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: Special Permit Application for Peconic Environmental Services, LLC		
Project Location (describe, and attach a general location map): Peconic Avenue approx. 2,430 ft. east Buffalo Avenue, Medford, Town of Brookhaven, New York 11763 (District 0200 Section 736 Block 2 Lot 8.3)		
Brief Description of Proposed Action (include purpose or need): Applicant requests a Special Permit under Town Code section 85-579(T) to construct and operate a Transfer Station with waiver of Special Permit Criteria, Section 85-581(A)(5), requiring any structure on the premises to be located on a 6.05 acre lot, 750 feet from property zoned for residential zoned use, and waiver of Section 85-581(A)(9), for maximum building height to allow 67' where 40' is permitted as of right. The 85-581(A)(5) waiver is for the proposed main structure for storage and sorting of C&D, and scale house, which are located approximately 75 feet from residentially zoned property that is owned and operated by the Long Island Railroad; and for the existing one story security/ office building which located approximately 543 feet from residentially zoned property with frontage along Jamaica Avenue to the South. The parcels between the project site and the residentially zoned property to the South include Peconic Avenue and an outdoor car storage yard with 100 feet of naturally vegetated buffer to the nearest residential property line, and the distance from the proposed storage and sorting building to nearest residentially zoned parcel to the South is 750 feet, as required. The 85-581(A)(9) waiver is to allow a maximum building height of 67 feet. The Proposed Action will help to fulfill a pending, critical gap in waste management on Long Island. The Town of Brookhaven currently accepts approximately 500,000 tons per year of Construction and Demolition Debris at the Horseblock Road Landfill. The material is generated on Long Island and delivered by local haulers. In 2024, available landfill capacity will be exhausted, and Brookhaven will cease landfilling of this material. At that time, waste that is presently disposed at the Brookhaven Landfill will need to be delivered or disposed of at alternate sites. The Proposed Action proposes to accept 1938 tons per day of this material, and further proposes to provide out of state transport of this material by rail, to a permitted Construction and Demolition Debris disposal site in Ohio.*		
Name of Applicant/Sponsor: Peconic Environmental Services Corp.	Telephone: 631-289-6188 E-Mail:	
Address: 71 Peconic Avenue, PO Box 526		
City/PO: Medford	State: NY	Zip Code: 11763
Project Contact (if not same as sponsor; give name and title/role): J. Timothy Shea, Jr., Esq., Certilman Balin Adler & Hyman, LLP	Telephone: 516-296-7885 E-Mail: tshea@certilmanbalin.com	
Address: 100 Motor Parkway, Suite 560		
City/PO: Hauppauge	State: New York	Zip Code: 11788
Property Owner (if not same as sponsor): Gershow Recycling Corporation	Telephone: 631-289-6188 E-Mail:	
Address: 71 Peconic Avenue, PO Box 526		
City/PO: Medford	State: NY	Zip Code: 11763

*Supplemental "Project Description" is annexed hereto as Attachment 1.

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	Special Permit and Waivers (existing building setback; max. building height)	September 2020
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Site Plan Approval and Planning Board Special Waivers	Spring 2021
c. City, Town or Village Zoning Board of Appeals ☑Yes☐No	Variance (Parking, Landscaping for proposed site and front/ side yard, Setback for existing building)	Summer 2021
d. Other local agencies ☑Yes☐No	Highway Department -Curb Cut Approval; Department of Public Safety - Construction Hours	Summer 2021
e. County agencies ☑Yes☐No	Suffolk County Department of Health Article 6	Fall 2020
f. Regional agencies ☐Yes☑No		
g. State agencies ☑Yes☐No	NYSDEC Part 360 Solid Waste Management Facilities and SWPPP; PSEG LI- Utility Relocation	Part 360: September 2020; SWPPP and PSEG LI: Fall/Winter 2021
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? • **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	☐Yes☑No
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	☑Yes☐No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	☐Yes☑No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) If Yes, identify the plan(s):	☐Yes☑No
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? If Yes, identify the plan(s):	☐Yes☑No

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?
The project site is 5.45 acres of L Industrial 2 zoned property with an additional 0.6 acres to be utilized only for a railroad spur being L Industrial 1 zoned property.

b. Is the use permitted or allowed by a special or conditional use permit? Use allowed in L2 with Town Board Special 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? Patchogue-Medford Union Free School District

b. What police or other public protection forces serve the project site?
Suffolk County Police Department

c. Which fire protection and emergency medical services serve the project site?
Medford Fire District, Medford Volunteer Ambulance

d. What parks serve the project site?
N/A

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)? Industrial - Transfer Station

b. a. Total acreage of the site of the proposed action? 6.05 acres
b. Total acreage to be physically disturbed? 5.70 acres Site has been previously cleared.
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 64.29 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed?
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 9 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				
At completion of all phases				

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

If Yes,

i. Total number of structures 2 (new)

ii. Dimensions (in feet) of largest proposed structure: 67 height; 165 width; and 235 length

iii. Approximate extent of building space to be heated or cooled: 1,314 square feet Office and existing building (security booth)

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: 2530 gallons/day
This number includes domestic usage plus an estimated +/- 900 gallons per day for dust suppression operations.
ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No
If Yes:

- Name of district or service area: Suffolk County Water Authority
- 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:
- Source(s) of supply for the district:

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

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

v. If a public water supply will not be used, describe plans to provide water supply for the project:
Public water will be used.
vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: N/A gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:
i. Total anticipated liquid waste generation per day: 1,630 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 as per Article 6 of the Suffolk County Sanitary Code.

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

- 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):

A new on site septic sanitary disposal system will be installed to manage sanitary wastewater. Existing system serving security office will remain in place.

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

N/A.

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes:

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

_____ Square feet or 4.23 acres (impervious surface)

_____ Square feet or 6.05 acres (parcel size)

ii. Describe types of new point sources. New paved site driveways and buildings.

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 managed on site via an expanded drywell system designed and constructed in accordance with Town standards.

- 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)

Elevated excavator, pay loader, roll off truck delivery vehicles.

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

None of these will be present on site.

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

None of these will be present on site.

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):

A diesel powered elevated excavator will transfer the C&D material from roll off truck transportation vehicles into a rail car; this operation will occur within the main building on site to minimize diesel or dust emissions to surrounding industrial area. Diesel powered pay-loaders may also be used to move materials.

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

A traffic assessment study has been conducted and is attached The study concluded that there would be no noticeable impact from the proposed facility.

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):

Based on the maximum permitted potential to acquire, there would be 242 roll off truck deliveries per day consisting of approximately 120- 20 yd truck trips and 122- 40 yard truck trips . Average daily operations are expected to be less. See Traffic Assessment for more details.

iii. Parking spaces: Existing 5 Proposed 16 Net increase/decrease +11

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:

One existing curb cut in the center of the property will be closed. The site will have dedicated ingress/ egress approaches via one existing curb cut on the western property which will be reused and widened and a new curb cut to the east of the existing security guard booth

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:

141,912 kw/year

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

Local utility.

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: 7:00 A.M. - 6:00 P.M.
- Saturday: 7:00 A.M. - 6:00 P.M.
- Sunday: NA
- Holidays: NA

ii. During Operations:

- Monday - Friday: 6:00 A.M. to 7:00 P.M.
- Saturday: 6:00 A.M to 7:00 P.M.
- Sunday: NA
- Holidays: NA

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:

Operations: Loading and unloading operations will occur inside the main building which will minimize noise emissions.

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

Describe: Existing wooded areas on-site will remain.

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:

Outdoor lighting will be designed in accordance with the Town Code; there will be no spillover to adjacent properties and lighting design will be dark sky compliant.

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

Describe: Existing wooded areas on-site will remain.

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐Yes ☑No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐Yes ☑No

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐Yes ☑No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐Yes ☐No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑Yes ☐No

If Yes:

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

- Construction: +/-5 tons per week (unit of time)
- Operation : 1938.75 tons per day (unit of time)

1938 tons per day will be the permitted value and maximum potential to acquire; the anticipated daily average would be approximately 700 tons per day.

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

- Construction: N/A
- Operation: Operations will entail transfer of C&D waste from roll off truck transportation vehicles to rail cars for transport to landfills and markets.

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

- Construction: A private hauler will be contracted.
- Operation: A private hauler will be contracted to remove solid waste and any non-recyclable residue to a permitted facility.

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): C&D debris transfer station.

ii. Anticipated rate of disposal/processing:

- 50,408 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

The tons per month is a maximum based on the maximum permitted daily value; maximum daily values are not expected to occur for sustained periods in absense of emergencies (e.g. Superstorm Sandy).

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): Vacant, Transportation

ii. If mix of uses, generally describe:

Land use on and adjoining the property are industrial. Beyond the industrial land uses near the site include commercial areas, vacant parcels, and transportation (LIRR and Long Island Expressway). There are residential land uses approximately 450 feet to the south of the southern site property line.

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	0.45	4.68	+4.23
• Forested	0.33	0.33	0.00
• 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)	5.27	0.66	-4.61
• Other Describe: Landscaping	0.00	0.38	+0.38

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
Yes answer due soley to presence of NYSDEC Environmental Site Remediation database site located within 2000 feet of Project Site
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes☑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): 152024

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
The 152024 site is located approximately 60 feet south of the Proposed Action Site's southern property line. Per NYSDEC data base records, no additional investigations are necessary.

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? +/- 1,500 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: Riverhead sandy loam (RdB) 100 %
_____ %
_____ %

d. What is the average depth to the water table on the project site? Average: +/- 44 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%: 100 % of site
☐ 10-15%: _____% 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:
Site is substantially cleared and does not offer habitat for expected suburban species such as eastern gray squirrel eastern cottontail, common raccoon, white-tailed deer, chipmunk or opposum.

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): NYS and US Threatened
Northern Long-eared Bat
Although the site is substantially cleared, according to existing NYS data bases, it is within an area that could offer habitat for this species. No substantial tree clearing is anticipated and existing wooded areas on site will remain.

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:

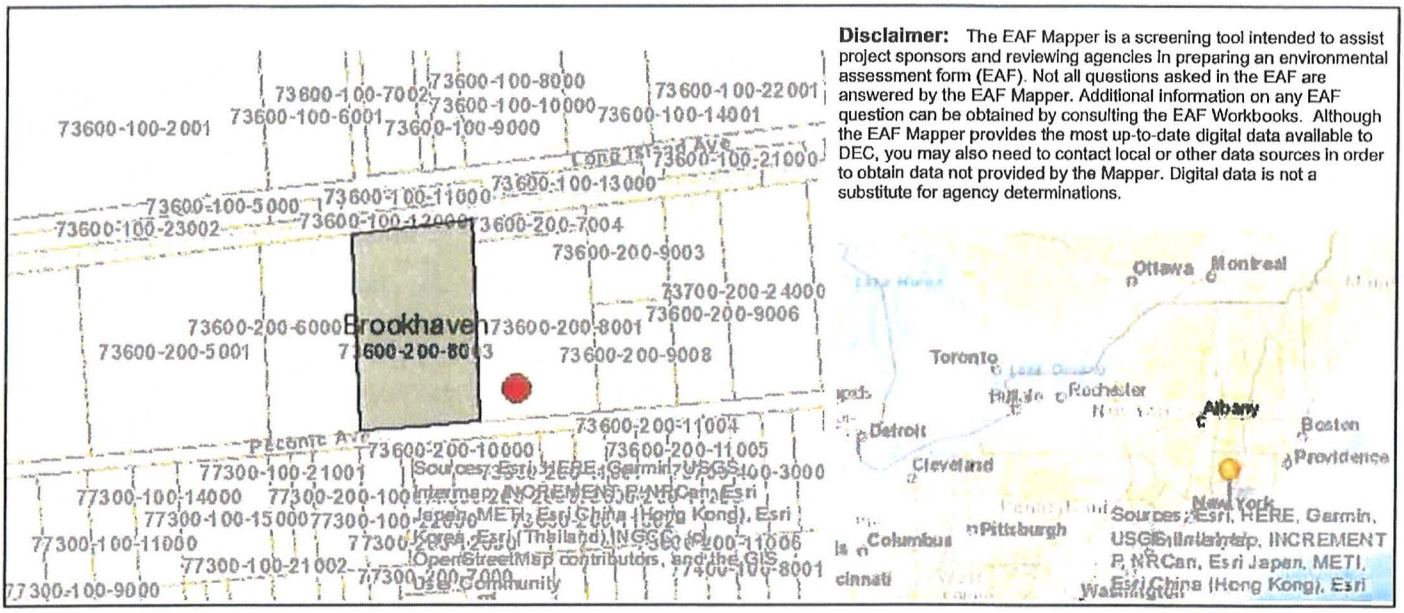
b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

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:

EAF Mapper Summary Report

Wednesday, April 29, 2020 12:54 PM



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 in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	152024
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
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

1. Introduction and Purpose and Need

The Peconic Environmental Services Corp, ("Applicant") proposes a Construction and Demolition (C&D) Transfer Station ("Proposed Action") to accept approximately 1,938 tons per day of C&D debris to be located on Peconic Avenue, approximately 2,430 feet east of Buffalo Avenue in Medford, Town of Brookhaven, NY 11763 on property zoned for such use, subject to a special permit. The Proposed Action will help to fulfill a pending, critical gap in waste management on Long Island. The Town of Brookhaven currently accepts approximately 500,000 tons per year of C&D debris at the Horseblock Road Landfill. This material is generated on Long Island and delivered by local haulers. In 2024, available capacity at the referenced landfill will be exhausted, and Brookhaven will cease landfilling of this material. At that time, waste that is presently disposed of at the Brookhaven Landfill will need to be delivered or disposed of at alternate sites. The Proposed Action proposes to accept approximately 1,938 tons per day of this material, and further proposes to provide out of state transport of this material by rail, to a permitted C&D debris disposal site in Ohio. The construction of this proposed facility is consistent with the goals of the Brookhaven Solid Waste Management Plan and generally accepted protocols of environmental protection.

2. Project Description

The Proposed Action would involve application to the Town Board of the Town of Brookhaven for a Special Permit under Town Code section 85-579 (t) to allow for the operation of a Construction & Demolition Debris Transfer Facility on a 6.05 Acre parcel zoned for heavy industrial use, identified on the Suffolk County Tax Map as District 0200, Section 736 Block 2, Lot 8.3, and located on the north side of Peconic Avenue, 2,430 feet east of Buffalo Avenue ("Project Site"). The Proposed Action scope includes:

- Operation of three buildings when complete including:
    - An existing 514 sq. ft. building which will be renovated and used for security and monitoring the flow of vehicles into and out of the site.
    - A new 38,755 sq. ft. transfer station building will be constructed to house the transfer operations. The building will allow trucks that bring debris to the facility to off load the material completely within the building.
    - An additional building of 800 sq. ft. will be constructed immediately adjacent to the transfer station building for the purpose of weighing, from two scales (one each inbound and outbound), incoming and outgoing trucks.
- Construction of dedicated ingress, from an existing curb cut to be improved, and egress from a new curb cut. An existing curb cut at the property will be closed.
- Construction of paved driveways and walkways to facilitate internal site navigation as well as parking for trucks and employees.
- Relocation of two utility poles and one fire hydrant to facilitate access to the site.
- Installation of new stormwater drainage and on-site sanitary management systems to supplement the existing on-site systems. Installations will meet current Town of Brookhaven and Suffolk County Department of Health standards.

Waivers of Special Permit Criteria are also being sought as follows:

- Waiver of Section 85-581 (5) requiring any structure on the premises to be located 750 feet from property zoned for residential use. This would authorize placement of the main structure which is to be located approximately 75 feet from residentially zoned property owned and operated by the Long Island Railroad and the existence of the one story security/office building which is located approximately 535 feet from residentially zoned property with frontage along Jamaica Avenue to the south.

- Waiver of 85-581(9) requiring that the maximum facility height not exceed 40 feet. This will authorize the maximum proposed facility height of approximately 67 feet.

The site will operate 6 AM to 7 PM Monday through Saturday. It is anticipated that up to five (5) full-time employees will perform operational duties at the site at any one time. The site's permitted maximum potential to acquire will be approximately 1,938 tons of material per day though average daily operations are expected to entail processing of approximately 700 tons of material per day. Transfer operations will occur within the 38,755 sq. ft. building on-site. The attached traffic assessment shows that no substantial negative impacts from truck travel to and from the site will occur. (See Attachment 2.)

3. Site Location and Setting

The Project Site is located on the north side of Peconic Avenue between Medford Avenue (Route 112) and Horseblock Road (County Road 16) approximately 2,430 feet from Buffalo Avenue. All vehicle and pedestrian access to the subject site is via Peconic Avenue where the site enjoys 400.1 feet of street frontage.

Peconic Avenue is an industrial corridor with both light and heavy industrial uses. The properties to the east, south and west of the project site are industrial. North of the property is the LIRR Mainline.

The tax lot is a total of approximately 6.05 acres with the Project site located on the approximately 5.45 acres that are zoned L Industrial 2 (Heavy Industry) and the remining portion of the lot of approximately 0.60 acres is zoned L Industrial 1 (Light Industry). The transfer station building will be sited on the L2 portion of the Site where it is a permitted use with the issuance of a Special Permit by the Town Board of the Town of Brookhaven. The Project Site is also located above the Nassau-Suffolk Sole Source Aquifer (SSA) and within the Town of Brookhaven's Hydrogeologic Sensitive Zone although the operation of the transfer station will not impact either of these areas. The site is not located within other known special areas such as NYSDEC Critical Environmental Areas or Environmental Justice areas.