

**RESOLUTION OF THE TOWN OF BABYLON  
INDUSTRIAL DEVELOPMENT AGENCY DETERMINING  
THAT THE ACQUISITION, RENOVATION,  
CONSTRUCTION, RECONSTRUCTION AND EQUIPPING  
OF A CERTAIN PROJECT WILL NOT HAVE A  
SIGNIFICANT ADVERSE EFFECT ON THE  
ENVIRONMENT.**

WHEREAS, Town of Babylon Industrial Development Agency (the “Agency”) is authorized and empowered by the provisions of Chapter 1030 of Laws of 1969 of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”) and Chapter 177 of the Laws of 1973 of New York, as amended, constituting Section 907-a of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, renovating, improving, maintaining, equipping and furnishing of, among others, manufacturing, warehousing, research, commercial or industrial facilities, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install “projects” (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, L.I. Adventureland, Inc. (the “Operating Company”), WM Amusements, Inc. (the “Broadhollow Real Estate Holding Company” or the “Broadhollow REHC”) and APSVG Realty Corp. (the “Smith Real Estate Holding Company” or the “Smith REHC” and, together with the Broadhollow REHC, the “Real Estate Holding Companies”), on behalf of themselves and/or entities formed or to be formed on behalf of the foregoing, have submitted an application (the “Application”) to the Agency, a copy of which was presented at this meeting and copies of which are on file at the office of the Agency, requesting that the Agency consider undertaking a project (the “Project”) on behalf of the Operating Company and the Real Estate Holding Companies consisting of the following: (A)(1) the acquisition from the Broadhollow REHC of an interest in approximately 9.5 acres of real estate located at 2235-2245 Broadhollow Road, East Farmingdale (Tax Map #0100-003.00-01.00-004.014) in the Town of Babylon, Suffolk County, New York (the “Broadhollow Land”), including the existing buildings and amusement park facilities located thereon (the “Broadhollow Existing Improvements”); (2) the construction, equipping and furnishing of a new approximately 1,000 square foot building and the undertaking of various site improvements to the Broadhollow Land and the Broadhollow Existing Improvements, including acquisition and installation of additional and/or replacement amusement park rides, and related infrastructure updates, sitework and major landscaping, all to be located on the Broadhollow Land (the “Broadhollow Improvements”), and the acquisition and installation therein and thereon of certain equipment and personal property not part of the Broadhollow Equipment (as such term is defined herein) (the “Broadhollow Facility Equipment”; and, together with the Broadhollow Land,

the Broadhollow Existing Improvements and the Broadhollow Improvements, the “Broadhollow Company Facility”), which Broadhollow Company Facility is to be leased and subleased by the Agency to the Broadhollow REHC and further subleased by the Broadhollow REHC to the Operating Company; and (3) the acquisition and installation of certain equipment and personal property (the “Broadhollow Equipment” and, together with the Broadhollow Company Facility, the “Broadhollow Facility”), which Broadhollow Facility will be used by the Operating Company for its business as an operator of an amusement park; (B)(1) the acquisition from the Smith REHC of an interest in approximately 1.38 acres of real estate located at 120 Smith Street, East Farmingdale (Tax Map #0100-002.00-01.00-017.002) in the Town of Babylon, Suffolk County, New York (the “Smith Land”), including the existing buildings located thereon (the “Smith Existing Improvements”); (2) the undertaking of various improvements to the Smith Land and the Smith Existing Improvements located on the Smith Land (the “Smith Improvements”), and the acquisition and installation therein and thereon of certain equipment and personal property not part of the Smith Equipment (as such term is defined herein) (the “Smith Facility Equipment”; and, together with the Smith Land, the Smith Existing Improvements and the Smith Improvements, the “Smith Company Facility”), which Smith Company Facility is to be leased and subleased by the Agency to the Smith REHC and further subleased by the Smith REHC to the Operating Company; and (3) the acquisition and installation of certain equipment and personal property (the “Smith Equipment” and, together with the Smith Company Facility, the “Smith Facility”; the Broadhollow Facility and the Smith Facility, together, the “Facility”), which Smith Facility will be used by the Operating Company as a warehouse facility and for related uses for its business as an operator of an amusement park; (C) the granting of certain “financial assistance” (within the meaning of section 854(14) of the Act) with respect to the foregoing limited to potential exemptions from certain sales and use taxes, transfer taxes and real property taxes (collectively, the “Financial Assistance”); and (D)(1) the lease (with an obligation to purchase) or sale of the Broadhollow Company Facility to the Broadhollow REHC or such other person as may be designated by the Broadhollow REHC and agreed upon by the Agency and the lease (with an obligation to purchase) or sale of the Broadhollow Equipment to the Operating Company or such other person as may be designated by the Operating Company and agreed upon by the Agency; and (2) the lease (with an obligation to purchase) or sale of the Smith Company Facility to the Smith REHC or such other person as may be designated by the Smith REHC and agreed upon by the Agency and the lease (with an obligation to purchase) or sale of the Smith Equipment to the Operating Company or such other person as may be designated by the Operating Company and agreed upon by the Agency; and

WHEREAS, pursuant to SEQRA, the Agency is required to make a determination with respect to the environmental impact of any “action” (as defined by SEQRA) to be taken by the Agency and the Project constitutes such an action; and

WHEREAS, to aid the Agency in determining whether the Project may have a significant effect upon the environment, the Application included a Short Environmental Assessment Form (the “SEAF”), a copy of which is attached hereto as Exhibit A, and copies of said SEAF are on file in the office of the Agency and are readily accessible to the public; and

WHEREAS, the Agency has examined and reviewed the SEAF in order to classify the Project and make a determination as to the potential significance of the action pursuant to SEQRA;

NOW, THEREFORE, be it resolved by the members of the Town of Babylon Industrial Development Agency, as follows:

Section 1. Based upon an examination of the SEAF, the criteria contained in 6 NYCRR §617.7(c), and based further upon the Agency's knowledge of the Project, and such further investigation of the action and its environmental effects as the Agency has deemed appropriate, the Agency makes the following findings and determinations with respect to the action pursuant to SEQRA:

(a) The Project constitutes an "Unlisted Action" (as said quoted term is defined in SEQRA);

(b) The Project will not have a significant effect on the environment, and the Agency hereby issues a negative declaration for the action pursuant to SEQRA, which shall be filed in the office of the Agency in a file that is readily accessible to the public.

Section 2. A copy of this Resolution shall be placed on file in the office of the Agency where the same shall be available for public inspection during business hours.

Section 3. The Chief Executive Officer of the Agency is hereby authorized and directed to execute the environmental assessment form/negative declaration on behalf of the Agency.

Section 4. The Secretary of the Agency is hereby authorized and directed to distribute copies of this Resolution and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Exhibit A

-See attached-

617.20  
Appendix B  
Short Environmental Assessment Form

**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Adventureland Redevelopment Plan			
Project Location (describe, and attach a location map): 2235- 2245 Broadhollow Road, Farmingdale, NY 11735; 120 Smith Street Smith Farmingdale, NY 11735			
Brief Description of Proposed Action:  To renovate, update, and redevelop sections of Adventureland to increase visitorship and employment.			
Name of Applicant or Sponsor: <i>L.I. Adventureland, Inc. WM Amusements, Inc. APSVG Realty Corp.</i>		Telephone: 6316946868	
		E-Mail: steven.gentile@adventureland.us	
Address: 2235-2245 Broadhollow Road			
City/PO: Farmingdale		State: NY	Zip Code: 11735
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO  YES
			✓
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO  YES
Ride permits issued by the Dept of Labor. Concessions & Restrooms permitted by SCWA & Board of Health			✓
3.a. Total acreage of the site of the proposed action?		10.88	acres
b. Total acreage to be physically disturbed?		1	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		10.88	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		✓	
b. Consistent with the adopted comprehensive plan?		✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO		YES ✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES ✓	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES ✓	
b. Are public transportation service(s) available at or near the site of the proposed action?			✓
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			✓
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: LED Lights	NO		YES ✓
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO		YES ✓
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO		YES ✓
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES ✓	
b. Is the proposed action located in an archeological sensitive area?		✓	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES ✓	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		✓	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES ✓	
16. Is the project site located in the 100 year flood plain?	NO	YES ✓	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES ✓	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	✓	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	✓	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	✓	
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Steven Gentile</u>	Date: <u>2/11/15</u>	
Signature: <u>[Signature]</u>		

**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

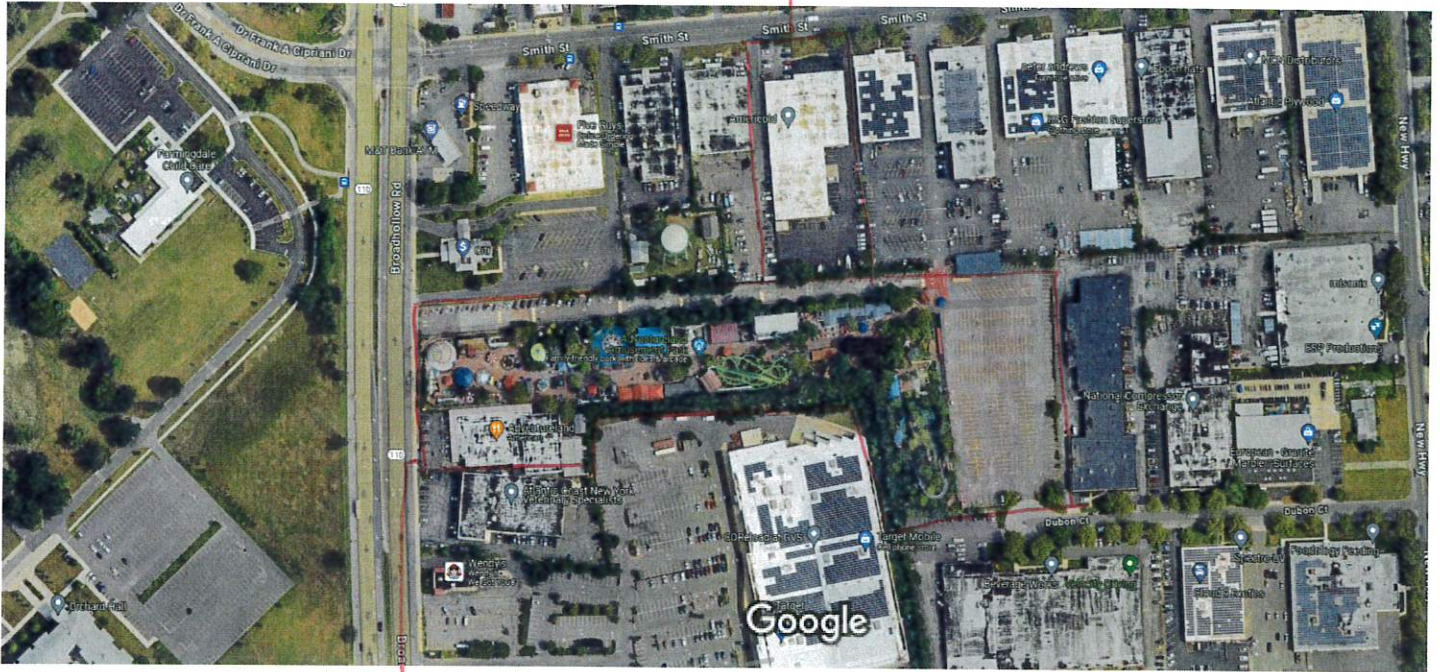
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

**Part 3 - Determination of significance.** The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)



120 Smith St



Imagery ©2024 Maxar Technologies, Map data ©2024 100 ft

2235-2245 Broadhollow Pkwy



# Environmental Site Remediation Database Search Results

Record Count: 25 Rows: 1 to 25

[Export XLS](#) [Export CSV](#) [Export KML](#)

	Site Code	Site Name	Program	Site Class	County	City/town	Address
1	<a href="#">C152183</a>	Brandt Airflex	BCP	N	Suffolk	East Farmingdale	937 & 965 Conklin Street
2	<a href="#">C152247</a>	BH Aircraft Site	BCP	C	Suffolk	East Farmingdale	441 Eastern Parkway
3	<a href="#">C152247A</a>	BH Aircraft Site - Off-site	BCP	C	Suffolk	East Farmingdale	441 Eastern Parkway
4	<a href="#">152004</a>	Fairchild Republic Aircraft; Old Sump	HW	02	Suffolk	East Farmingdale	Route 110 (Broad Hollow Road)
5	<a href="#">152021</a>	Cantor Brothers, Inc.	HW	04	Suffolk	East Farmingdale	50 Engineers Lane
6	<a href="#">152030</a>	Preferred Plating	HW	04	Suffolk	East Farmingdale	32 Allen Boulevard
7	<a href="#">152032</a>	Kenmark Textiles	HW	C	Suffolk	East Farmingdale	921 Conklin Street
8	<a href="#">152036</a>	Astro Electroplating, Inc.	HW	02	Suffolk	East Farmingdale	170 Central Avenue
9	<a href="#">152082</a>	Circuitron Corp.	HW	04	Suffolk	East Farmingdale	82 Milbar Boulevard
10	<a href="#">152100</a>	110 Sand Company	HW	N	Suffolk	East Farmingdale	Route 110
11	<a href="#">152111</a>	Louis Sorrentino Property	HW	C	Suffolk	Farmingdale	115 Marine Street
12	<a href="#">152113</a>	Hazardous Waste Disposal	HW	C	Suffolk	Farmingdale	11-A Picone Boulevard
13	<a href="#">152119</a>	Target Rock Corp.	HW	04	Suffolk	East Farmingdale	1966 East Broadhollow Road
14	<a href="#">152127</a>	Polycom Huntsman Inc.	HW	N	Suffolk	Farmingdale	100 Adams Boulevard
15	<a href="#">152130</a>	Fairchild Republic Main Plant	HW	02	Suffolk	East Farmingdale	1000 Conklin Street
16	<a href="#">152140</a>	National Heatset Printing Co.	HW	04	Suffolk	East Farmingdale	1 Adams Boulevard
17	<a href="#">152147</a>	Minmilt Realty (Hygrade Metal Moulding)	HW	04	Suffolk	East Farmingdale	540 Smith Street
18	<a href="#">152183</a>	Brandt Airflex	HW	02	Suffolk	East Farmingdale	937 & 965 Conklin Street
19	<a href="#">152214</a>	Pinelawn/Farmingdale - Hortonsphere Site	HW	N	Suffolk	East Farmingdale	E/S Broadhollow Road
20	<a href="#">152259</a>	Republic Airport	HW	P	Suffolk	East Farmingdale	7150 Republic Avenue

21	<input type="text" value="152028"/>	Tronic Plating Co., Inc.	RCRA	C	Suffolk	East Farmingdale	168 Central Avenue
22	<input type="text" value="152152"/>	Chemical Management Inc.	RCRA	A	Suffolk	Farmingdale	Eastern Parkway
23	<input type="text" value="V00152"/>	333 Smith Street - a.k.a. 50 Marcus Drive	VCP	C	Suffolk	Farmingdale	333 Smith Street
24	<input type="text" value="V00193"/>	Cantor Brothers	VCP	C	Suffolk	East Farmingdale	50 Engineers Lane
25	<input type="text" value="V00247"/>	Minmilt Realty (Hygrade Metal Moulding)	VCP	N	Suffolk	Farmingdale	540 Smith Street

Project:

Date:

***Short Environmental Assessment Form  
Part 2 - Impact Assessment***

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

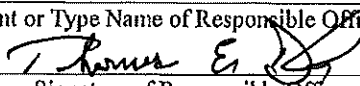
Agency Use Only [If applicable]

Project: L.I. Adventureland, Inc.  
Date: \_\_\_\_\_

### Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

No moderate to large impacts were identified. The proposed action involves the renovation of existing structures, the installation of new/replacement amusement park rides and construction of one approximately 1,000 square foot building in a commercial/industrial area and will not result in a significant adverse environmental impact.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Babylon Industrial Development Agency	2/26/25
_____ Name of Lead Agency	_____ Date
Thomas Dolan	Executive Director
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
 _____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)

PRINT FORM