

Acadia Republic Farmingdale LLC

Property: 1300 Broadhollow Road | Farmingdale, New York



Project Overview

With local benefit and FAA regulations in mind, our goal is to develop a limited occupancy property that takes in the concerns of the community. This low occupancy and low traffic development will feature enhanced roadways and routing to decrease congestion. We have asked the town of Babylon for a parking variance to lower the number of car spaces required by code from 439 to 138, which will also lead to less congestion.

- ◆ Industrial Outdoor Storage (“IOS”) and Light Industrial Uses
- ◆ 3 buildings, 65,000 sq. ft
- ◆ Approx. 9 Acres of Outdoor Storage
- ◆ Environmental areas to be capped and monitored in accordance with DEC approved Site Management Plan
- ◆ Property will be beautified with landscaping, berms and fencing.
- ◆ Submitted to Babylon Planning Dept in February 2023
 - > We have had multiple revisions to address community concerns.

Community Considerations

Acadia will invest over \$1 million into elements of this project which mitigate its impact on the surrounding local community, such as landscaped berm, road widening and other public roadway improvements.

Our goal is to ensure that this development remains compatible with the character and needs of your neighborhood. Every detail of this proposed property has been developed with the local community in mind.

We have listened to community feedback, incorporated it into this project, and believe this project is in line with township priorities.

- Traffic
- Noise
- Light
- Aviation Safety
- Appearance
- Tenants
- Pollution
- Environmental



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Traffic Considerations

To ensure this development does not have an impact on local roads and neighborhoods, the project is designed so that ALL traffic will be routed toward Rt. 110. Heavy vehicles will be required to exit onto Conklin East toward Rt. 110, not toward the local community.

Acadia has conducted a thorough traffic impact study with VHB to assess potential effects and help guide measures to minimize any potential congestion. The study concluded that this development would not significantly increase traffic volume during peak hours and will not significantly impact area traffic operations.

In addition to implementing specific truck routes to address traffic, Acadia will improve road infrastructure and implement traffic management strategies which include:

- Road Widening for East Farmingdale Vol. Fire Company on East Carmans Road
- Road widening on Conklin Street and adding a new left turn lane into the site that does not block traffic
- Adding a deceleration lane on Rt. 110

