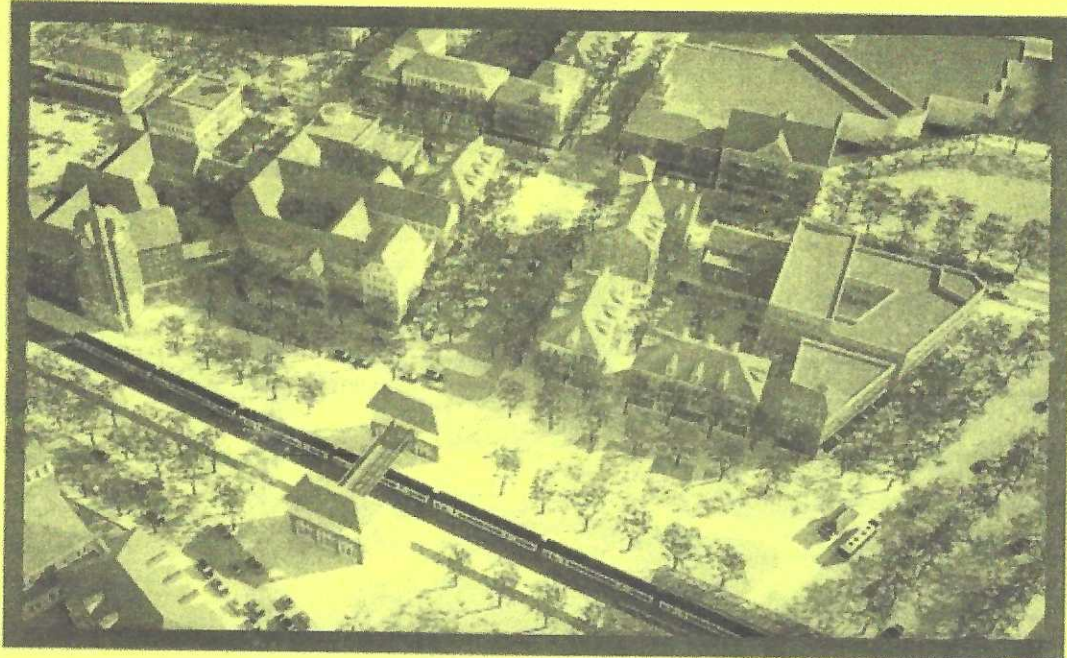


Items of Interest

4/12/17 Transit Oriented Development

SAVE THE DATE



EAST FARMINGDALE TOD DRAFT CODE REVIEW: APRIL 12, 2017

EAST FARMINGDALE TOD DRAFT CODE REVIEW

Wednesday, April 12, 6:30pm

East Farmingdale Fire House, 930 Conklin Street

In January 2017, a Design Charrette was held to discuss plans for future transit-oriented development (TOD) around a reopened East Farmingdale Long Island Rail Road station, near the intersection of Conklin Street and Broad Hollow Road (Route 110). Design concepts for the station area's public spaces, buildings, and streets were illustrated; ideas generated during the charrette can be viewed at townofbabylon.com. The first draft of a form-based code that can be used to guide future development in the area according to this vision is now ready for review.

Plan to attend our next meeting on April 12th, get caught up on the conversations to date, learn about the draft code, and let us know your thoughts!

Any questions, please contact Jennifer
at 631-957-3080 or
jcampagnone@townofbabylon.com.



11735-162307

**3/29/17 EXTREMELY IMPORTANT MEETING AT MOLLOY COLLEGE AT REPUBLIC AIRPORT
ON APRIL 6, 2017 5:30 pm**

We are very concerned about the selection process for this developer and the ultimate uses of their construction. The Republic Airport Commission stands with us in demanding transparency for this project and has not been informed on the development plans.

PUBLIC MEETING NOTICE
NEW YORK STATE DEPARTMENT OF TRANSPORTATION
NOTICE OF PUBLIC MEETING TO BE HELD APRIL 6, 2017
IN CONNECTION WITH THE PROPOSED DEVELOPMENT OF PARCELS AT REPUBLIC AIRPORT

PLEASE TAKE NOTICE that a public meeting (the "Public Meeting"), open to all persons, will be held at Molloy College Suffolk Center, Atrium Room, 7180 Republic Airport, Farmingdale, New York 11735 on April 6, 2017 from 5:30 p.m. to 8:30 p.m. by the New York State Department of Transportation ("DOT").

The public meeting is for the purpose of: (1) informing the public about the Project; and (2) giving all interested persons an opportunity to provide oral or written comments on the Project.

The public purposes of the Project include, but are not limited to: (a) redeveloping five vacant and underutilized parcels at the Project Site (described below), thereby eliminating the need for annual public subsidy at the airport; (b) creating both construction related and permanent jobs, which will enhance the tax base of community; and (c) constructing environmentally-responsible infrastructure that will reduce the region's energy consumption.

DOT is serving as the lead agency under the State Environmental Quality Review Act ("SEQRA") and will be responsible for holding the anticipated leases with the developer.

Background: In February 2016, Empire State Development, on behalf of the New York State Department of Transportation, issued a Request for Proposals for the Long Term Lease of Five Development Parcels ("RFP"). A copy of the RFP is available at <https://esd.ny.gov/doing-business-ny/requests-proposals>. A map of the development Parcels is available on page 4 of the RFP.

The Project Site: The Project Site is five development parcels: Parcels A, B, C, D & E located within the footprint of Republic Airport, which has an address of 7150 Republic Airport, East Farmingdale, New York 11735.

Developer: As a result of the RFP process, Stratosphere Development Corporation, LLC, an affiliate of Talon Air, has been conditionally designated to develop the five parcels in the RFP.

Project Description:

The proposed project will develop vacant and/or underutilized parcels at Republic Airport for aviation uses. Proposed construction includes hangars, a Fixed-Base Operator (FBO) building, additional aircraft ramp space, aircraft tie-downs; and associated vehicle parking. NYSDOT anticipates a private investment of at least \$27 million for these improvements. Materials regarding the proposed project are available online at www.republicairport.net. Limited copies of the materials will be available at the hearing.

Receipt of Comments:

Comments on the Project are requested and may be made orally or in writing at the public meeting on April 6, 2017 and/or in writing no later than April 20, 2017, addressed as follows: by (1) email to: Director@Republicairport.net, or (2) mailed to Airport Director at 7150 Republic Airport, Room 216, East Farmingdale, NY 11735-3930. (C/O Republic Parcels Comments)

COMMENTS MUST BE RECEIVED BY THE CLOSE OF BUSINESS ON APRIL 20, 2017.

Dated: March 20, 2017
East Farmingdale, New York

NEW YORK STATE DEPARTMENT OF
TRANSPORTATION
By 
Rori Epstein, Assistant Commissioner for
Policy and Planning/CFO

1/19/17

Change in Traffic Pattern on Melville Road for SUNY Farmingdale

Following up on the proposal previously presented to us, we were informed that the Town of Babylon and the College met in December to discuss how to move this project forward. There is an issue of procurement that the college is trying to figure out so one contractor can perform the work. We will be given an update after additional meetings are held.

Republic Airport Commission (RAC)

Following the last RAC meeting held on December 6th, a letter was written addressing issues that were brought up at that meeting. Of major concern are the possible development plans for 5 airport land parcels and the apparent lack of transparency and public input for current development proposals. A coalition of civic groups, including ours, signed off on this letter that listed many specific questions. The RAC has since sent a letter of its own to the State Department of Transportation and we are awaiting a response.

We are hoping that there will be some information provided at the next RAC meeting, so please try to attend on **February 7th**

Commission Meeting Schedule for 2017: The meetings will be held on Tuesdays at 7150 Republic Airport in Conference Room 201 of the Main Terminal Bldg Rm 201 at 7:00 p.m.

February 7, April 11, June 6, August 8, October 17, December

**Note: All meetings are subject to change at the discretion of the Republic Airport Commission Chairperson.

Republic Airport Working Group:

2 members of our civic group were invited to attend a meeting of the Working Group, which includes RAC members, airport personnel and civic groups from the surrounding area. An update presentation was given by William McShane of Sheltair in which we were all informed that a few changes had been made to their project. There will no longer be a fuel farm or maintenance shop as part of the development; there will be a maximum of 6 hangars as opposed to 7 in original plan; there will be a space of 50 feet between each hangar instead of none in original plan; and the FBO building will be slightly smaller. They anticipate that the first 2 hangars will be built by the end of this year.

Conklin Street and Route 110 Development:

Early in January a card was sent out by the Town of Babylon to members of our community. It invited us to participate in an East Farmingdale Design Charrette for the area near the intersection of Conklin Street and Broadhollow Road (Route 110). This is an opportunity for residents to have input to the town code to shape the design of streets, public spaces and future buildings in this area of East Farmingdale. All meetings will take place at the East Farmingdale Fire House at 930 Conklin Street.

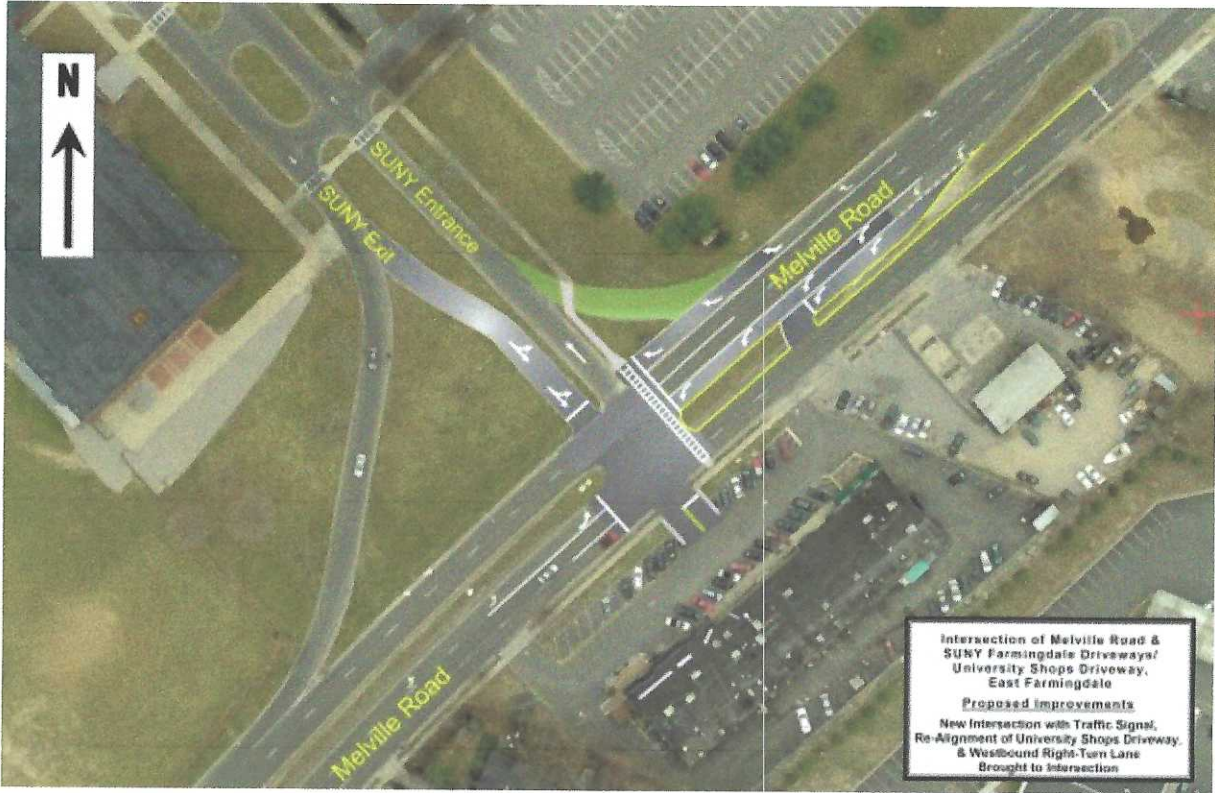
Kick-off/Design Workshop January 30th, 6-9:30pm

Open Design Studio stop by between January 31 and February 2, 10am-6pm.

Work-In-Progress Presentation February 3rd, 7-9pm

Proposal to Change the Traffic Pattern on Melville Road - 5/1/16

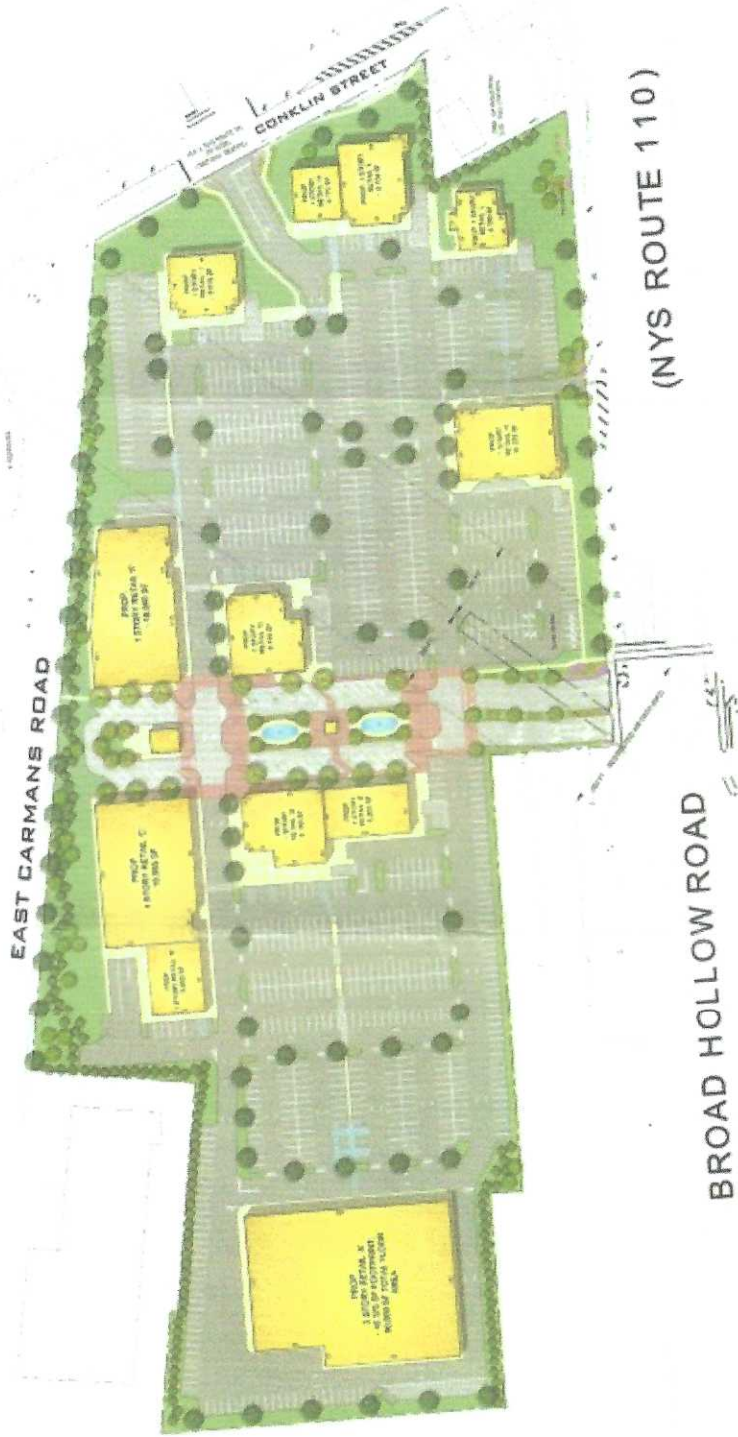
Click image to view full size



Broadhollow Commons – 5/1/16

Click image to view full size

Acadia's proposal for Broad Hollow Commons at the Rte 110 / Conklin intersection, showing buildings (with square footage), parking capacity, entrances and exits, and common areas:



PROPOSED SITE PLAN
SCALE 1"=100'

Water Rates – 5/1/16

Click image to view full size

**EAST FARMINGDALE WATER DISTRICT
WATER RATES**

PROPOSED RATES, July 1, 2016

Tiered water rates – cumulative (per year):

0	-	200,000 gallons	@ \$1.00 per thousand gallons
200,001	-	300,000 gallons	@ \$1.20 per thousand gallons
300,001	-	and above	@ \$1.50 per thousand gallons

Minimum rates & gallons for the following
size meters (per quarter):

1/4"	9,000	gallons	\$	7.73
1"	23,000	gallons	\$	18.03
1 1/2"	39,000	gallons	\$	33.48
2"	63,000	gallons	\$	54.09
3"	120,000	gallons	\$	108.12
4"	216,000	gallons	\$	197.16
6"	486,000	gallons	\$	527.63
8"	864,000	gallons	\$	1,023.75
10"	1,350,000	gallons	\$	1,661.10
12"	1,944,000	gallons	\$	2,441.25

Fire Service (per quarter)

2"	\$	45.96
4"	\$	82.88
6"	\$	230.98
8"	\$	478.26
10"	\$	845.27
12"	\$	1,345.27
16"	\$	3,884.37

Private Hydrant

\$74.75 per quarter per hydrant

Public Hydrants (Fire Departments)

\$16.50 per quarter per hydrant

5/9/2016 DRAFT

9

March 5, 2015

WOODLAND CIVIC ASSOCIATION, INC.
 39 Alexander Avenue
 Farmingdale, NY 11735
 woodlandcivicassoc@gmail.com

March 5, 2015

The Honorable Andrew M. Cuomo
 Governor of New York State
 NYS State Capitol Building
 Albany, NY 12224

Dear Governor Cuomo:

The Woodland Civic Association strongly objects to the recent proposal to introduce commercial service to Republic Airport. In addition, we have great concerns regarding the privatization of the airport as well as the establishment of a tax free zone.

Republic Airport is a general aviation reliever airport and was never intended to provide commercial service. This is evidenced by the 60,000 lb. aircraft weight limit, (Section 78.14) and permissible levels of aircraft noise, (Section 78.8 j) of Republic Airport's Rules and Regulations. These rules were established in 1984 to provide protection for local residents.

On April 17, 1982, the NYS Legislature amended NYS Transportation Law to transfer Republic Airport from the MTA to NYSDOT (Article 15). This law clearly spells out how property at the airport should be developed to provide payments in lieu of taxes (PILOTS) for the aggrieved property taxpayers who suffered severe property tax loss when the airport was removed from their tax rolls.

It seems unreasonable and economically wasteful to create such turmoil in the densely populated communities surrounding Republic Airport when you have an airport 22.2 miles east of it. An airport specifically set up for commercial flights and with more than enough capability to handle the demands on Long Island. MacArthur Airport is more than double the size of Republic Airport, is currently underutilized, has an infrastructure already in place and can handle whatever plans you have for additional commercial service.

We urge you to withdraw your proposals for Republic Airport .

Very truly yours,

Karen Williams, President

cc:

Majority Leader Skelos
Assembly Speaker Heastie
Senator Venditto
Assemblyman Lupinacci

Congressman King
County Executive Bellone
Supervisor Schaffer

[Edit](#)