
APPENDIX E



May 12, 1988

Ms. Terry Elkowitz
Baldwin & Cornelius, P.C.
101 South Bergen Place
Freeport, NY 11520

Dear Terry:

On May 11, 1988, Pam Fuller and I accompanied Irene Tsontakis to the Serota Corporate Park site in Holbrook, New York. Between 9 AM and 3 PM, we walked the site recording all species of wildlife seen or heard. We also counted birds, using a strip-count method, to determine their relative abundance, and we intensively searched under rocks, logs, and discarded wood, tires, sheet metal, cardboard, and other such objects for amphibians and reptiles.

I have enclosed a table indicating the relative abundance of bird species on the site. Four species of mammals were observed. These were eastern gray squirrel, eastern chipmunk, eastern mole, and eastern cottontail. Some burrows that may have been made by meadow voles were also noted. In spite of our intensive search, no amphibians or reptiles were noted. I suspect, however, that, at least, box turtles, eastern garter snakes, and American toads do occur on site.

From our observations, it is apparent that the site is a typical pitch pine-oak upland community. All of the species that were noted are common. There is no surface water or wetland areas on site. Only the occurrence of small fires has prevented the site from remaining in a single successional stage. Based upon our observations, there is no potential for this site to serve as habitat for any species listed by either the Federal or State governments as endangered or threatened to occur on site.

If the site is developed there will obviously be a reduction in wildlife populations. However, the presence of a buffer zone and any other remaining natural vegetation will provide some habitat for the species that were observed. Therefore, I would not expect any species to be extirpated from the area as long as some areas of natural vegetation remain.

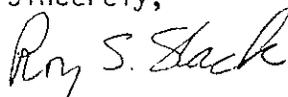
Perhaps the most notable thing about this site is the presence of hundreds, perhaps thousands, of automobile and truck tires that have been illegally dumped on the site. These tires, as well as the considerable volume of other discarded materials, obviously significantly reduce the aesthetic value of the area. However, it is my feeling that they also reduce the ecological value as well. They will harbor large numbers of mosquitoes and they probably represent a significant fire hazard.

Ms. Terry Elkowitz
Baldwin & Cornelius, P.C.
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Thus, while development of this site will reduce the numbers of wildlife currently utilizing the area, such impact is not significant. All of the species currently on site will continue to exist in buffer zones and nearby areas.

If you should have any questions concerning this site evaluation, please do not hesitate to contact me.

Sincerely,



Roy S. Slack
President

RSS/lmb
Enclosure

Relative Abundance of Birds
on the Serota Corporate Park Site
May 11, 1988

Species -----	Total Birds -----	Birds/ Hour -----
Bobwhite	2	0.6
Mourning dove	8	2.5
Downy woodpecker	1	0.3
Northern flicker	8	2.5
Eastern kingbird	1	0.3
Blue jay	23	7.3
American crow	6	1.9
Fish crow	1	0.3
Black-capped chickadee	24	7.6
House wren	22	6.9
American robin	5	1.6
Gray catbird	14	4.4
Northern mockingbird	2	0.6
Brown thrasher	20	6.3
European starling	1	0.3
Prairie warbler	14	4.4
Pine warbler	8	2.5
Common yellowthroat	4	1.3
Northern cardinal	5	1.6
Rufous-sided towhee	54	17.0
Field sparrow	1	0.3
Song sparrow	31	9.8
Common grackle	2	0.6
Brown-headed cowbird	1	0.3
House finch	1	0.3
American goldfinch	1	0.3



**NEW YORK STATE
DEPARTMENT OF
ENVIRONMENTAL CONSERVATION**

NYS Breeding Bird Atlas



Block 6551B

2000-2005

Navigation Tools

- Perform Another Search
- Show All Records
- Sort by Field Card Order
- Sort by Taxonomic Order
- View 1985 Data

Block 6551B Summary

Total Species:	31
Possible:	7
Probable:	10
Confirmed:	14

Click on column heading to sort by that category.

List of Species Breeding in Atlas Block 6551B

Common Name	Scientific Name	Behavior Code	Date	NY Legal Status
American Crow	<i>Corvus brachyrhynchos</i>	FL	6/7/2003	Game Species
American Robin	<i>Turdus migratorius</i>	FY	7/4/2003	Protected
Barn Swallow	<i>Hirundo rustica</i>	X1	9/4/2003	Protected
Black-capped Chickadee	<i>Poecile atricapillus</i>	FL	7/4/2003	Protected
Blue Jay	<i>Cyanocitta cristata</i>	FL	7/4/2003	Protected
Brown Thrasher	<i>Toxostoma rufum</i>	FY	7/4/2003	Protected
Brown-headed Cowbird	<i>Molothrus ater</i>	P2	6/7/2003	Protected
Carolina Wren	<i>Thryothorus ludovicianus</i>	T2	4/25/2003	Protected
Common Grackle	<i>Quiscalus quiscula</i>	FS	5/15/2004	Protected
Common Yellowthroat	<i>Geothlypis trichas</i>	X1	6/7/2003	Protected
Downy Woodpecker	<i>Picoides pubescens</i>	X1	4/7/2002	Protected
Eastern Kingbird	<i>Tyrannus tyrannus</i>	D2	6/7/2003	Protected
Eastern Towhee	<i>Pipilo erythrophthalmus</i>	T2	4/25/2003	Protected
European Starling	<i>Sturnus vulgaris</i>	FY	5/15/2004	Unprotected
Field Sparrow	<i>Spizella pusilla</i>	FL	7/4/2003	Protected
Fish Crow	<i>Corvus ossifragus</i>	X1	6/7/2003	Protected
Gray Catbird	<i>Dumetella carolinensis</i>	T2	6/7/2003	Protected
House Finch	<i>Carpodacus mexicanus</i>	T2	6/7/2003	Protected
House Sparrow	<i>Passer domesticus</i>	ON	4/7/2002	Unprotected
House Wren	<i>Troglodytes aedon</i>	X1	7/4/2003	Protected
Killdeer	<i>Charadrius vociferus</i>	X1	6/7/2003	Protected
Mourning Dove	<i>Zenaida macroura</i>	FL	7/4/2003	Protected
Northern Cardinal	<i>Cardinalis cardinalis</i>	FL	6/7/2003	Protected
Northern Flicker	<i>Colaptes auratus</i>	T2	7/4/2003	Protected
Northern Mockingbird	<i>Mimus polyglottos</i>	FY	5/15/2004	Protected
Pine Warbler	<i>Dendroica pinus</i>	T2	6/7/2003	Protected
* Red-tailed Hawk	<i>Buteo jamaicensis</i>	X1	4/25/2003	Protected
Red-winged Blackbird	<i>Agelaius phoeniceus</i>	FY	7/4/2003	Protected

Rock Pigeon	<i>Columba livia</i>	NE	4/7/2002	Unprotected
Song Sparrow	<i>Melospiza melodia</i>	T2	4/25/2003	Protected
Tufted Titmouse	<i>Baeolophus bicolor</i>	T2	6/7/2003	Protected

Current Date: 7/27/2010



NEW YORK STATE
DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

NYS Breeding Bird Atlas



Block 6551D

2000-2005

Navigation Tools

[Perform Another Search](#)
[Show All Records](#)
[Sort by Field Card Order](#)
[Sort by Taxonomic Order](#)
[View 1985 Data](#)

Block 6551D Summary

Total Species:	59
Possible:	11
Probable:	14
Confirmed:	34

Click on column heading to sort by that category.

List of Species Breeding in Atlas Block 6551D

Common Name	Scientific Name	Behavior Code	Date	NY Legal Status
American Black Duck	<i>Anas rubripes</i>	P2	6/20/2001	Game Species
American Crow	<i>Corvus brachyrhynchos</i>	FL	7/4/2001	Game Species
American Goldfinch	<i>Spinus tristis</i>	P2	8/28/2003	Protected
American Kestrel	<i>Falco sparverius</i>	X1	6/5/2005	Protected
American Robin	<i>Turdus migratorius</i>	FY	7/28/2001	Protected
Baltimore Oriole	<i>Icterus galbula</i>	FY	6/29/2004	Protected
Bank Swallow	<i>Riparia riparia</i>	X1	7/4/2001	Protected
Barn Swallow	<i>Hirundo rustica</i>	ON	7/8/2001	Protected
Belted Kingfisher	<i>Megaceryle alcyon</i>	X1	6/18/2001	Protected
Black-capped Chickadee	<i>Poecile atricapillus</i>	FL	7/20/2003	Protected
Blue Jay	<i>Cyanocitta cristata</i>	FY	7/20/2003	Protected
Brown Thrasher	<i>Toxostoma rufum</i>	FY	7/20/2003	Protected
Brown-headed Cowbird	<i>Molothrus ater</i>	FY	6/26/2004	Protected
Canada Goose	<i>Branta canadensis</i>	FL	7/28/2001	Game Species
Carolina Wren	<i>Thryothorus ludovicianus</i>	FL	7/13/2002	Protected
Cedar Waxwing	<i>Bombycilla cedrorum</i>	FL	6/26/2004	Protected
Chimney Swift	<i>Chaetura pelagica</i>	FL	6/26/2004	Protected
Chipping Sparrow	<i>Spizella passerina</i>	FY	7/13/2002	Protected
Common Grackle	<i>Quiscalus quiscula</i>	FL	7/20/2003	Protected
Common Yellowthroat	<i>Geothlypis trichas</i>	P2	6/16/2001	Protected
Cooper's Hawk	<i>Accipiter cooperii</i>	X1	6/13/2002	Protected-Special Concern
Downy Woodpecker	<i>Picoides pubescens</i>	P2	6/18/2001	Protected
Eastern Kingbird	<i>Tyrannus tyrannus</i>	X1	6/18/2001	Protected
Eastern Towhee	<i>Pipilo erythrophthalmus</i>	FY	6/26/2004	Protected
Eastern Wood-Pewee	<i>Contopus virens</i>	S2	6/14/2002	Protected

European Starling	<i>Sturnus vulgaris</i>	FL	7/28/2001	Unprotected
Field Sparrow	<i>Spizella pusilla</i>	FY	1/2002	Protected
Fish Crow	<i>Corvus ossifragus</i>	X1	6/18/2001	Protected
Gadwall	<i>Anas strepera</i>	P2	6/18/2001	Game Species
Gray Catbird	<i>Dumetella carolinensis</i>	FL	7/20/2003	Protected
Great Crested Flycatcher	<i>Myiarchus crinitus</i>	FY	7/20/2003	Protected
Green Heron	<i>Butorides virescens</i>	FL	6/4/2002	Protected
House Finch	<i>Carpodacus mexicanus</i>	ON	7/8/2001	Protected
House Sparrow	<i>Passer domesticus</i>	ON	6/18/2001	Unprotected
House Wren	<i>Troglodytes aedon</i>	D2	7/4/2001	Protected
Indigo Bunting	<i>Passerina cyanea</i>	S2	6/30/2002	Protected
Killdeer	<i>Charadrius vociferus</i>	FL	7/20/2003	Protected
Mallard	<i>Anas platyrhynchos</i>	FL	7/28/2001	Game Species
Mourning Dove	<i>Zenaida macroura</i>	P2	6/18/2001	Protected
Mute Swan	<i>Cygnus olor</i>	FL	7/28/2001	Protected
Northern Bobwhite	<i>Colinus virginianus</i>	X1	7/4/2001	Game Species
Northern Cardinal	<i>Cardinalis cardinalis</i>	FL	7/13/2002	Protected
Northern Flicker	<i>Colaptes auratus</i>	S2	6/26/2004	Protected
Northern Mockingbird	<i>Mimus polyglottos</i>	FL	7/13/2002	Protected
Pine Warbler	<i>Dendroica pinus</i>	FY	7/4/2001	Protected
Prairie Warbler	<i>Dendroica discolor</i>	FL	7/20/2003	Protected
Purple Martin	<i>Progne subis</i>	X1	7/13/2002	Protected
Red-eyed Vireo	<i>Vireo olivaceus</i>	X1	6/26/2004	Protected
Red-winged Blackbird	<i>Agelaius phoeniceus</i>	FY	7/20/2003	Protected
Rose-breasted Grosbeak	<i>Pheucticus ludovicianus</i>	FL	7/20/2003	Protected
Savannah Sparrow	<i>Passerculus sandwichensis</i>	S2	6/18/2001	Protected
Song Sparrow	<i>Melospiza melodia</i>	FL	7/20/2003	Protected
Spotted Sandpiper	<i>Actitis macularius</i>	X1	6/18/2001	Protected
Tree Swallow	<i>Tachycineta bicolor</i>	ON	7/8/2001	Protected
Tufted Titmouse	<i>Baeolophus bicolor</i>	S2	6/18/2001	Protected
White-breasted	<i>Sitta carolinensis</i>	S2	6/20/2001	Protected

Nuthatch				
Wood Duck	<i>Aix sponsa</i>	FL	7/28/2001	Game Species
Wood Thrush	<i>Hylocichla mustelina</i>	X1	7/4/2001	Protected
Yellow Warbler	<i>Dendroica petechia</i>	T2	6/18/2001	Protected

Current Date: 7/27/2010

List of Species Reported for the Patchogue, New York Quadrangle Topographic Map during the New York Amphibian and Reptile Atlas Project Survey (1990-1999)

American bullfrog	<i>Rana catesbeiana</i>
eastern box turtle*	<i>Terrapene carolina</i>
eastern milk snake*	<i>Lampropeltis triangulum</i>
eastern tiger salamander	<i>Ambystoma tigrinum</i>
Fowler's toad*	<i>Bufo fowleri</i>
northern redback salamander*	<i>Plethodon cinereus</i>
northern spring peeper*	<i>Pseudacris crucifer</i>
smooth green snake	<i>Opheodrys vernalis</i>
spotted salamander	<i>Ambystoma maculatum</i>
wood frog	<i>Rana sylvatica</i>

*Indicates species may utilize the subject property

**Transportation
Land Development
Environmental
Services**



VHB Engineering, Surveying and Landscape Architecture, P.C. | Affiliated with Vanasse Hangen Brustlin, Inc.

June 1, 2010

VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Ref: 27794.00

Ms. Jean Pietrusiak
Information Services
New York Natural Heritage Program
New York State Department of
Environmental Conservation
625 Broadway, 5th Floor
Albany, New York 12233-4757

Re: State Environmental Quality Review Act ("SEQRA") Assessment
Proposed Islip Smart Growth Planned Development District
Serota Properties
North Side of Sunrise Highway, east of Veterans Memorial Highway
Hamlet of Holbrook, Town of Islip
Suffolk County, New York

Dear Ms. Pietrusiak,

This firm is in the process of conducting a SEQRA review of a 135.24±-acre wooded property located on the north side of Sunrise Highway, east of Veterans Memorial Highway in the hamlet of Holbrook, Town of Islip, Suffolk County, New York (see enclosed site location map). The proposed project involves the creation of the Islip Smart Growth Planned Development District ("ISGPDD") and the development of the subject property into Islip Pines, a mixed-use, smart-growth community. Specifically, the proposed action would involve the rezoning and subsequent development of the subject property. The proposed plan for Islip Pines includes 428 residential units, 482,336 square feet of retail space and 1.3 million square feet of industrial, office and hotel space. As part of the SEQRA review, we are required to determine whether any listed, proposed, or candidate species (i.e., threatened or endangered species) are likely to occur within the proposed project area.

2150 Joshua's Path, Suite 300
Hauppauge, New York 11788
631.234.3444 • FAX 631.234.3477
email: info@vhb.com
www.vhb.com

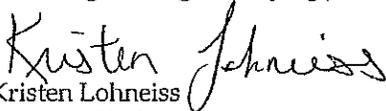
Ms. Jean Pietrusiak
Project No.: 27794.00
June 1, 2010
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We are writing to ask if there are any Heritage records of rare plants, animals and/or natural communities or significant wildlife habitats on or proximate to the subject site.

Thank you for your prompt attention to this request.

Sincerely,

VHB Engineering, Surveying and Landscape Architecture, P.C.

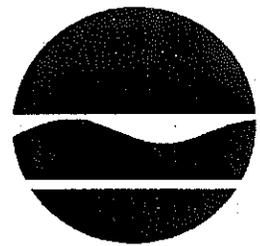

Kristen Lohnneiss
Planning Technician

KL/ba
enc.

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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Division of Fish, Wildlife & Marine Resources
New York Natural Heritage Program
625 Broadway, 5th Floor, Albany, New York 12233-4757
Phone: (518) 402-8935 • **Fax:** (518) 402-8925
Website: www.dec.ny.gov



Alexander B. Grannis
Commissioner

June 16, 2010

Kristen Lohneiss
Vanasse Hangen Brustlin
2150 Joshua's Path, Suite 300
Hauppauge, NY 11788

Dear Ms. Lohneiss:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to an Environmental Assessment for the proposed 135-Acre – Rezoning and Development, area as indicated on the map you provided, located in the Town of Islip, Suffolk County.

We have no records of rare or state-listed animals or plants, significant natural communities, or other significant habitats, on or in the immediate vicinity of your site.

The absence of data does not necessarily mean that rare or state-listed species, natural communities or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. This information should not be substituted for on-site surveys that may be required for environmental assessment.

Our databases are continually growing as records are added and updated. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities and other significant habitats maintained in the Natural Heritage Data bases. Your project may require additional review or permits; for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, as listed at www.dec.ny.gov/about/39381.html.

Sincerely,

Tara Salerno, Information Services
New York Natural Heritage Program

Enc.
cc: Reg. 1, Wildlife Mgr.

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