ORDER TO SAVE ENERGY AND LESSEN THE IMPACT ON HUMAN HEALTH AND THE ENVIRONMENT, THE EXTERIOR LIGHTING INSTALLED ON THE RESIDENTIAL PROPERTIES SHALL ALSO BE LED WITH A LIGHT TEMPERATURE OF 3,000 K OR WARMER.



LIGHT DETAIL

NOT TO SCALE

LEGEND

- PROPOSED STREET LIGHT (SINGLE LUMINAIRE)
- T — PROPOSED PSEG TRANSFORMER
- SB — PROPOSED SPLICE BOX
- (E) —— (E) — (3) #6 AWG IN 1.25" GALVANIZED STEEL CONDUIT OR (3) #6 AWG IN 1 1/4" SCHEDULE 80 PVC CONDUIT

WE HEREBY CERTIFY THAT THIS PLAT IS MADE FROM AN ACTUAL SURVEY COMPLETED BY NELSON+POPE DATED OCTOBER 2020, NO REVISIONS.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

American Revolution Full Cutoff LED

Series 247CL

PRODUCT OVERVIEW

Features:

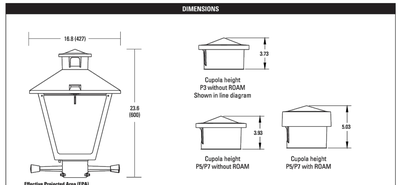
- Die-cast aluminum housing and hood for long-life performance
- Die-cast trigger latch (TL) and captive thumb screws option available for easy access to internal components
- Optical assembly designed for maximum performance, available in Type II, Type III and Type V
- Hinged hood and captive thumb screws provision afford quick, easy access to electrical and optical area for servicing
- Slipfitter with three set screws allows secure installation to pole sizes 2-3/8" or 3" O.D.
- Surge protection device (standard) exceeds ANSI C62.41 Category C1 criteria (surge tested at 10kV/5kA)
- Complies with ANSI: C136.2, C136.10, C136.15
- CSA listed and suitable for up to 30°C ambient
- Rated L70, LED life greater than 100,000 hours at 25°C
- Replaces up to 150W HPS light source incumbant models
- LED electronic 0V-10V dimmable driver
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Applications:

Streetscapes
Walkways
Pathways
Parks

CAT. # 247CL 20LEDE70 MVOLT 3K R3 PCLL

DIMENSIONS



Effective Projected Area (EPA)
The EPA for the American Revolution Series 247CL is 1.8 sq. ft. P3 or P7 option total height is 24.9 (633).
Approx. Wt.: ≈ 36 lbs.

All dimensions are inches (millimeters) unless otherwise noted.

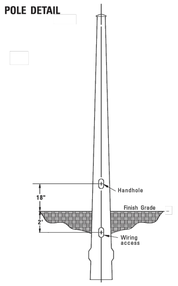
Note: Specifications subject to change without notice.
American Revolution Full Cutoff Series 247CL LED

AEL American Electric Lighting

RTFDB Round Tapered Fiberglass Poles - Direct Burial

Catalog Number	Nominal fixture mounting height (feet)	Pole shaft size (in x in x ft)	EPA (tf) with 1.3 gust 80 mph	90 mph	100 mph	Max. weight	Approximate ship weight (pounds)
RTFDB 18-6X	14	6.5 x 4.1 x 18	14.0	10.4	7.9	150	34
RTFDB 20-6X	16	6.7 x 4.1 x 20	10.0	7.4	5.5	100	38
RTFDB 24-6-7X	20	6.7 x 4.1 x 24	8.2	5.8	4.1	150	46
RTFDB 30-8-3X	25	8.2 x 4.5 x 30	6.2	4.7	3.6	100	71
RTFDB 30-8-4X	25	8.4 x 4.7 x 30	14.5	11.2	8.9	200	98
RTFDB 35-8-4X	30	8.4 x 4.7 x 35	10.5	8.0	6.2	200	116
RTFDB 35-8-5X	30	8.5 x 4.9 x 35	14.8	11.4	9.0	300	153
RTFDB 41 11-4X	35	11.8 x 6.4 x 41	14.3	10.8	7.8	300	218

POLE DETAIL



IMPORTANT:
- These specifications are intended for general purposes only. Lithonia reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

LITHONIA LIGHTING®
An AcuityBrands Company

Sheet #: Pole-RTFDB

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Lithonia Lighting
Bulletin
One Lithonia Way, Conyers, GA 30012
Phone: 770-922-9000 Fax: 770-918-1209
www.lithonia.com

FOR TOWN USE

No.	REVISION	DATE
4	REVISED PER TOWN COMMENTS	07/07/2026
3	REVISED PER TOWN COMMENTS	06/05/2026
2	SCTM# UPDATED	12/10/2025
1	REVISED CONSERVATION EASE. AREA IN SITE DATA AND REV TDFR EASE. CALC.	08/05/2024

OWNERS/ APPLICANTS:
D & S REALTY DEVELOPMENT, LP
DAVID MAROM
53 BROADWAY
BROOKLYN, NY, 11249

PRELIMINARY SUBDIVISION PLANS
LIGHTING PLAN
JILL ESTATES

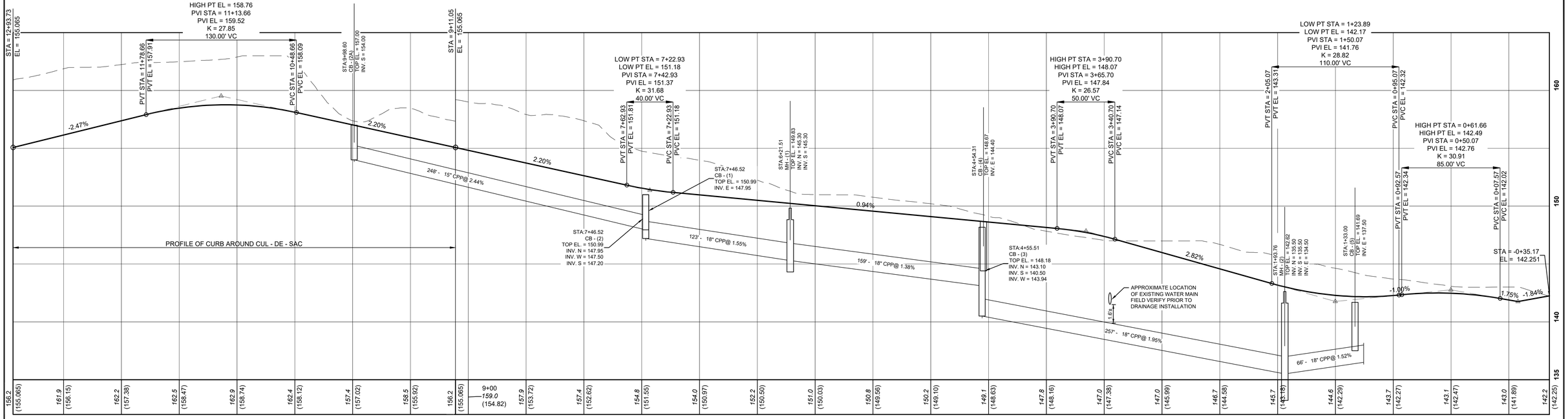
SITUATED AT
DIX HILLS
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
S.C.T.M.: DISTRICT: 0400, SECT. 263.00, BLK. 02.00, LOT 072.000
DISTRICT: 0400, SECT. 249.00 BLK. 04.00, LOT 019.004

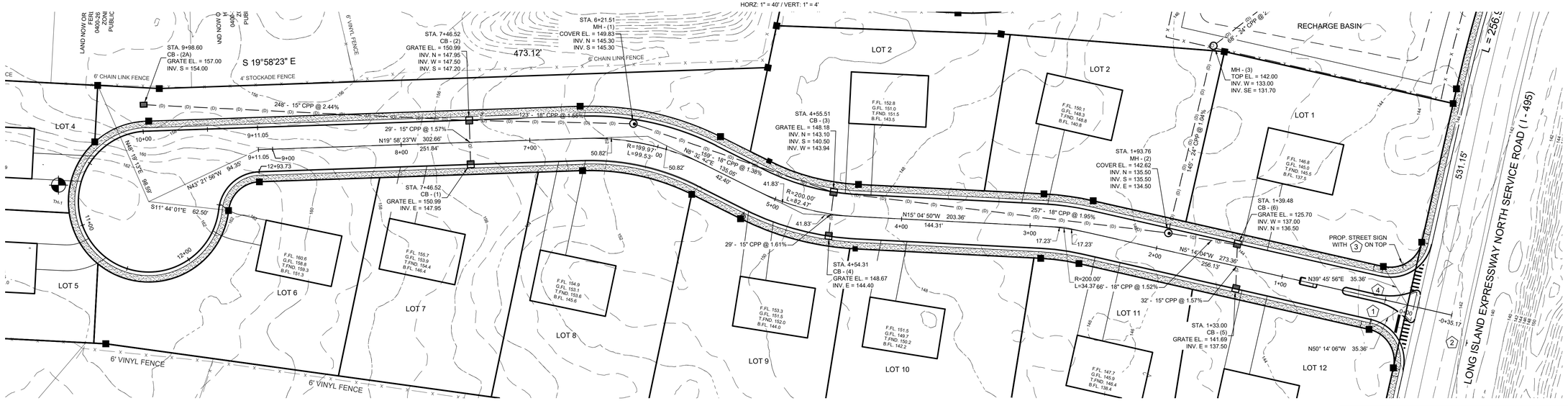
NELSON+POPE
engineers • architects • surveyors
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

DRAWN BY:	WM	CADD No.: 09177 PM - REV FOR GATE HOUSE.DWG	SCALE: 1" = 50'	DRAWING NO.: C-109	
CHECKED BY:	KVH	FILE NO.: -			
DATE:	JANUARY, 2024	PROJECT NO.: 09177		SHEET NO.: 9 OF 14	

ELLIE COURT PROFILE

SCALE:
HORZ: 1" = 40' / VERT: 1" = 4'





ELLIE COURT PLAN

SCALE: 1"=40'

LEGEND

EXISTING

P92.59	PAVEMENT ELEVATION	94	CONTOUR
TC92.59	TOP OF CURB ELEVATION	E	ELECTRIC
BC92.2	BOTTOM OF CURB ELEVATION	W	WATER
X92.0	SPOT ELEVATION	G	GAS
	ELECTRIC BOX	X	FENCE
	PULL BOX	S	SANITARY SEWER
	FIRE HYDRANT	T	TELEPHONE
	GAS VALVE	OHW	OVERHEAD WIRE
WV	WATER VALVE	D	DRAINAGE
	TRANSFORMER	CATV	TELEVISION
	ELECTRIC POLE		DRAINAGE MANHOLE
	LIGHT POLE		CATCH BASINS
	HIGH TENSION TOWER		TREE TO BE REMOVED
W.M.	WATER MAIN		
W.S.	WATER SERVICE		TREE TO REMAIN
G.M.	GAS MAIN		MONUMENT

PROPOSED

(TC92.00)	TOP OF CURB ELEVATION
(BC91.5)	BOTTOM OF CURB ELEVATION
x(92.0)	SPOT ELEVATION
LP	LEACHING POOL
CB	CATCH BASIN
SMH	SANITARY MANHOLE
DMH	DRAINAGE MANHOLE
(93)	CONTOUR
WV	WATER VALVE
	CATCH BASIN (TC = TOP OF CURB BOX)
	HYDRANT
	DRAIN MANHOLE
SB	SPLICE BOX
(W)	WATER MAIN
(WS)	WATER SERVICE
(E)	ELECTRIC
(G)	GAS
X	FENCE
(HC)	SANITARY HOUSE CONNECTION
(D)	DRAINAGE
(RD)	ROOF DRAIN
(T)	TELEPHONE
(CATV)	TELEVISION
	CONCRETE WALK
(CF) (CF)	CONSTRUCTION FENCE / LIMIT OF CLEARING AND GRADING DURING CONSTRUCTION
	SAWCUT W/ PAVEMENT TO BE REMOVED
	TEST HOLE
	DRAINAGE RIDGELINE
	PROPOSED MONUMENT
	PROPOSED CONSERVATION EASEMENT
	CONCRETE SIDEWALK / CONCRETE APRON

SCALE: 1" VERT = 4'
0 4 6 10

SCALE: 1" HORZ = 40'
0 40 60 100

SIGN LEGEND

NOTES
1. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (NYS MUTCD).
2. ALL SIGNS SHALL BE INSTALLED PRIOR TO RELEASE OF THE PERFORMANCE BOND FOR EACH APPLICABLE SECTION.
3. ALL SIGNS TO BE INSTALLED ON PUBLIC OR COMMON PROPERTY

\- DENOTES WARNING OR REGULATORY SIGN
\+ DENOTES STREET NAME SIGN ASSEMBLY

SIGN	NYS MUTCD	SIZE	SYMBOL
STOP	R1-1	30" x 30"	1
ONE WAY	R6-1R	18" x 24"	2
DEAD END	W14-1a R	24" x 30"	3
	R4-7	24" x 30"	4

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FOR TOWN USE

No.	REVISION	DATE
4	REVISED PER TOWN COMMENTS	07/07/2026
3	REVISED PER TOWN COMMENTS	06/05/2026
2	SCTM# UPDATED	12/10/2025
1	REVISED CONSERVATION EASE. AREA IN SITE DATA AND REV TOFR EASE. CALC.	08/05/2024

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PRELIMINARY SUBDIVISION PLANS
ELLIE COURT PLAN AND PROFILE
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S.C.T.M.: DISTRICT: 0400, SECT. 263.00, BLK. 02.00, LOT 072.000
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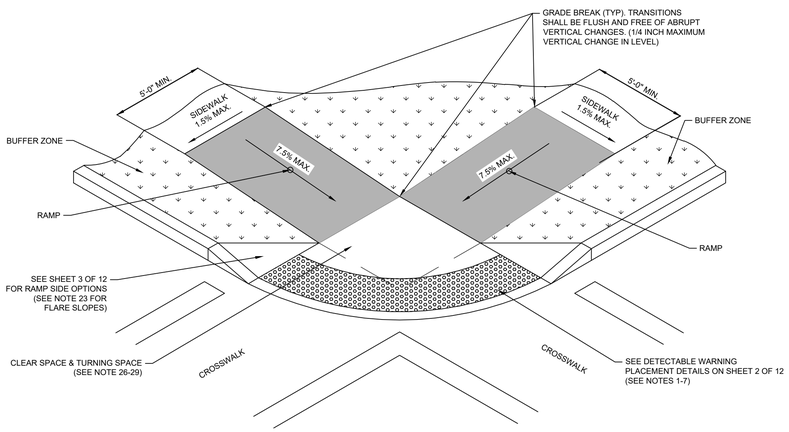
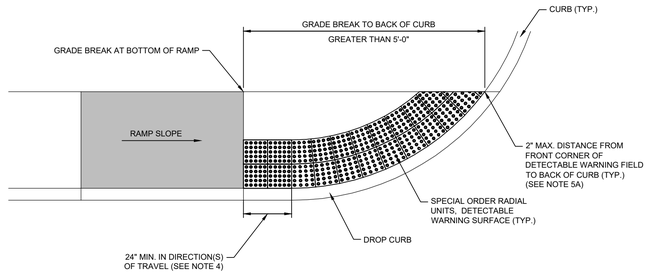
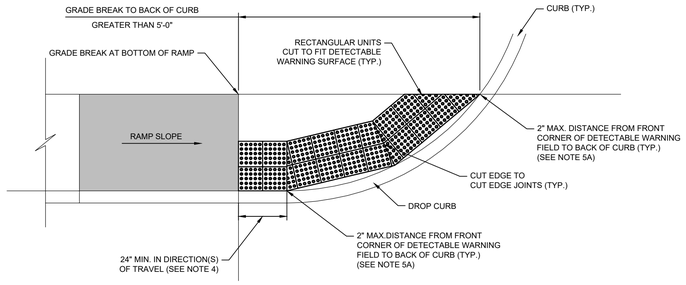
DRAWN BY:	WM	CADD No.:	09177 PM - REV FOR GATE HOUSE.DWG	SCALE: AS SHOWN	DRAWING NO.: C-110
CHECKED BY:	KVH	FILE NO.:	-		
DATE:	JANUARY, 2024	PROJECT NO.:	09177		SHEET NO.: 10 OF 14



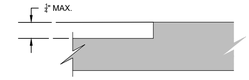
CURB RAMP CONFIGURATION: TYPE 3



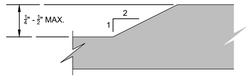
DETECTABLE WARNING SURFACE PLACEMENT - OPTION 3

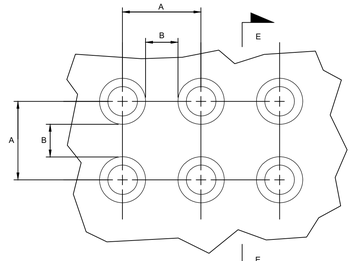


DETECTABLE WARNING SURFACE PLACEMENT - OPTION 5



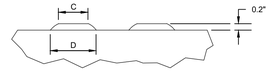
VERTICAL SURFACE DISCONTINUITIES
SEE NOTE 5 ON SHEET 1 OF 12





PLAN

TRUNCATED DOME DIMENSIONS		
DIM.	MIN. (IN)	MAX. (IN)
A	1.6"	2.4"
B	0.65"	1.5"
C	50% - 65% OF D DIM.	
D	0.9"	1.4"



SECTION E-E

DETECTABLE WARNING SURFACE (DWS) TRUNCATED DOME DETAILS

GENERAL NOTES:

1. THESE DETAILS AND NOTES ARE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT(ADA), AND THE REQUIREMENTS OF THE 2013 PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT OF WAY (PROWAG).

2. THE DIMENSIONS SHOWN IN THE DETAILS AS MINIMUMS AND MAXIMUMS ARE THE LIMITS FOR DESIGN AND FIELD LAYOUT. FOR WORK ACCEPTANCE VALUES SEE "CRITICAL ELEMENTS FOR THE DESIGN, LAYOUT, AND ACCEPTANCE OF PEDESTRIAN FACILITIES" ON SHEET 11 OF 12 AND SHEET 12 OF 12.

   A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL ELEVATIONS AND DIMENSIONS TO ENSURE THAT THE FINAL LAYOUT OF PEDESTRIAN FACILITIES MEETS ADA REQUIREMENTS. ANY SURVEY WORK NECESSARY TO MEET THESE REQUIREMENTS SHALL BE PAID FOR UNDER ITEM 625.01 - SURVEY OPERATIONS. A CONTRACT CONTROL PLAN IS NOT NECESSARY FOR WORK LIMITED TO SIDEWALKS AND CURB RAMPS.

3. FACILITIES THAT CANNOT BE CONSTRUCTED TO MEET THE DESIGN STANDARDS, DUE TO DESIGN CONSTRAINTS, SHALL BE CONSTRUCTED TO MEET THE STANDARDS TO THE GREATEST EXTENT PRACTICABLE. FEATURES THAT CANNOT MEET THE VALUES FOR WORK ACCEPTANCE SHALL BE JUSTIFIED AS NONSTANDARD PER HIGHWAY DESIGN MANUAL CHAPTER 2.

4. TO CHECK FIELD LAYOUT AND TO VERIFY WORK ACCEPTANCE, ALL MEASUREMENTS SHALL BE MADE IN ACCORDANCE WITH THE "NOTES ON INSPECTION METHODS (MEASUREMENT)" ON SHEET 11 OF 12.

5. JOINTS BETWEEN SIDEWALKS, CURB RAMPS, TURNING SPACES AND ROADWAYS SHALL BE FLUSH AND FREE FROM ABRUPT VERTICAL CHANGES GREATER THAN ¼". VERTICAL SURFACE DISCONTINUITIES BETWEEN ¼" AND ½" SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE JOINT. SEE "VERTICAL SURFACE DISCONTINUITIES" DETAIL ON SHEET 2 OF 12.

6. SIDEWALKS ARE CONNECTED TO ROADWAYS BY BLENDED TRANSITIONS OR CURB RAMPS. BLENDED TRANSITIONS ARE CONNECTIONS BETWEEN THE SIDEWALK LEVEL AND THE ROADWAY LEVEL THAT HAVE A MAXIMUM GRADE (RUNNING SLOPE) OF 5%. CONNECTIONS WITH A MAXIMUM GRADE (RUNNING SLOPE) GREATER THAN 5% ARE CONSIDERED CURB RAMPS.

7. CURB RAMPS AND BLENDED TRANSITIONS MAY REQUIRE THE INSTALLATION OF DETECTABLE WARNINGS , SEE ADDITIONAL "DETECTABLE WARNING NOTES" ON THIS SHEET, AND THE DETAILS ON SHEET 2 OF 12 FOR DIMENSIONS AND ORIENTATION.

8. GRADE BREAKS WITHIN THE PEDESTRIAN ACCESS ROUTE SHOULD BE PERPENDICULAR TO THE DIRECTION OF TRAVEL AND SHALL NOT BE ROUNDED. VERTICAL ALIGNMENT SHALL BE GENERALLY PLANAR.

9. MATERIAL DEPTHS SHOWN ON THESE SHEETS ARE TYPICAL MINIMUM VALUES AND MAY BE DIFFERENT IN THE CONTRACT DOCUMENTS.

10. SIDEWALK GRADE (RUNNING SLOPE) SHALL NOT EXCEED 4.5% FOR DESIGN AND LAYOUT OR 5% FOR WORK ACCEPTANCE, EXCEPT WHEN MATCHING INTO EXISTING SIDEWALK OR WHEN THE ADJACENT HIGHWAY GRADE IS STEEPER THAN 5% . WHEN THE ADJACENT HIGHWAY GRADE IS GREATER THAN 5%, THE SIDEWALK GRADE SHALL NOT EXCEED THE HIGHWAY GRADE.

11. THE CROSS SLOPE OF PEDESTRIAN ACCESS ROUTES SHALL BE 1.5% MAXIMUM FOR DESIGN AND LAYOUT, AND 2% MAXIMUM FOR WORK ACCEPTANCE. THE FOLLOWING EXCEPTIONS ARE ALLOWED

A. WHERE PEDESTRIAN STREET CROSSINGS ARE PROVIDED AT INTERSECTIONS WITHOUT YIELD- OR STOP-CONTROL, OR WHERE THERE IS ANY TRAFFIC SIGNAL WITHOUT A FLASHING RED, THE CROSS SLOPE OF A PEDESTRIAN ACCESS ROUTE CONTAINED WITHIN A STREET CROSSING SHALL BE 4.5% MAXIMUM FOR DESIGN AND LAYOUT, AND 5% MAXIMUM FOR WORK ACCEPTANCE.

B. WHERE MIDBLOCK PEDESTRIAN STREET CROSSINGS ARE PROVIDED, THE CROSS SLOPE OF A PEDESTRIAN ACCESS ROUTE CONTAINED WITHIN A MIDBLOCK STREET CROSSING SHALL BE PERMITTED TO EQUAL THE STREET OR HIGHWAY GRADE.

12. THE MINIMUM CLEAR WIDTH FOR PEDESTRIAN ACCESS ROUTES IS 4'-0", EXCLUSIVE OF THE CURB. THE DEPARTMENT'S PREFERRED CLEAR WIDTH IS 5'-0". WHEN WALKWAY WIDTHS ARE LESS THAN 5'-0". 5'-0" x 5'-0" PASSING SPACES (SHOWN IN DETAIL A OR B ON THIS SHEET), OR A FEATURE OF EQUAL OR GREATER DIMENSIONS THAT MEETS THE SLOPE AND SURFACE CRITERIA, SHALL BE PROVIDED AT A MAXIMUM INTERVAL OF 200'. EXISTING DRIVEWAYS AND STREET CROSSINGS MAY SERVE AS PASSING SPACES, PROVIDED THEY MEET SLOPE AND SURFACE REQUIREMENTS FOR A PEDESTRIAN ACCESS ROUTE.

13. THE BUFFER ZONE IS A PHYSICAL DISTANCE SEPARATING THE PEDESTRIAN ACCESS ROUTE FROM THE VEHICLE TRAVELED WAY. THE BUFFER ZONE MAY BE PLANTED OR PAVED. WHERE THE BUFFER ZONE WIDTH, EXCLUSIVE OF CURB, IS LESS THAN 3'-0", THE SURFACE SHOULD BE PAVED OR CONSTRUCTED WITH HARDSCAPE MATERIALS.

14. THE MAXIMUM RECOMMENDED CROSS SLOPE OF A TURF BUFFER ZONE OR SLOPE TRANSITION BEHIND SIDEWALK IS 25%. BUFFER ZONES WITH A CROSS SLOPE GREATER THAN 25% SHOULD BE PAVED, PLANTED OR CONSTRUCTED WITH HARDSCAPE MATERIALS.

15. WHEN CROSSING DRIVEWAYS, THE WORK SHALL BE IN CONFORMANCE WITH STANDARD SHEET 608.03.

16. FOR PEDESTRIAN SIGNALS AND PEDESTRIAN PUSH BUTTONS, REFER TO SHEET 12 OF 12 AND STANDARD SHEET 680-10 FOR DETAILS.

17. WHERE EXISTING ROADWAYS ARE SAW CUT TO INSTALL CURBING AND/OR SIDEWALK, THE ROADWAY SHOULD BE SAWCUT AT LEAST 2'-0" FROM THE PROPOSED CURB LINE TO ALLOW FOR ADEQUATE COMPACTION OF ASPHALT. IF THE SAWCUT IS LESS THAN 2'-0" FROM PROPOSED CURB LINE, THEN THE ROADWAY SHALL BE REBUILT USING CLASS A, C, OR D CONCRETE, SEE DETAILS ON SHEET 9 OF 12.

CURB RAMP NOTES:

18. THE MINIMUM CLEAR WIDTH OF A CURB RAMP SHALL BE 4'-0". THE DEPARTMENT'S PREFERRED WIDTH IS 5'-0".

19. THE MAXIMUM GRADE (RUNNING SLOPE FOR DESIGN AND LAYOUT OF A CURB RAMP SHALL BE 7.5%. THE GRADE FOR WORK ACCEPTANCE SHALL BE A MAXIMUM OF 8.3%.

20. WHERE THE TERRAIN DOES NOT ALLOW CONSTRUCTION OF A CURB RAMP WITH A GRADE (RUNNING SLOPE) OF 8.3% OR LESS WITHIN 15'-0", THE RAMP LENGTH SHALL NOT BE REQUIRED TO EXCEED 15'-1" FOR DESIGN AND LAYOUT OR 15'-0" FOR WORK ACCEPTANCE.

21. THE CROSS SLOPE OF THE CURB RAMP SHALL BE AS FLAT AS POSSIBLE AND STILL PROVIDE POSITIVE DRAINAGE. THE CROSS SLOPE OF A CURB RAMP SHALL BE 1.5% MAXIMUM FOR DESIGN AND LAYOUT, AND 2% MAXIMUM FOR WORK ACCEPTANCE. THE FOLLOWING EXCEPTIONS ARE ALLOWED:

A. WHERE PEDESTRIAN STREET CROSSINGS ARE PROVIDED AT INTERSECTIONS WITHOUT YIELD- OR STOP-CONTROL. WHERE THERE IS ANY TRAFFIC SIGNAL WITHOUT A FLASHING RED, OR AT MIDBLOCK CROSSINGS, THE CROSS SLOPE OF THE CURB RAMP SHALL BE PERMITTED TO EQUAL THE STREET OR HIGHWAY GRADE.

22. WHERE THE EXISTING ROADWAY GRADE EXCEEDS THE MAXIMUM ALLOWABLE CROSS SLOPE FOR A CURB RAMP, AND CANNOT BE CORRECTED WITHIN THE SCOPE OF THE PROJECT, THE RAMP SHOULD BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE "CURB RAMP CROSS SLOPE TRANSITION" DETAIL ON SHEET 8 OF 12. THE RAMP MAY NEED TO BE JUSTIFIED AS A NONSTANDARD FEATURE. SEE NOTE 3 ON THIS SHEET.

23. RAMP SIDE OPTIONS ARE DETAILED ON SHEET 3 OF 12. WHERE A PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP, FLARED SIDES SHALL BE INSTALLED WITH A MAXIMUM SLOPE OF 9.5% FOR DESIGN AND LAYOUT, AND 10% MAXIMUM FOR WORK ACCEPTANCE. A PEDESTRIAN CIRCULATION PATH IS ASSUMED TO CROSS THE CURB RAMP WHEN AREA ADJACENT TO THE RAMP IS PAVED AND FREE OF VERTICAL OBSTRUCTIONS THAT WOULD PREVENT PEDESTRIAN PASSAGE. THERE IS NO MAXIMUM FLARE SLOPE FOR A RAMP THAT IS NOT CROSSED BY A PEDESTRIAN CIRCULATION PATH.

24. THE BACKSIDE OF A PARALLEL RAMP SHOULD BE GRADED TO A MAXIMUM SLOPE OF 25% TO MATCH EXISTING TERRAIN, UNLESS OTHERWISE SHOWN IN THE CONTRACT DOCUMENTS. WHERE GRADING IS NOT FEASIBLE DUE TO LIMITED ROW OR PHYSICAL CONSTRAINTS, A BACK CURB MAY BE INSTALLED. SEE DETAILS ON SHEET 3 OF 12 AND SHEET 9 OF 12.

25. THE DEPARTMENT'S PREFERENCE IS TO INSTALL TWO SEPARATE CURB RAMPS AT A STREET CORNER THAT SERVES TWO SEPARATE PEDESTRIAN CROSSINGS, WITH EACH RAMP ALIGNED TO THE CROSSING THAT IT SERVES. WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT SEPARATE RAMPS, A SINGLE CURB RAMP (I.E., A DIAGONAL CURB RAMP) IS PERMITTED TO SERVE BOTH PEDESTRIAN CROSSINGS.

TURNING SPACE AND CLEAR SPACE NOTES:

26. WHERE A CHANGE IN DIRECTION IS REQUIRED TO UTILIZE A CURB RAMP, A TURNING SPACE SHALL BE PROVIDED AT THE BASE OR THE TOP OF CURB RAMP AS APPLICABLE. TURNING SPACES SHALL BE PERMITTED TO OVERLAP CLEAR SPACES.

27. WHERE THERE ARE NO VERTICAL CONSTRAINTS AT THE BACK OF SIDEWALK, (E.G. VERTICAL CURB, BUILDINGS, FENCES) THE TURNING SPACE DIMENSIONS SHALL BE 4'-0" x 4'-0" MINIMUM. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK. THE TURNING SPACE SHALL 4'-0" x 5'-0" MINIMUM. THE 5'-0" DIMENSION SHALL BE IN THE DIRECTION OF THE RAMP RUN.

28. TURNING SPACES SHALL NOT BE DESIGNED WITH CROSS SLOPE GREATER THAN 1.5% IN ANY DIRECTION, WHILE PROVIDING POSITIVE DRAINAGE. THE MAXIMUM CROSS SLOPE FOR WORK ACCEPTANCE IS 2.0%.

29. BELOW THE BOTTOM GRADE BREAK OF A RUB RAMP, A CLEAR SPACE OF 4'-0" x 4'-0" MINIMUM SHALL BE PROVIDED WITHIN THE WIDTH OF THE PEDESTRIAN CROSSWALK, AND OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE. THE CLEAR SPACE MAY OVERLAP TURNING SPACES, DETECTABLE WARNING SURFACES, AND DROP CURBS.

DEFINITION OF TERMS:

ACCESSIBLE ROUTE. SEE "PEDESTRIAN ACCESS ROUTE", BELOW.

CLEAR SPACE. AN UNOBSTRUCTED FLOOR OR GROUND SPACE THAT WILL ACCOMMODATE A SINGLE, STATIONARY WHEELCHAIR AND OCCUPANT.

CROSS SLOPE. THE GRADE THAT IS PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.

PARALLEL CURB RAMP. A CURB RAMP WITH THE RAMP SLOPE ORIENTED PARALLEL TO THE CURB OR EDGE OF PAVEMENT.

PEDESTRIAN ACCESS ROUTE (PAR). A CONTINUOUS AND UNOBSTRUCTED PATH OF TRAVEL PROVIDED FOR PEDESTRIANS WITH DISABILITIES WITHIN OR COINCIDING WITH A PEDESTRIAN CIRCULATION PATH.

PEDESTRIAN CIRCULATION PATH. A PREPARED EXTERIOR OR INTERIOR SURFACE PROVIDED FOR PEDESTRIAN TRAVEL IN THE PUBLIC RIGHT-OF-WAY.

PERPENDICULAR CURB RAMP. A CURB RAMP WITH THE RAMP SLOPE ORIENTED PERPENDICULAR TO THE CURB OR EDGE OF PAVEMENT.

RUNNING SLOPE. THE GRADE THAT IS PARALLEL TO THE DIRECTION OF PEDESTRIAN TRAVEL.

STOP-OR YIELD-CONTROLLED LOCATION. AN INTERSECTION, DRIVEWAY OR PEDESTRIAN CROSSING WHERE VEHICULAR TRAFFIC IS CONTROLLED BY A YIELD SIGN, A STOP SIGN, OR A TRAFFIC SIGNAL THAT FLASHES RED. VEHICULAR TRAFFIC DOES NOT PASS THROUGH A STOP- OR YIELD-CONTROLLED LOCATION WITHOUT STOPPING OR SLOWING.

TURNING SPACE. A RELATIVELY LEVEL SPACE PROVIDED WHERE A TURNING MANEUVER IS REQUIRED FOR A PEDESTRIAN TO ORIENT TO A CURB RAMP OR STREET CROSSING.

DETECTABLE WARNING NOTES:

1. DETECTABLE WARNING SURFACES (DWS) SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS OF PEDESTRIAN ACCESS ROUTES:

   A. CURB RAMPS ARE BLENDED TRANSITIONS AT PEDESTRIAN STREET CROSSINGS.

   B. PEDESTRIAN REFUGE ISLANDS (WHERE THE LENGTH OF THE PEDESTRIAN ACCESS ROUTE ACROSS THE REFUGE ISLAND IS GREATER THAN OR EQUAL TO 6 FEET).

   C. PEDESTRIAN AT-GRADE RAIL CROSSINGS NOT LOCATED WITHIN A STREET OR HIGHWAY.

2. DETECTABLE WARNING SURFACES SHALL BE PROVIDED WHERE THE PEDESTRIAN ACCESS ROUTE CROSSES DRIVEWAYS WITH SIGNAL, YIELD OR STOP CONTROL. DETECTABLE WARNING SURFACES SHALL NOT BE PROVIDED AT CROSSINGS OF UNCONTROLLED DRIVEWAYS.

3. WITH THE EXCEPTION OF THE "DETECTABLE WARNING SURFACE TRUNCATED DOME DETAILS" DETECTABLE WARNING DOMES ON THIS SHEET ARE NOT DEPICTED TO SCALE.

4. DETECTABLE WARNING FIELDS SHALL EXTEND 24" MINIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL ACROSS THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE, EXCLUDING AND FLARED SIDES.

5. SOME DETECTABLE WARNING PRODUCTS REQUIRE A CONCRETE BORDER FOR PROPER INSTALLATION. BORDERS CANNOT BE INCLUDED AS PART OF THE 24" MINIMUM DIMENSION DESCRIBED IN NOTE 4.

   A. WHEN PLACED AT THE BACK OF CURB, DETECTABLE WARNING FIELDS SHOULD BE PLACED AS CLOSE TO THE BACK OF CURB AS PRACTICABLE. BOTH FRONT CORNERS OF THE DETECTABLE WARNING FIELD SHALL NOT BE LOCATED MORE THAN 2" FROM THE BACK OF CURB. WHERE THE BACK OF THE CURB EDGE IS TOOLED TO PROVIDE A RADIUS, THE BORDER DIMENSION SHALL BE MEASURED FROM THE INSIDE EDGE OF THE CURB RADIUS. WHERE CURB IS NOT USED, THE EDGE OF PAVEMENT SHALL BE SUBSTITUTED FOR THE BACK OF CURB FOR PLACEMENT OF DETECTABLE WARNINGS.

   B. WHEN PLACED ABOVE THE LOWER GRADE BREAK OF A CURB RAMP, DETECTABLE WARNING UNITS SHOULD BE PLACED AS CLOSE TO THE JOINT AS PRACTICABLE. BOTH FRONT CORNERS OF RECTILINEAR DETECTABLE WARNING FIELDS SHALL NOT BE LOCATED MORE THAN 2" FROM THE JOINT.

   C. WHEN RADIAL DWS UNITS ARE PLACED AT THE BACK OF CURB, THE FRONT EDGE OF THE DWS FIELD SHOULD BE AS CLOSE AS POSSIBLE TO THE BACK OF CURB, I.E., THE RADIUS OF THE FRONT OF THE DWS FIELD SHOULD MATCH THE RADIUS ALONG THE BACK OF CURB AS CLOSELY AS POSSIBLE. THE OUTSIDE CORNERS OF THE DWS FIELD MUST BE LOCATED NO MORE THAN 2 INCHES FROM THE BACK OF CURB.

6. ON SLOPES OF 5% OR GREATER, THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE LOWER GRADE BREAK ON THE RAMP RUN. WHERE DOMES ARE ARRAYED RADIALLY, THEY MAY DIFFER IN DIAMETER AND CENTER-TO-CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET. DOME ALIGNMENT THAT IS PERPENDICULAR OR RADIAL TO THE LOWER GRADE BREAK IS NOT REQUIRED ON SLOPES OF LESS THAN 5%.

7. THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS. DETECTABLE WARNING SURFACES CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK -ON-LIGHT.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

FOR TOWN USE

No.	REVISION	DATE
4	REVISED PER TOWN COMMENTS	07/07/2026
3	REVISED PER TOWN COMMENTS	06/05/2026
2	SCTM# UPDATED	12/10/2025
1	REVISED CONSERVATION EASE. AREA IN SITE DATA AND REV TDFR EASE. CALC.	08/05/2024

OWNERS/ APPLICANTS:
D & S REALTY DEVELOPMENT, LP
DAVID MAROM
53 BROADWAY
BROOKLYN, NY, 11249

PRELIMINARY SUBDIVISION PLANS
ACCESSIBILITY DETAILS AND NOTES
JILL ESTATES

SITUATED AT
DIX HILLS
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
S.C.T.M.: DISTRICT: 0400, SECT. 263.00, BLK. 02.00, LOT 072.000
DISTRICT: 0400, SECT. 249.00 BLK. 04.00, LOT 019.004

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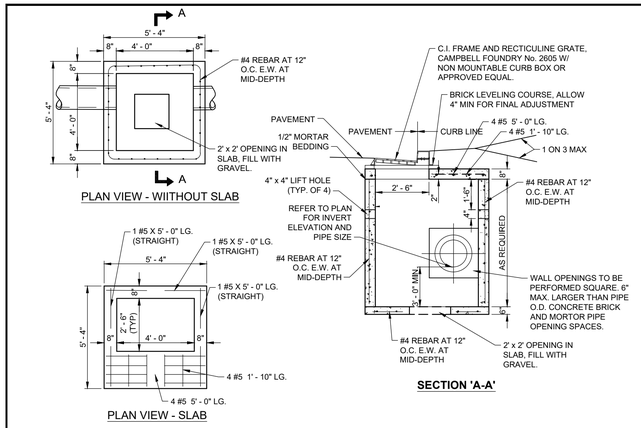
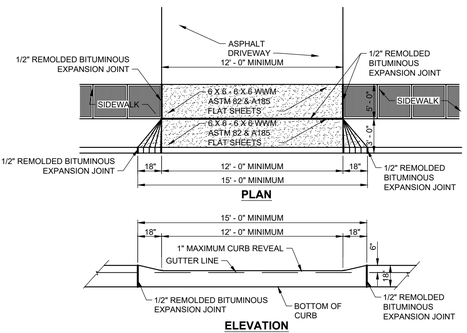
DRAWN BY:	WM	CADD No.: 09177 PM - REV FOR GATE HOUSE.DWG	SCALE: NONE	DRAWING NO.: C-501
CHECKED BY:	KVH	FILE NO.: -		
DATE: JANUARY, 2024		PROJECT NO.: 09177		SHEET NO.: 11 OF 14



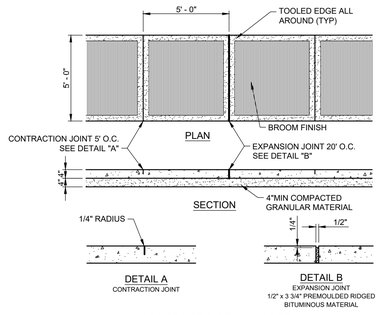
CATCH BASIN DETAIL
TYPE 3
NOT TO SCALE

NOTES:
1. CONCRETE TO BE 1:2:4 MIX 4" - 5" SLUMP AGGREGATE PASSING 3/4" SIEVE.
2. ALL DRAINAGE PIPES MUST BE PROVIDED WITH A MINIMUM COVER OF 2' - 0".
3. ALL CONCRETE TO BE 4,000 PSI. AT 28 DAYS.
4. WWF A82 AND A185, REBAR ASTM A615, GRADE 60
5. W.W.M. : 6" x 6" - 4/4 Fs= 60,000 P.S.I.,A.S.T.M. A-185 PROVIDE 1 1/2" COVER AT ENDS OF VERTICAL WIRES, 1" RADIUS BENDS AT CORNERS.
6. UTILIZE 4 LIFT HOLES FOR HANDLING.
7. WINDOW TO BE CAST IN STRUCTURE AS REQUIRED. KNOCK-OUT PANELS WILL NOT BE PERMITTED.



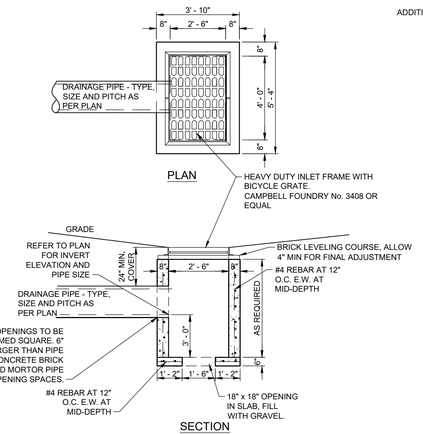
DRIVEWAY APRON DETAIL
NOT TO SCALE

NOTES:
1. 4,000 PSI CONCRETE AS PER N.Y.S.D.O.T. ITEM 608.0101 AND SHALL BE AIR ENTRAINED.



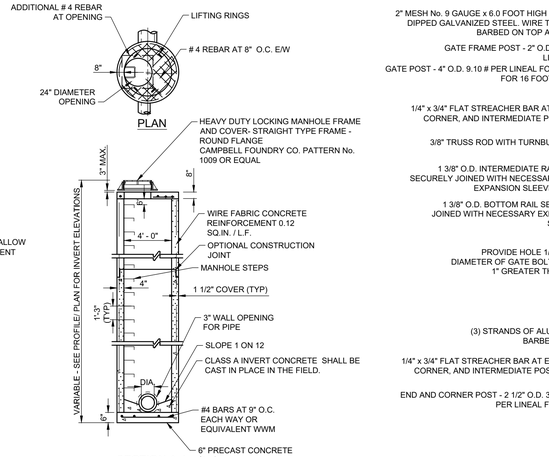
CONCRETE SIDEWALK DETAIL
NOT TO SCALE

1. CONCRETE SHALL BE 4,000 PSI AT 28 DAYS AND SHALL BE AIR ENTRAINED.



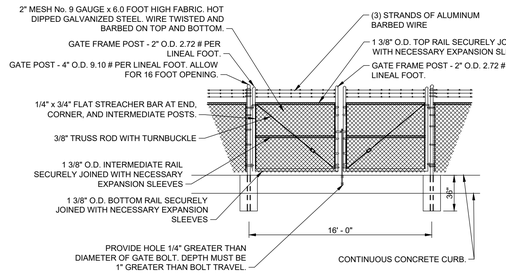
CATCH BASIN DETAIL
TYPE 4
NOT TO SCALE

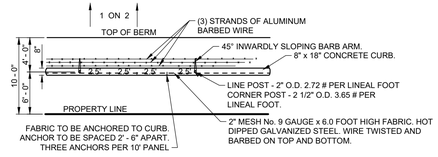
NOTES:
1. CONCRETE TO BE 1:2:4 MIX 4" - 5" SLUMP AGGREGATE PASSING 3/4" SIEVE.
2. ALL DRAINAGE PIPES MUST BE PROVIDED WITH A MINIMUM COVER OF 2' - 0".
3. ALL CONCRETE TO BE 4,000 PSI. AT 28 DAYS.
4. WWF A82 AND A185, REBAR ASTM A615, GRADE 60
5. W.W.M. : 6" x 6" - 4/4 Fs= 60,000 P.S.I.,A.S.T.M. A-185 PROVIDE 1 1/2" COVER AT ENDS OF VERTICAL WIRES, 1" RADIUS BENDS AT CORNERS.
6. UTILIZE 4 LIFT HOLES FOR HANDLING.
7. WINDOW TO BE CAST IN STRUCTURE AS REQUIRED. KNOCK-OUT PANELS WILL NOT BE PERMITTED.

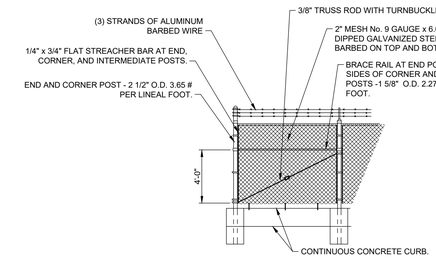


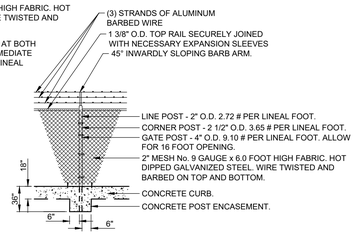
MANHOLE DETAIL
NOT TO SCALE

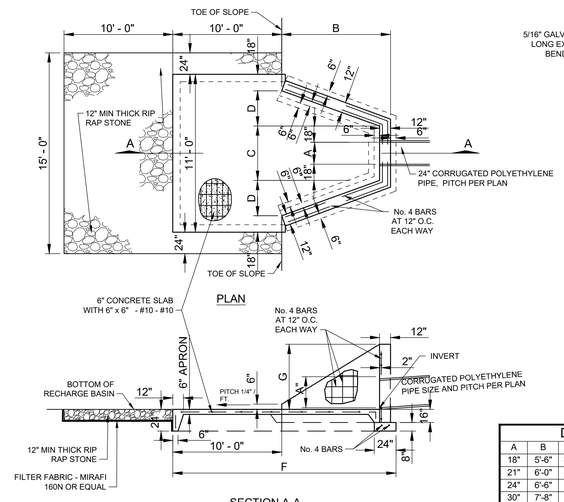
NOTES:
1. CONCRETE TO BE 1:2:4 MIX 4" - 5" SLUMP AGGREGATE PASSING 3/4" SIEVE.
2. ALL DRAINAGE PIPES MUST BE PROVIDED WITH A MINIMUM COVER OF 2' - 0".
3. ALL CONCRETE TO BE 4,000 PSI. AT 28 DAYS.
4. WWF A82 AND A185, REBAR ASTM A615, GRADE 60
5. MANHOLE STEPS TO BE COPOLYMER POLYPROPYLENE, WITH 1/2" REINFORCING BAR.







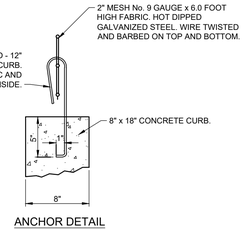


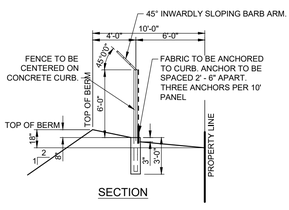


DIMENSIONS							
A	B	C	D	E	F	G
18"	5'-6"	4'-6"	2'-9"	13'-0"	17'-0"	4'-0"
21"	6'-0"	4'-9"	3'-0"	13'-9"	17'-6"	4'-3"
24"	6'-6"	5'-0"	3'-3"	14'-6"	18'-0"	4'-6"
30"	7'-8"	5'-6"	3'-10"	16'-2"	19'-2"	5'-1"
36"	8'-8"	6'-0"	4'-4"	17'-8"	20'-2"	5'-7"
42"	9'-8"	6'-6"	4'-10"	19'-2"	21'-2"	6'-5"
48"	10'-10"	7'-0"	5'-5"	20'-10"	22'-4"	7'-3"

RECHARGE BASIN HEADWALL DETAIL
NOT TO SCALE

NOTES:
1. CONCRETE TO BE CLASS A - AIR ENTRAINED
2. ALL DRAINAGE PIPES MUST BE PROVIDED WITH A MINIMUM COVER OF 2' - 0".
3. ALL CONCRETE TO BE 4,000 PSI. AT 28 DAYS.
4. WELDED WIRE MESH - ASTM A82 AND A185,- FLAT SHEETS.
5. REBAR - ASTM A615, GRADE 60
6. CONCRETE SLAB SHALL BE STEEL TROWEL FINISHED.
7. TO BE CONSTRUCTED MONOLITHICALLY EXCEPT AS NOTED OR APPROVED.



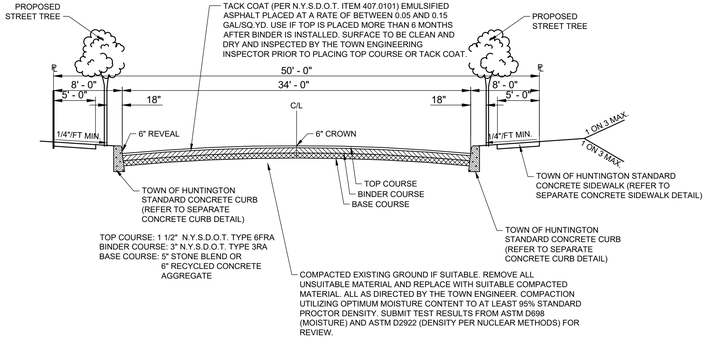


RECHARGE BASIN FENCE DETAIL
NOT TO SCALE

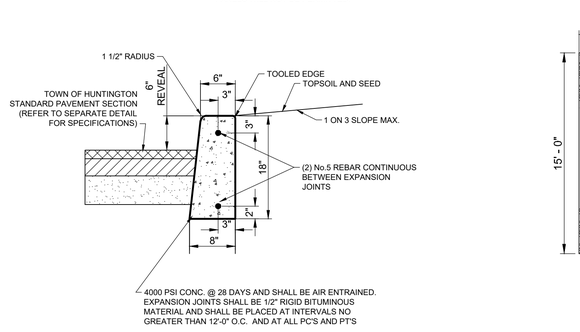
NOTES
1. ALL TERMINAL POSTS TO BE FURNISHED WITH HORIZONTAL BRACES AND TURNBUCKLE ATTACHMENTS WITH ⅜" ROD. BRACES TO BE 1 ⅝" O.D. PIPE 2.27 LBS PER LINEAL FOOT. FITTINGS SHALL BE OF GALVANIZED MALLEABLE IRON OR PRESSED STEEL.
2. ALL TIES TO BE OF ALUMINUM NO. 9 WIRE.
3. FOR LINE POSTS, INSTALL ONE TIE FOR EVERY FOOT OF FABRIC HEIGHT. FOR RAIL AND BRACES, THE TIES MUST BE APPROXIMATELY 24" APART.
4. ALL CONCRETE TO BE 3,500 PSI @ 28 DAYS.
5. ALL WORK TO CONFORM TO THE TOWN OF HUNTINGTON STANDARD REGULATIONS FOR RECHARGE BASIN FENCING.

FENCE SIZING:

LINE POSTS:	2" O.D. PIPE, 2.72 #'S GALVANIZED	PER LIN. FT., HOT DIPPED
CORNER POSTS:	3" O.D. PIPE, 5.79 #'S GALVANIZED	PER LIN. FT., HOT DIPPED
GATE POSTS:	4" O.D. PIPE, 9.11 #'S GALVANIZED	PER LIN. FT., HOT DIPPED
LOCKS:	LOCK ON BAR PLUS	LOCK WITH CHAIN



TYPICAL ROADWAY SECTION
NOT TO SCALE



CONCRETE CURB DETAIL
NOT TO SCALE

NOTE:
N.Y.S.D.O.T. CLASS D FIBER REINFORCED PORTLAND CEMENT CONCRETE MAY BE SUBSTITUTED FOR THE SPECIFIED REINFORCING BARS. NOTIFICATION OF THIS SUBSTITUTION MUST BE GIVEN TO THE ENGINEERING INSPECTOR PRIOR TO THE PLACEMENT OF CONCRETE.

No.	REVISION	DATE
4	REVISED PER TOWN COMMENTS	07/07/2026
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FOR TOWN USE

OWNERS/ APPLICANTS:
D & S REALTY DEVELOPMENT, LP
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PRELIMINARY SUBDIVISION PLANS
SITE AND DRAINAGE DETAILS
JILL ESTATES

SITUATED AT
DIX HILLS
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
S.C.T.M.: DISTRICT: 0400, SECT. 263.00, BLK. 02.00, LOT 072.000
DISTRICT: 0400, SECT. 249.00 BLK. 04.00, LOT 019.004

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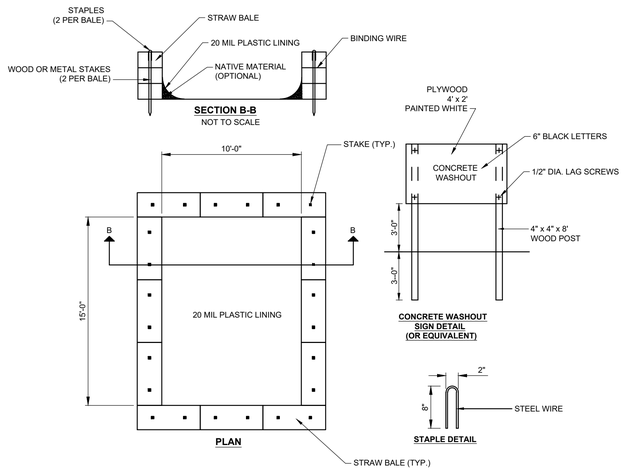
DRAWN BY:	WM	CADD No.:	09177 PM - REV FOR GATE HOUSE.DWG	SCALE:	DRAWING NO.:
CHECKED BY:	KVH	FILE NO.:	-	NONE	C-502
DATE:	JANUARY, 2024	PROJECT NO.:	09177		SHEET NO.: 12 OF 14

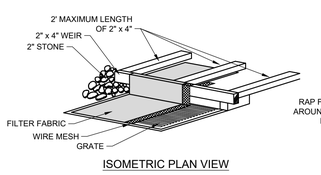


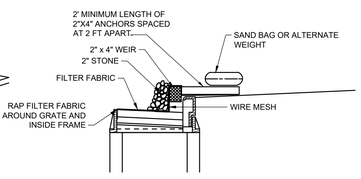
TEMPORARY STRAW BALE CONCRETE WASHOUT DETAIL

NOT TO SCALE

NOTES:

1. WASHOUT AREA SHALL BE A MINIMUM OF 50' FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES AND WATER COURSES.
2. ONCE CONCRETE WASTES ARE WASHED INTO DESIGNATED AREAS AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, COUNTY, AND STATE REGULATIONS.
3. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 20' OF TEMPORARY WASHOUT FACILITY.



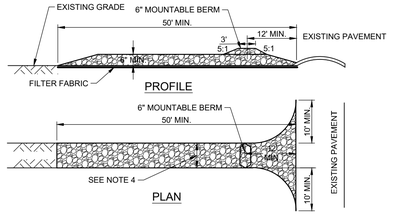


CURB AND GRATE INLET PROTECTION

NOT TO SCALE

STANDARD SYMBOL

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2" x 4" CONSTRUCTION GRADE LUMBER.
3. WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 30 INCH MINIMUM WIDTH WITH A LENGTH 4 FEET LONGER THAN THE THROAT. IT SHALL BE SHAPED AND SECURELY NAILED TO A 2" x 4" WEIR.
4. THE WEIR SHALL BE SECURELY NAILED TO 2" x 4" SPACERS 9 INCHES LONG SPACED NO MORE THAN 6 FEET APART.
5. 5. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" x 4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHTS.
6. MAXIMUM DRAINAGE AREA 1 ACRE



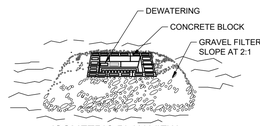
STABILIZED CONSTRUCTION ENTRANCE DETAIL

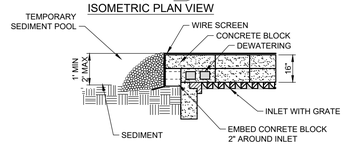
NOT TO SCALE

STANDARD SYMBOL

NOTES

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET .
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN 24' AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED,DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS- OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.





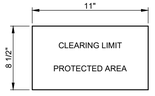
STONE AND BLOCK INLET PROTECTION DETAIL

NOT TO SCALE

STANDARD SYMBOL

NOTES

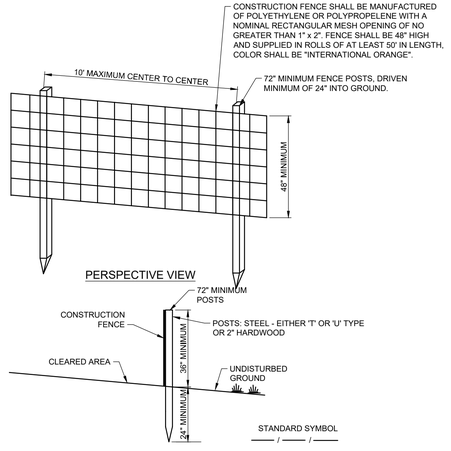
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.
5. MAXIMUM DRAINAGE AREA - 1 ACRE



CLEARING SIGN DETAIL

NOTES:

1. THE SIGNS SHALL BE ATTACHED TO THE FENCE WITH WIRE SUBJECT TO THE APPROVAL OF THE ENGINEERING INSPECTOR.
2. SIGNS AND LETTERING SHALL BE OF WATERPROOF MATERIAL SUBJECT TO THE APPROVAL OF THE TOWN ENGINEERING INSPECTOR.
3. THE SIGNS SHALL BE LOCATED ON FENCING 20' MAXIMUM ON CENTER.
4. LETTERING SHALL BE 1" MINIMUM IN HEIGHT

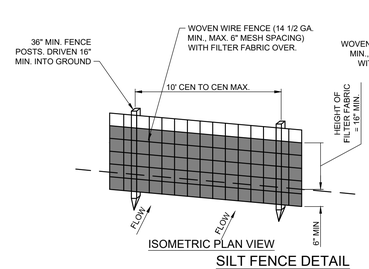


CONSTRUCTION FENCE DETAIL

NOT TO SCALE

NOTES

1. THE CONTRACTOR SHALL INSTALL THE CONSTRUCTION FENCE IN LOCATIONS AS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS OR MUNICIPAL AUTHORITIES.
2. THE PRIMARY PURPOSE OF THE CONSTRUCTION FENCE IS TO CLEARLY DELINEATE A CONSTRUCTION AREA AND PROVIDE SOME MEASURE OF PROTECTION FOR THE SURROUNDING NATURAL AREAS. IT IS NOT DESIGNED OR INTENDED TO BE AN IMPENETRABLE BARRIER TO THOSE INTENT ON ENTERING THE CONSTRUCTION SITE.
3. CONSTRUCTION FENCE SHALL BE INSTALLED BY WEAVING FENCE POSTS VERTICALLY THROUGH AT LEAST THREE (3) MESH OPENINGS (TOP, MIDDLE AND BOTTOM OF FENCE) AND DRIVING POSTS WITH A 3LB. HAND DRILLING HAMMER (OR EQUIVALENT) FLUSH WITH THE TOP OF FENCING. POSTS SHALL BE AT AN INTERVAL OF NO GREATER THAN TEN FEET. FENCING SHALL BE SECURED FIRMLY TO EACH POST AT THE TOP, BOTTOM AND MID-POINT WITH WIRE REBAR TIES. WHERE LENGTHS OF FENCING ARE JOINED, A POST SHALL BE WOVEN THROUGH BOTH FENCE SECTIONS AT THE JOINT, WITH TIES FASTENING BOTH FENCE SECTIONS TO THE POST. FENCING SHALL BE STRETCHED AS TAUT AS PRACTICAL BETWEEN FENCE POSTS WITHOUT INORDINATELY DEFLECTING POSTS. TEMPORARY OPENINGS IN CONSTRUCTION FENCE INSTALLATIONS SHALL BE PERMITTED FOR ENTRY OF WORKERS, MATERIALS AND EQUIPMENT. SUCH OPENINGS SHALL BE SECURED AT THE END OF EACH WORK DAY IN THE MANNER AFOREMENTIONED FOR JOINING FENCE SECTIONS.
4. POSTS: STEEL, EITHER "T" OR "U" TYPE OR 2" HARDWOOD.



SILT FENCE DETAIL

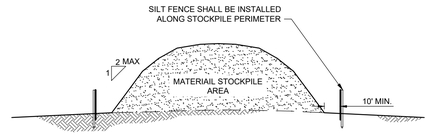
NOT TO SCALE

STANDARD SYMBOL

SF

NOTES

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD.
6. FENCE: WOVEN WIRE, 14 1/2 GA. 6" MAX.MESH OPENING.
7. FILTER CLOTH SHALL BE A WOVEN GEOTEXTILE COMPOSED OF POLYPROPYLENE CONFORMING TO AASHTO M288.



MATERIAL STOCKPILE AREA DETAIL

NOT TO SCALE

STOCKPILE NOTES:

1. STOCKPILE MANAGEMENT INCLUDES MEASURES TO MINIMIZE EROSION AND SEDIMENT TRANSPORT FROM SOILS OR OTHER ERODIBLE MATERIALS STORED AT THE CONSTRUCTION SITE. SPECIAL ATTENTION SHOULD BE GIVEN STOCKPILES IN CLOSE PROXIMITY TO NATURAL OR MANMADE STORM SYSTEMS. PROTECTION OF STOCKPILES IS A YEAR-ROUND REQUIREMENT.
2. THIS DETAIL DOES NOT APPLY TO CONTAMINATED MATERIALS WHICH REQUIRE ADDITIONAL MEASURES.
3. LOCATE STOCKPILES AS FAR AWAY FROM BODIES OF WATER, INFILTRATION AREAS, INLETS, AND OTHER DRAINAGE SYSTEM COMPONENTS AS POSSIBLE SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
4. LOCATE STOCKPILES A MINIMUM 50 FT. AWAY FROM CONCENTRATED FLOWS OF STORMWATER, DRAINAGE AND INLETS.
5. WEEDS SHOULD NOT BE ALLOWED TO GROW ON STOCKPILES.
6. WHEN THE STOCK PILE IS NO LONGER NEEDED, PROPERLY DISPOSE OF EXCESS MATERIALS AND RE-VEGETATE OR OTHERWISE STABILIZE THE GROUND SURFACE WHERE THE STOCKPILE WAS LOCATED.
7. FOR STOCKPILES MAINTAINED FOR MORE THAN ONE DAY, A SEDIMENT CONTROL SYSTEM, CONSISTING OF SILT FENCE OR COIR LEG, SHALL BE INSTALLED AND MAINTAINED AROUND THE STOCKPILE TO CONTAIN MATERIAL.
   - 7.1. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SIT, WHERE OTHER DOWN-GRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED,
   - 7.2. PROTECT ALL STOCKPILES FROM STORMWATER RUN-ON.
   - 7.3. FOR STOCKPILES IN ACTIVE USE, PROVIDE A STABILIZED DESIGNATED ACCESS POINT ON THE UP GRADIENT SIDE OF THE STOCKPILE
   - 7.4. SEDIMENTS SHALL BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-THIRD (1/3) OF THE BARRIER HEIGHT.
   - 7.5. INSPECT STOCKPILE SEDIMENT CONTROL SYSTEM IMMEDIATELY AFTER MODIFYING STOCKPILE.
   - 7.6. REPAIR AND/OR REPLACE PERIMETER CONTROLS AND COVER AS NEEDED, OR AS DIRECTED BY THE ENGINEER, TO KEEP THEM FUNCTIONING PROPERLY.
8. THE TOE OF STOCKPILES SHALL NOT BE WITHIN 10 FT. OF SITE PERIMETER SEDIMENT CONTROL.
9. FOR STOCKPILES INACTIVE MORE THAN 14 DAYS , STABILIZE STOCKPILE TO PREVENT SEDIMENT TRANSPORT USING AN EROSION CONTROL SYSTEM , CONSISTING OF TEMPORARY SEEDING AND MULCHING, PLASTIC/GEOTEXTILE COVERING, SOIL BINDERS, OR EROSION CONTROL BLANKETS. USE OF MULCH OR SOIL BINDERS ONLY IS ACCEPTABLE OF THE STOCKPILE WILL BE IN PLACE FOR NO MORE THAN 60 DAYS.
10. IMPLEMENT DUST CONTROL PRACTICES AS APPROPRIATE ON ALL STOCKPILED MATERIAL.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

FOR TOWN USE

No.	REVISION	DATE
4	REVISED PER TOWN COMMENTS	07/07/2026
3	REVISED PER TOWN COMMENTS	06/05/2026
2	SCTM# UPDATED	12/10/2025
1	REVISED CONSERVATION EASE. AREA IN SITE DATA AND REV TDFR EASE. CALC.	08/05/2024

OWNERS/ APPLICANTS:
D & S REALTY DEVELOPMENT, LP
DAVID MAROM
53 BROADWAY
BROOKLYN, NY, 11249

PRELIMINARY SUBDIVISION PLANS
EROSION AND SEDIMENT CONTROL DETAILS
JILL ESTATES

SITUATED AT
DIX HILLS
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
S.C.T.M.: DISTRICT: 0400, SECT. 263.00, BLK. 02.00, LOT 072.000
DISTRICT: 0400, SECT. 249.00 BLK. 04.00, LOT 019.004

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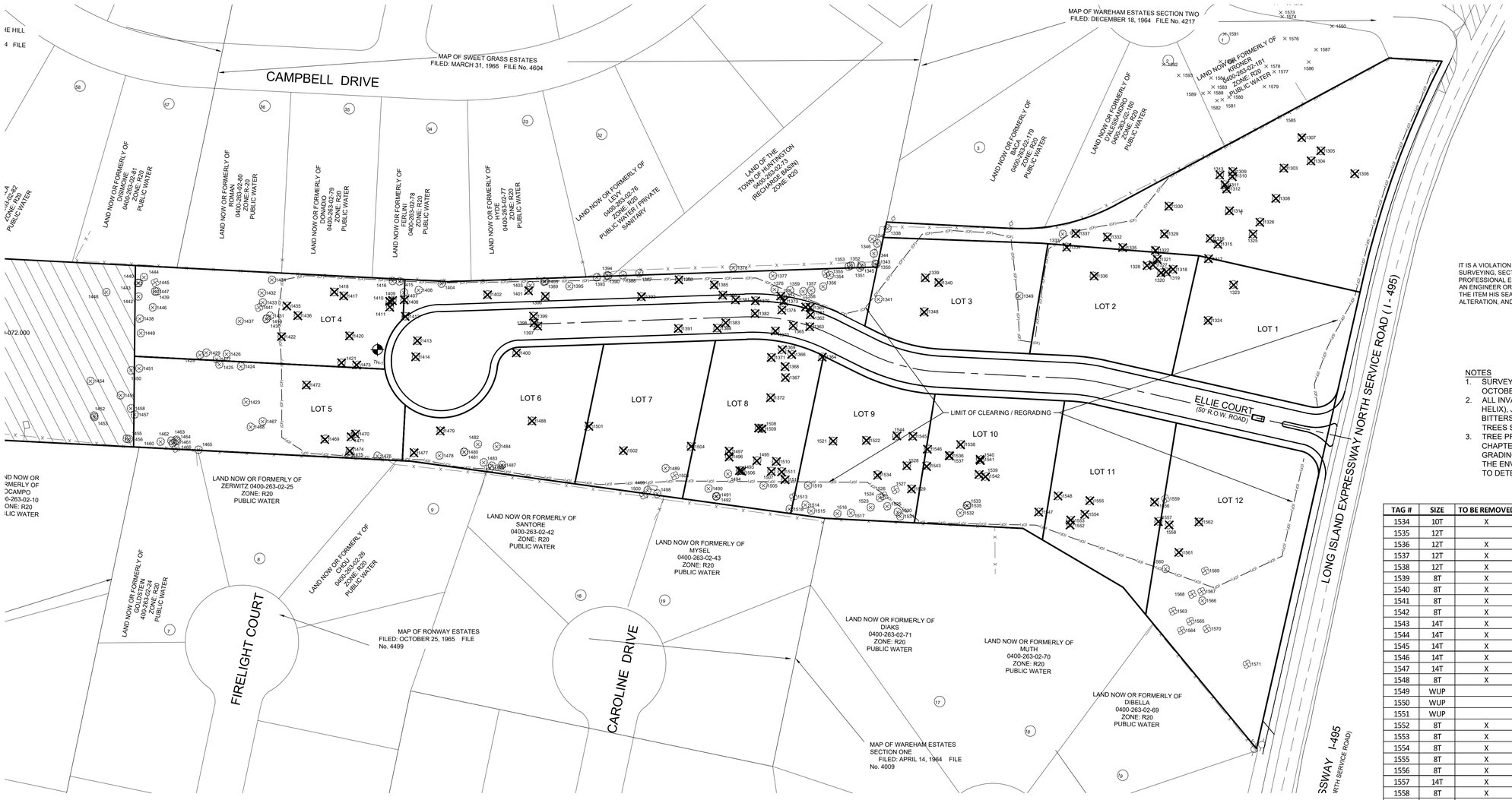
DRAWN BY:	WM	CADD No.: 09177 PM - REV FOR GATE HOUSE.DWG	SCALE:	DRAWING NO.:	C-503
CHECKED BY:	KVH	FILE NO.: -	NONE	SHEET NO.: 13 OF 14	
DATE:	JANUARY, 2024	PROJECT NO.: 09177			



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NOTES

1. SURVEY BASE INFORMATION TAKEN FROM SURVEY BY NELSON + POPE DATED OCTOBER 2020, NO REVISION.
2. ALL INVASIVE VINES, INCLUDING BUT NOT LIMITED TO ENGLISH IVY (HEDERA HELIX), JAPANESE HONEYSUCKLE (LONICERA JAPONICA) AND ORIENTAL BITTERSWEET (CELASTRUS ORBICULATUS), SHALL BE REMOVED FROM ALL TREES SHOWN AS TO REMAIN ON THE PRELIMINARY MAP.
3. TREE PROTECTION WILL BE INSTALLED IN ACCORDANCE WITH TOWN CODE CHAPTER 186.3(C). PRIOR TO THE COMMENCEMENT OF ANY GRADING/CONSTRUCTION THE APPLICANT WILL BE REQUIRED TO CONTACT THE ENVIRONMENTAL REVIEW DIVISION TO INSPECT THE TREE PROTECTION TO DETERMINE IF IT IS ADEQUATE.

TAG #	SIZE	TO BE REMOVED	TO REMAIN
1534	10T	X	
1535	12T		X
1536	12T	X	
1537	12T	X	
1538	12T	X	
1539	8T	X	
1540	8T	X	
1541	8T	X	
1542	8T	X	
1543	14T	X	
1544	14T	X	
1545	14T	X	
1546	14T	X	
1547	14T	X	
1548	8T	X	
1549	WUP		X
1550	WUP		X
1551	WUP		X
1552	8T	X	
1553	8T	X	
1554	8T	X	
1555	8T	X	
1556	8T	X	
1557	14T	X	
1558	8T	X	
1559	8T		X
1560	12T	X	
1561	8T	X	
1562	18T	X	
1563	8T/4		X
1564	8T		X
1565	8T		X
1566	14T		X
1567	8T		X
1568	8T		X
1569	8T		X
1570	8T		X
1571	8T		X

LEGEND

EXISTING

P92.59	PAVEMENT ELEVATION	M	CONTOUR
TC92.59	TOP OF CURB ELEVATION	E	ELECTRIC
BC92.2	BOTTOM OF CURB ELEVATION	W	WATER
X92.0	SPOT ELEVATION	G	GAS
	ELECTRIC BOX	X	FENCE
	PULL BOX	S	SANITARY SEWER
	FIRE HYDRANT	T	TELEPHONE
GV	GAS VALVE	OHW	OVERHEAD WIRE
WV	WATER VALVE	D	DRAINAGE
	TRANSFORMER	CATV	TELEVISION
	ELECTRIC POLE		DRAINAGE MANHOLE
	LIGHT POLE		CATCH BASINS
	HIGH TENSION TOWER		TREE TO BE REMOVED
W.M.	WATER MAIN		TREE TO REMAIN
W.S.	WATER SERVICE		MONUMENT
G.M.	GAS MAIN		

OWNER:
0400-263-02-72
D & S REALTY DEVELOPMENT, LP
521 ROUTE 111
HAUPPAUGE, NY, 11787

FOR TOWN USE

TAG #	SIZE	TO BE REMOVED	TO REMAIN
1303	24T		X
1304	14T	X	
1305	36T	X	
1306	8T/3	X	
1307	8T/2	X	
1308	28T	X	
1309	16T	X	
1310	16T	X	
1311	12T	X	
1312	24T	X	
1313	24T	X	
1314	12T/4	X	
1315	10T/2	X	
1316	10T/2	X	
1317	18T	X	
1318	18T	X	
1319	12T	X	
1320	18T	X	
1321	16T	X	
1322	16T	X	
1323	20T	X	
1324	16T	X	
1325	14T	X	
1326	14T	X	
1327	8T	X	
1328	8T	X	
1329	14T	X	
1330	24T	X	
1331	WUP		X
1332	26T	X	
1333	12T/2		X
1334	12T	X	
1335	10T	X	

TAG #	SIZE	TO BE REMOVED	TO REMAIN
1336	10T/2	X	
1337	36T	X	
1338	20T		X
1339	14T	X	
1340	12T	X	
1341	12T		X
1342	WUP		X
1343	18T		X
1344	18T		X
1345	18T		X
1346	18T		X
1347	18T		X
1348	12T	X	
1349	12T		X
1350	12T		X
1351	18T		X
1352	18T		X
1353	22T		X
1354	10T		X
1355	8T		X
1356	10T		X
1357	10T		X
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1362	14T	X	
1363	10T	X	
1364	14T	X	
1365	14T	X	
1366	8T	X	
1367	8T	X	
1368	8T	X	

TAG #	SIZE	TO BE REMOVED	TO REMAIN
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1370	10T	X	
1371	10T	X	
1372	12T	X	
1373	12T	X	
1374	12T	X	
1375	12T/2	X	
1376	16T		X
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1381	10T	X	
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1386	22T	X	
1387	22T		X
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1391	10T	X	
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1393	12T		X
1394	12T		X
1395	16T		X
1396	12T	X	
1397	12T	X	
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1399	12T	X	
1400	12T	X	
1401	12T	X	

TAG #	SIZE	TO BE REMOVED	TO REMAIN
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1403	12T		X
1404	16T		X
1405	16T		X
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1409	12T	X	
1410	12T	X	
1411	12T	X	
1412	12T	X	
1413	22T	X	
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1418	14T	X	
1419	14T	X	
1420	12T	X	
1421	12T	X	
1422	12T	X	
1423	12T		X
1424	12T		X
1425	14T		X
1426	12T		X
1427	12T		X
1428	10T		X
1429	10T		X
1430	12T		X
1431	12T		X
1432	12T		X
1433	12T		X
1434	12T		X

TAG #	SIZE	TO BE REMOVED	TO REMAIN
1435	8T	X	
1436	10T	X	
1437	26T		X
1438	18T/2		X
1439	12T		X
1440	12T		X
1441	8T		X
1442	22T/3		X
1443	16T		X
1444	14T		X
1445	8T		X
1446	16T		X
1447	16T		X
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1450	16T		X
1451	16T		X
1452	12T/3		X
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1461	12T		X
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1463	10T		X
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1465	10T		X
1466	8T		X
1467	16T/2		X

TAG #	SIZE	TO BE REMOVED	TO REMAIN
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1469	18T/3	X	
1470	14T	X	
1471	8T	X	
1472	12T	X	
1473	8T	X	
1474	22T	X	
1475	26T		X
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1485	22T		X
1486	10T		X
1487	14T		X
1488	14T	X	
1489	12T		X
1490	24T		X
1491	10T		X
1492	10T		X
1493	10T	X	
1494	10T		X
1495	10T	X	
1496	10T	X	
1497	10T	X	
1498	12T/3		X
1499	12T		X
1500	8T		X

TAG #	SIZE	TO BE REMOVED	TO REMAIN
1501	8T	X	
1502	8T	X	
1503	8T		X
1504	12T	X	
1505	12T/2		X
1506	12T/2	X	
1507	14T	X	
1508	14T	X	
1509	14T	X	
1510	14T	X	
1511	10T	X	
1512	10T	X	
1513	8T		X
1514	26T		X
1515	12T		X
1516	12T		X
1517	12T		X
1518	12T		X
1519	12T		X
1520	WUP		X
1521	12T	X	
1522	12T	X	
1523	10T/2		X
1524	10T/2		X
1525	12T		X
1526	8T		X
1527	8T		X
1528	12T	X	
1529	12T	X	
1530	12T		X
1531	12T		X
1532	12T		X
1533	10T		X

No.	REVISION	DATE
4	REVISED PER TOWN COMMENTS	07/07/2026
3	REVISED PER TOWN COMMENTS	06/05/2026
2	SCTM# UPDATED	12/10/2025
1	REVISED CONSERVATION EASE. AREA IN SITE DATA AND REV TDFR EASE. CALC.	08/05/2024

OWNERS/ APPLICANTS:
D & S REALTY DEVELOPMENT, LP
DAVID MAROM
53 BROADWAY
BROOKLYN, NY, 11249

PRELIMINARY SUBDIVISION PLANS
TREE PRESERVATION PLAN
JILL ESTATES

SITUATED AT
DIX HILLS
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
S.C.T.M.: DISTRICT: 0400, SECT. 263.00, BLK. 02.00, LOT 072.000
DISTRICT: 0400, SECT. 249.00 BLK. 04.00, LOT 019.004

NELSON + POPE
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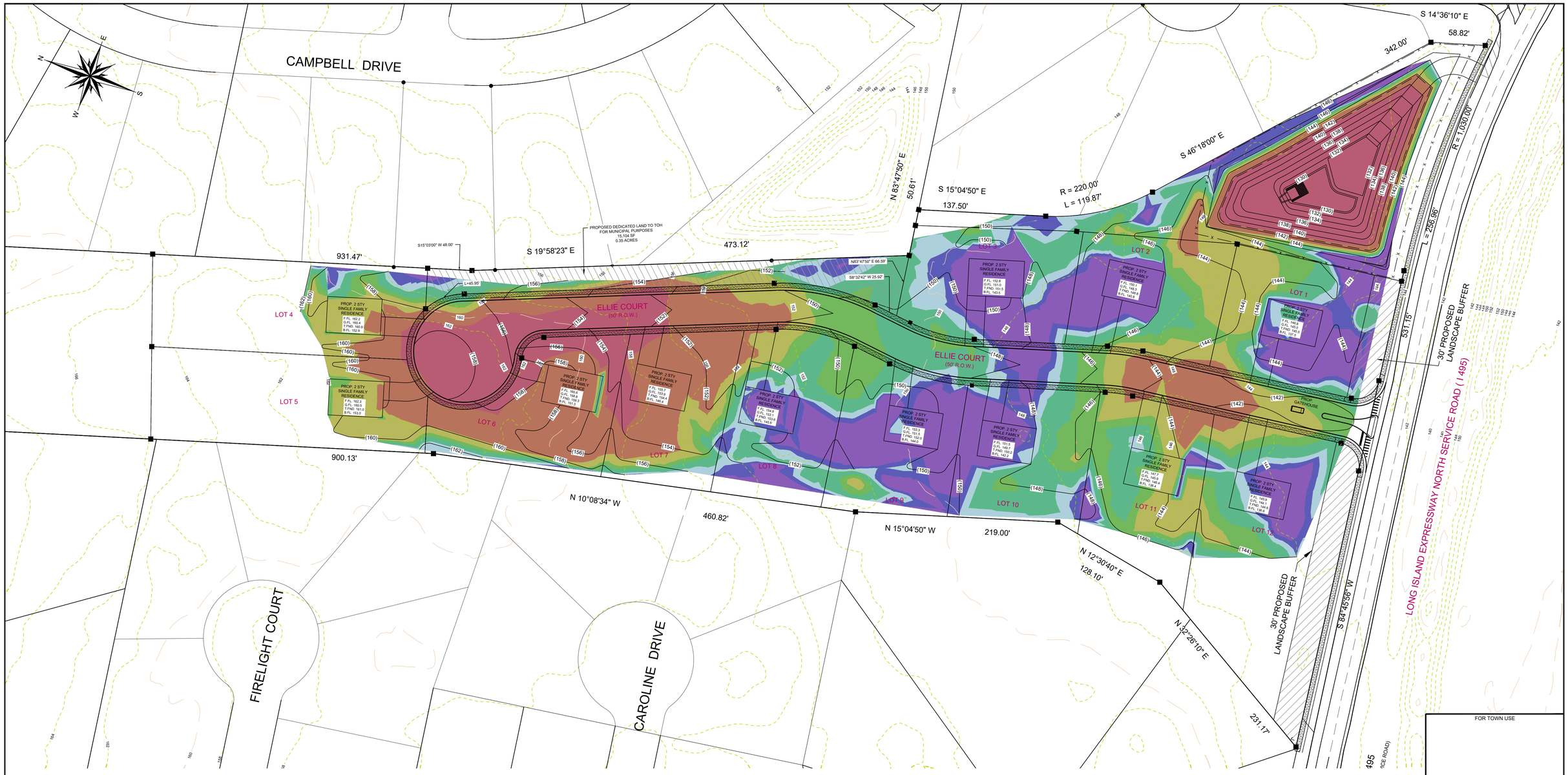
70 Maxess Road, Melville, NY 11747 • 631.427.5665 • nelsonpope.com

DRAWN BY: WM	CADD No.: 09177 PM - REV FOR GATE HOUSE.DWG	SCALE: 1" = 80'	DRAWING NO.: C-601
CHECKED BY: KVH	FILE NO.: -		
DATE: JANUARY, 2024	PROJECT NO.: 09177		SHEET NO.: 14 OF 14



PLAN

SCALE: 1" = 50'

0 50 100 150

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Elevations Table

Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-15.39	-4.02	15648.86	
2	-4.02	-2.07	15334.80	
3	-2.07	-1.24	7840.58	
4	-1.24	-0.81	8379.55	
5	-0.81	-0.25	7138.46	
6	-0.25	0.00	1489.60	
7	0.00	0.22	1232.20	
8	0.22	2.83	1804.93	

EARTHWORK CALCULATION

AREA OF DISTURBANCE: 334,387 S.F.

RECHARGE BASIN:
CUT: 8,419 C.Y.
FILL: 98 C.Y.
NET: 8,321 C.Y. CUT

ROAD (ELLIE COURT):
CUT: 5,374 C.Y.
FILL 33 C.Y.
NET 5,341 C.Y. CUT

LOTS:
CUT: 8,672 C.Y.
FILL: 1,442 C.Y.
NET: 7,230 C.Y. CUT

DEDICATION (TOWN):
CUT: 295 C.Y.
FILL: 4 C.Y.
NET: 291 C.Y. CUT

OVERALL:
CUT: 22,760 C.Y.
FILL: 1,577 C.Y.
NET: 21,183 C.Y. CUT*

*NOT INCLUDING BASEMENT CUT VOLUMES

FOR TOWN USE

No.	REVISION	DATE
4	REVISED PER TOWN COMMENTS	07/07/2026
3	REVISED PER TOWN COMMENTS	06/05/2026
2	SCTM# UPDATED	12/10/2025
1	REVISED CONSERVATION EASE. AREA IN SITE DATA AND REV TOFR EASE. CALC.	08/05/2024

OWNERS/ APPLICANTS:
D & S REALTY DEVELOPMENT, LP
DAVID MAROM
53 BROADWAY
BROOKLYN, NY, 11249

PRELIMINARY SUBDIVISION PLANS
EARTHWORK PLAN
JILL ESTATES

SITUATED AT
DIX HILLS
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
S.C.T.M.: DISTRICT: 0400, SECT. 263.00, BLK. 02.00, LOT 072.000
DISTRICT: 0400, SECT. 249.00 BLK. 04.00, LOT 019.004

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DRAWN BY:	WM	CADD No.:	09177 PM - CUT FILL ANALYSIS.DWG	SCALE:	DRAWING NO.:
CHECKED BY:	KVH	FILE NO.:	-	1" = 50'	E-101
DATE:	JANUARY, 2024	PROJECT NO.:	09177		SHEET NO.: 1 OF 1

ATTACHMENT 2
SUBDIVISION YIELD MAP AND PLANNING BOARD YIELD MAP APPROVAL RESOLUTION

Nelson & Pope, May 7, 2025

HUNTINGTON TOWN PLANNING BOARD

MEETING OF MAY 7, 2025

The following resolution was offered by J. Tantillo

and seconded by S. Becker

WHEREAS, David Marom, D&S Realty Development, LP, 53 Broadway, Brooklyn, NY 11249, the owner, has submitted a preliminary subdivision application known as **Jill Estates**, located on the northwest intersection of the LIE North Service Road and Dillon Drive, Dix Hills, prepared by Thomas C. Dixon, PE, Nelson & Pope, and indicated as parcels 0400-249.00-04.00-019.004 and 0400-263.00-02.00-072.000 on the Suffolk County Tax Map; and

WHEREAS, on June 21, 2021, a preliminary application of *only* parcel 0400-263.00-02.00-072.000 (12.222-acres) was submitted depicting five (5) conforming lots in accordance with the R-40 Residence Zoning District requirements; however, after the preliminary public hearing was held on May 25, 2022, the applicant was advised to include parcel 0400-249.00-04.00-019.004 in the proposed development, as both parcels were previously considered by the Planning Board pursuant to SEQRA, and concluded that a 12-lot modified subdivision plan "…*would be the most protective of the environment, while ensuring the adjoining community no loss in valuation*…"; and

WHEREAS, the applicant has submitted a plan entitled, R-40 Yield Map, dated January 2025, revised on March 26, 2025, and received on April 24, 2025, depicting twelve (12) lots in full compliance with the R-40 Residence Zoning District requirements, 2.05-acres in parkland dedication, 3.73-acres in road dedication and 1.40-acres in recharge basin dedication; and

WHEREAS, approval of the yield map is not an action pursuant to SEQRA; now therefore be it

RESOLVED, that the Huntington Town Planning Board hereby grants approval of the R-40 Yield Map dated January 2025, revised on March 26, 2025, and received on April 24, 2025, depicting **twelve (12) lots** for the application known as **Jill Estates**; and be it further

RESOLVED, that this Yield Map will be subject to further review and possible modification as a result of the full consideration of environmental factors as a result of the State Environmental Quality Review (SEQR) process and findings; and be it further

RESOLVED, that this approval shall not be construed as approval of the subdivision, nor does this approval permit any type of construction on the subject property.

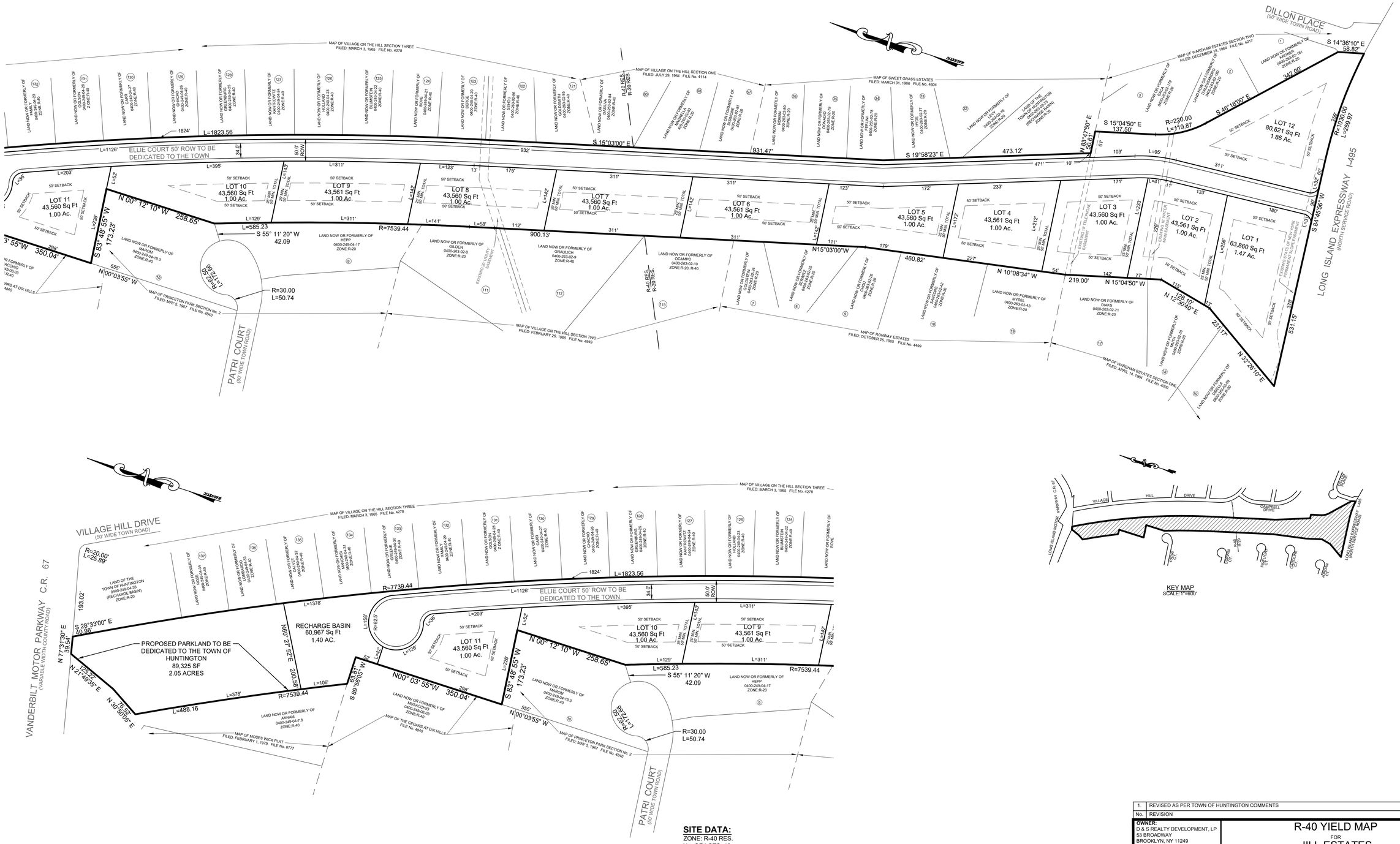
VOTES: 5 AYES: 5 NOES: 0 ABSENT: 3

P. Ehrlich, Chairman	Not Voting
R. Bontempi, Jr., Vice Chair	Absent*
Hon. M. M. Amendola	Absent**
S. Becker	AYE
Hon. R. A. Lifson	AYE
D. Pennetta	Absent
J. Tantillo	AYE
C. Coté (Alternate*)	AYE
Hon. D. Martin (Alternate**)	AYE

FILED WITH THE TOWN CLERK

DATE: May 9, 2025

The resolution was thereupon declared to be duly adopted.



SITE DATA:

ZONE: R-40 RES.
No. OF LOTS: 12
AREA OF SITE: 20.51 ACRES
AREA IN LOTS: 13.33 ACRES
AREA IN RECHARGE BASIN: 1.40 ACRES
AREA IN ROADS: 3.73 ACRES
AREA IN PARKLAND DEDICATION: 2.05
S.C.T.M.:
0400-249-04-19.4
0400-263-02-72
SCHOOL DISTRICT: HALF HOLLOW HILLS CSD
FIRE DISTRICT: DIX HILLS
WATER DISTRICT: DIX HILLS
POST OFFICE: DIX HILLS
REFUSE DISTRICT: GARAFOLO-No. 12

NUMBERS SHOWN THUS (20) DENOTE FILED MAP LOT NUMBERS

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No.	REVISION	DATE
1.	REVISED AS PER TOWN OF HUNTINGTON COMMENTS	03/26/2025

OWNER:
D & S REALTY DEVELOPMENT, LP
53 BROADWAY
BROOKLYN, NY 11249

APPLICANT:
D & S REALTY DEVELOPMENT, LP
53 BROADWAY
BROOKLYN, NY 11249

R-40 YIELD MAP
FOR
JILL ESTATES
SITUATED AT
DIX HILLS
TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK
S.C.T.M. DISTRICT 0400, SECTION 249, BLOCK 04, LOT 19.4
DISTRICT 0400, SECTION 263, BLOCK 02, LOT 72

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DRAWN BY:	AH	CADD:	09177-YM.DWG	SCALE:	DRAWING NO.:
CHECKED BY:	KVH	FILE NO.:	000-00-0	1" = 100'	C-1
DATE:	JANUARY 2025	PROJECT NO.:	09177		SHEET NO.: 1 OF 1