



TOWN OF ISLIP

DEPARTMENT OF PLANNING AND DEVELOPMENT

Phil Nolan, *Supervisor*
Eugene J. Murphy, A.I.C.P., *Commissioner*

April 22, 2009

Re: PILGRIM STATE PROPERTY - 22-50 JACKSON AVE ASSOC, L.P. and PILGRIM EAST, L.P.(CZ2003-014)
SCTM# 0500-071.00-01.00-010. 8 & 010.002; 071.00-01.00-013.006

Dear Interested/Involved Agency,

This letter is to advise you that at the April 14, 2009 Town Board Meeting, the Town of Islip Town Board adopted the attached enclosed Notice of Completion of Draft Generic Environmental Impact Statement (DGEIS) and Public Hearing for the above referenced action.

There remain technical differences between the applicants and the Town of Islip with respect to the accuracy of the traffic generation presented, sewer discharge, etc. These differences are included as an attachment to the Notice of Completion and are outlined in Section 12.0 of the DGEIS.

Comments on the DGEIS are requested and will be accepted by the this office until **July 28, 2009**. A public hearing will be held on the DGEIS and the change of zone application for the proposed action on **May 28, 2009, at 6:30 pm**, at Brentwood High School in the Sonderling Center, 52 3rd Avenue in Brentwood, Town of Islip, NY.

The proposed amended action involves the redevelopment of approximately 450 acres of land on a portion of the former Pilgrim State Psychiatric Center Property, located on the east and west Sides of Sagtikos State Parkway, and the "Islip Gateway Community Improvement Area," located along Crooked Hill Road, South of Long Island Expressway, in the Hamlet of Brentwood, Town of Islip. The project sponsor proposes a unique mixed-use development of approximately 9,130 residential units, 105,000 square feet of civic space, 1,030,000 square feet of retail space and 4,150,000 square feet of office space to be built over a 15-year period in three distinct phases.

An electronic copy of the document along with a bound copy of the executive summary have been provided for your review. Bound copies of the entire DGEIS are available for review at the Town of Islip Office of the Town Clerk, at the Brentwood Public Library and at the Bay Shore-Brightwaters Public Library. The DGEIS is also available on the web at <http://www.vhb.com/heartland/draftgeis/>.

Should you have any questions or require further information, please do not hesitate to contact this office.

Sincerely,

Eugene J. Murphy, AICP
Commissioner

enc.