



Appendix K

**Melville Fire Department and Suffolk
County Police Department
Correspondence**



September 16, 2025

Ref: 22734.00

VIA CERTIFIED RETURN RECEIPT MAIL

Chief Robert Boyle
Melville Fire Department
531 Sweet Hollow Road
Melville, New York 11747

Re: Request for Information
Melville Crossing
75 Maxess Road
Melville, NY 11747

Dear Chief Boyle:

VHB Engineering, Surveying, Landscape Architecture and Geology, P.C. (VHB) is preparing documentation as part of the State Environmental Quality Review Act (SEQRA) process for the redevelopment of a 16.6±-acre property located at 75 Maxess Road in Melville (the "Subject Property"), located approximately 0.85 mile southeast of the fire station situated at 531 Sweet Hollow Road. The Subject Property is identified on the Suffolk County Tax Map as District 0400 – Section 268 – Block 2 – Lots 3 and 17.9 and is situated within the service area of the Melville Fire Department.

The Subject Property is currently unoccupied and developed with a one-story, 170,000±-square-foot (sf) office and warehouse building and associated surface parking and landscaping. The Proposed Action would involve the redevelopment of the Subject Property with a mixed-use community, including 400 residential units (110 condominiums and 290 apartments consisting of studio, one- and two-bedroom units, 40 of which would be live/work units), a 6,300±-sf clubhouse, 37,000± sf of retail/mixed commercial uses, plaza spaces, and supporting recreational and amenity spaces. The proposed building heights would range from one-to-four stories. A Site Location Map and preliminary Site Plan are enclosed for your reference.

To assist in the evaluation of the potential impacts of the planned project, we kindly request your input, at your earliest convenience, on the following:

1. Estimates of the number of active members, including the number of volunteers (firefighters/emergency medical service) and the number of full-time personnel in the Melville Fire Department
2. The total population and area (square miles/acreage) served by Melville Fire Department
3. The location of all stations/substations that would serve the proposed project
4. The total number of fire calls responded to by Melville Fire Department in 2024 and 2025, or the most recent two years available, including identifying any calls responded to at the Subject Property
5. The total number of rescue/EMS calls responded to by Melville Fire Department in 2024 and 2025 or the most recent two years available

Engineers | Scientists | Planners | Designers

100 Motor Parkway, Suite 350, Hauppauge, New York 11788

P 631.787.3400 F 631.813.2545 www.vhb.com

Chief Robert Boyle
Melville Fire Department
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6. Hospitals/medical facilities to where patients are brought by EMS
7. The anticipated response times for the proposed development
8. Currently planned improvements to the Melville Fire Department (e.g., addition of vehicles/apparatus, addition or expansion of existing facilities, new facilities) and the timing of such improvements, if any
9. Mutual aid agreements currently in effect.
10. Any additional information that you believe to be relevant to the environmental review for the proposed development.

Thank you in advance for your assistance in this matter. Please feel free to contact me at wsklar@vhb.com or David Wortman at dwortman@vhb.com with any questions or comments related to this request.

Sincerely,

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

A handwritten signature in black ink, appearing to read "William Sklar", with a stylized flourish extending to the right.

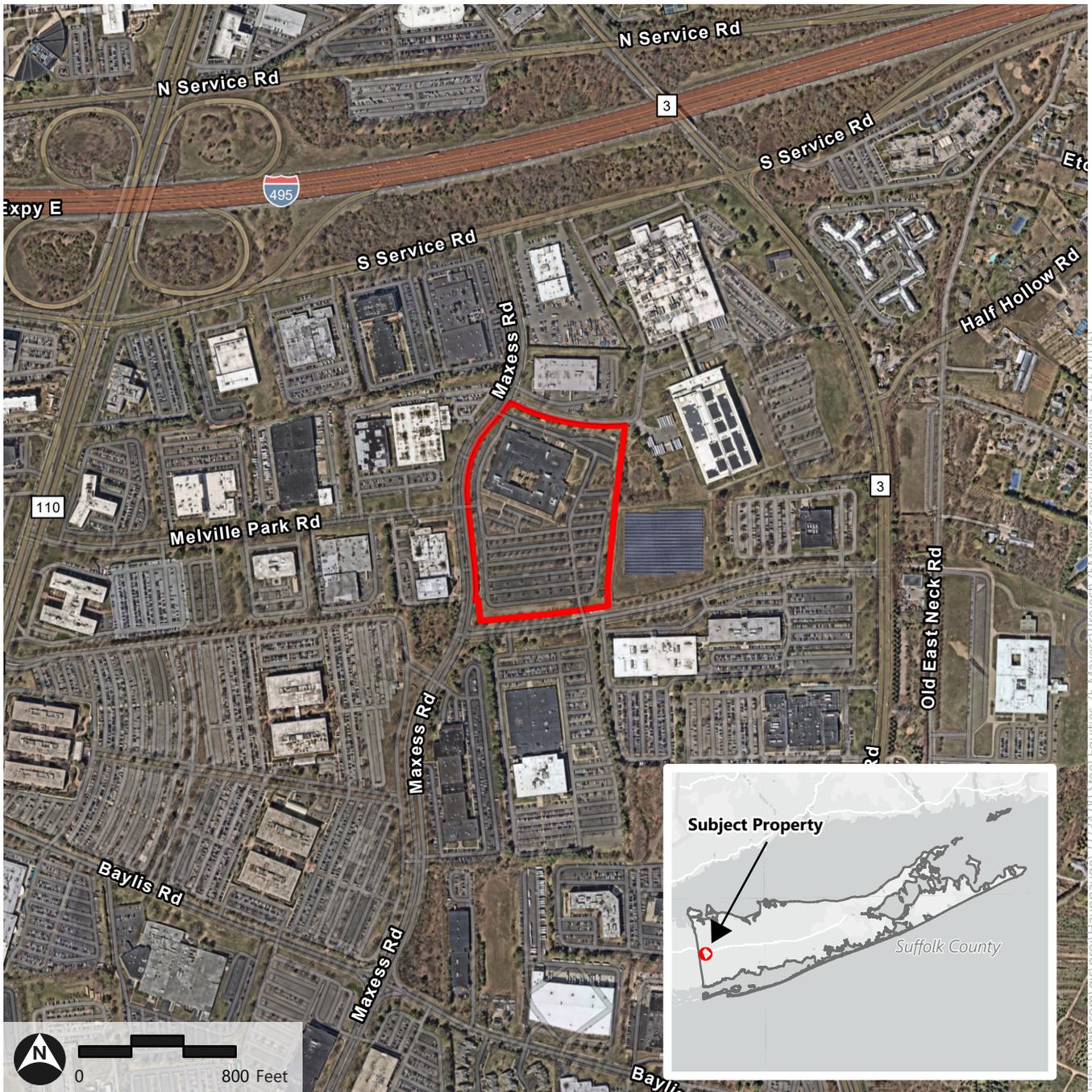
William Sklar, AICP
Environmental/SEQR Lead

WS/ba
enc.

Site Location

Melville Crossing

75 Maxess Road, Hamlet of Melville, Town of Huntington, Suffolk County, New York



 Subject Property

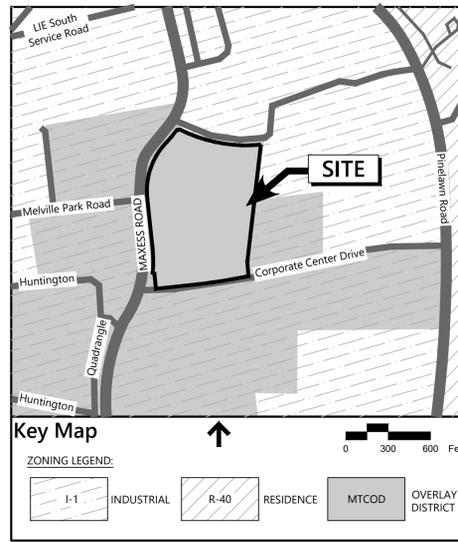
*Boundaries are approximate

Source: Nearmap; ESRI

Sanitary Density Calculations

Structure Use	Density Load	Kitchen/ Gray Load	Total Hydraulic Load	Per Unit	Total Flow
HOUSING UNIT BETWEEN 601-1200 SF GROSS FLOOR AREA	225 GPD/UNIT	N/A	225 GPD/Unit	400 Units	90,000 GPD
CLUBHOUSE	0.1 GPD/SF	N/A	0.10 GPD/SF	6,300 SF	630 GPD
RETAIL (DRY STORE)	0.03 GPD/SF	N/A	0.03 GPD/SF	10,000 SF	300 GPD
WET STORE W/ FOOD	0.03 GPD/SF	0.12 GPD/SF	0.15 GPD/SF	5,000 SF	750 GPD
SPA/ MEDICAL OFFICE	0.1 GPD/SF	N/A	0.1 GPD/SF	7,000 SF	700 GPD
RESTAURANT	10 GPD/SEAT	20 GPD/SEAT	30 GPD/Seats	300 Seats	9,000 GPD
TOTAL					101,380 GPD

* CALCULATIONS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 • ALL UNIT SIZES (APARTMENTS AND CONDOS) ARE BETWEEN 601-1200 SF GROSS FLOOR AREA
 • THE KIOSKS AND CAR GARAGES DO NOT GENERATE ANY SANITARY FLOW.
 • 300 SEATS BASED ON 15,000 SF RESTAURANT SPACE (5,000 SF RESTAURANT & 10,000 SF BISTRO) WITH ONE SEAT PER 50 SF OF RESTAURANT SPACE.



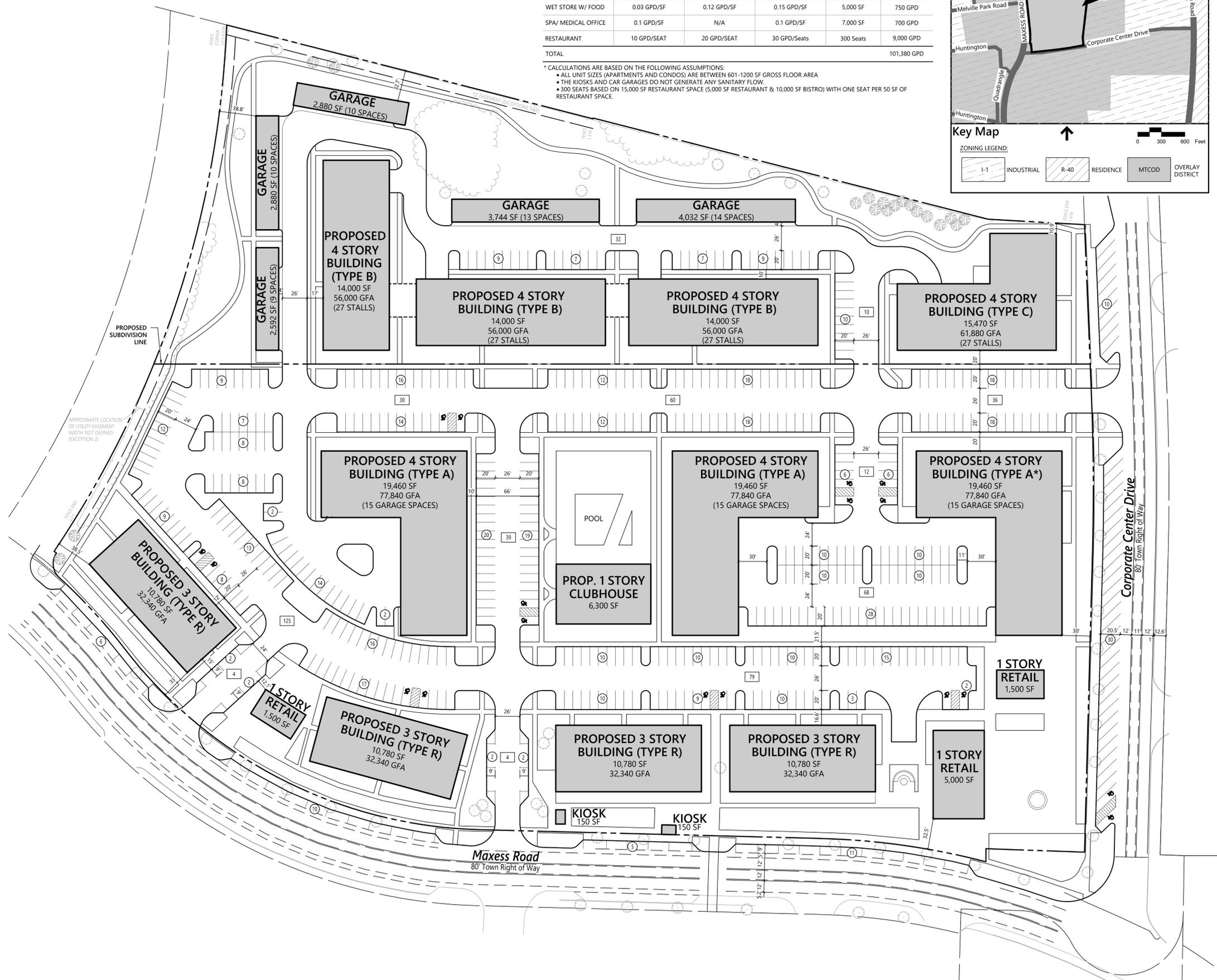
Site Data:
 SCTM DESIGNATION: 0400-268.00-02.00-003.000 & 017.009
 LOT AREA: 723,802 SF (16.62 Acres)

Zoning Summary Chart

Zoning District(S): I-1 Industrial 1
 Overlay District(S): MTCOD Melville Town Center Overlay District
 Existing Use: Professional Office
 Proposed Use: Mixed Use of Retail, Commercial, Residential Apartments and Condominiums

Zoning Regulation Requirements	Required*	Provided
MAXIMUM BUILDING HEIGHT (FEET/STORIES)	50 Feet / 4 Stories	4 Stories
MINIMUM BUILDING HEIGHT (FEET/STORIES)	25 Feet / 2 Stories	4 Stories
MAXIMUM BUILDING COVERAGE	90%	26.21%
MINIMUM PERCENT OF USEABLE CIVIC, RECREATIONAL, AND/OR OPEN SPACE TO GENERAL PUBLIC	15%	17%
MAXIMUM FLOOR AREA RATIO	3.6	0.8
MINIMUM FRONT YARD SETBACK	30 Feet	30 Feet
MINIMUM SIDE YARD SETBACK	0 Feet	10.94 Feet
MINIMUM RESIDENTIAL UNIT SIZES		
STUDIO UNIT	600 SF	631 SF
1 BEDROOM UNIT	700 SF	775 SF
2 BEDROOM UNIT	800 SF	1,105 SF
MAXIMUM COMMERCIAL TENANT SPACE	20,000 SF	<20,000 SF

* Zoning regulation requirements as specified in the Town of Huntington Code §198-34.1, (MTCOD) Melville Town Center Overlay District



PARKING PROVIDED:

Description	Size Required	Size Provided	Spaces Required	Spaces Provided
STANDARD SPACES	9' x 20'	9' x 20'	698	476
PARALLEL SPACES	9' x 23'	9' x 23' MIN.	-	8
GARAGE SPACES UNDER BUILDING TYPE A	9' x 20'	±12' x 24'	-	45
STANDARD SPACES UNDER BUILDING TYPE B	9' x 20'	9' x 20'	-	81
STANDARD SPACES UNDER BUILDING TYPE C	9' x 20'	9' x 20'	-	27
STANDARD GARAGE SPACES	9' x 20'	9' x 20'	-	56
STANDARD ACCESSIBLE SPACES *	8' x 20'	9' x 20'	15	16
TOTAL SPACES (OFF-STREET)				709
PARALLEL SPACES (ON STREET)	9' x 23'	9' x 23' MIN.	-	32
45 DEG ANGLED SPACES (ON STREET)	9' x 20'	9' x 20'	-	38
45 DEG ANGLED ACCESSIBLE SPACES (ON STREET)	9' x 20'	9' x 20'	-	2
TOTAL PROVIDED SPACES			713	781

* PER ADA/STATE/LOCAL REQUIREMENTS: 2% OF TOTAL BETWEEN 501-1000

Parking Requirements:

1 BEDROOM	308 UNITS	x	1 SPACE	/	UNIT	=	308 SPACES
2 BEDROOMS	92 UNITS	x	1.5 SPACES	/	UNIT	=	138 SPACES
RETAIL/ BISTRO/ FOOD STORE/SPA/ MEDICAL OFFICE	33,300 SF	x	1 SPACE	/	200 SF	=	166.5 SPACES
RESTAURANT	5,000 SF	x	1 SPACE	/	50 SF	=	100 SPACES
TOTAL PARKING REQUIRED							= 713 SPACES

Residential Unit Summary

UNIT TYPE	STUDIO	1 BEDROOM	1 BEDROOM + DEN	2 BEDROOM	TOTAL
CONDOS	-	33	-	77	110
APARTMENTS	29	174	72	15	290 *
TOTAL	29	207	72	92	400

* 40 OF THE 290 APARTMENT UNITS ARE LIVE WORK UNITS

Building Summary

BUILDING TYPE	NUMBER OF BUILDINGS	BUILDING USES	UNITS PER BUILDING	TOTAL UNITS
TYPE A	2	APARTMENT UNITS, LIVE / WORK UNITS	65	130
TYPE A*	1	APARTMENT UNITS, LIVE / WORK UNITS, RETAIL, COMMERCIAL	60	60
TYPE B	3	CONDOS	27	81
TYPE C	1	CONDOS	29	29
TYPE R	4	APARTMENT UNITS, LIVE / WORK UNITS, RETAIL, COMMERCIAL	25	100

No.	Revision	Date	App'd

Owner:

Applicant:

Professional's Seal and Signature

Redevelopment Plan

for
 75 Maxess Road, Melville NY
 Town of Huntington, Suffolk County, New York
 District 0400 Section 268.00 Block 02.00 Lot 003.000 & 017.009

CSP.1 Preliminary Site Plan

Engineering, Surveying, Landscape Architecture and Geology, PC
 100 Motor Parkway
 Suite 350
 Hauppauge, NY 11788
 631.787.3400 - f 631.813.2545

Project Number: **22734.00**

Scale: **1" = 50'**

Date: **August 21, 2025**

Sheet: **1** of **1**



MELVILLE FIRE DISTRICT

BOARD OF FIRE COMMISSIONERS

Phillip M. Foundos
Chairman

James M. Schuler
Carolyn Koegl
Jason Bernfeld
James Harrison

Phone (631) 423-3852
Fax (631) 423-3854
531 Sweet Hollow Road
Melville, New York 11747

VHB Engineering, Surveying, Landscape Architecture, and Geology, P.C.
100 Motor Parkway, Suite 350
Hauppauge, NY 11788
Attn: William Sklar, AICP – Environmental/SEQR Lead
Email: wsklar@vhb.com

Re: Response to Request for Information – *Melville Crossing Development*
75 Maxess Road, Melville, NY 11747

Dear Mr. Sklar,

The Melville Fire Department (District 4, Town of Huntington) appreciates the opportunity to provide input for the environmental review of the proposed Melville Crossing redevelopment. After reviewing your correspondence dated September 16, 2025, we are providing the following information in response to your specific questions.

1. Active Membership and Personnel

As of 2025, the Melville Fire Department consists of approximately:

- Active volunteer members: 113
- Full-time personnel: 5 Paramedics, 3 Dispatchers, 30-45 PT employees

Membership levels have remained consistent over the past two years.

2. Population and Coverage Area

The Melville Fire District serves a population of approximately 20,000 residents over an area of 12.1 square miles, which includes residential, commercial, major roadways, and industrial zones.

3. Station Locations

The department operates from one main station located at:

- 531 Sweet Hollow Road, Melville, NY 11747

Three sub-stations are located at

- 60 Amityville Road, Melville, NY 11747
- 500 South Service Road, Melville, NY, 11747
- 274 Old Country Road, Melville, NY 11747

This agency serves the proposed development site and provides primary coverage for the surrounding area. Mutual aid support can also be provided by adjacent districts, including Dix Hills, Huntington Manor, and East Farmingdale, as needed.

4. Fire Call Statistics

Total fire-related calls responded to:

- 2024: 1,270
- 2025 (to date): 900

No fire or emergency incidents were recorded at 75 Maxess Road during the last two years.

5. EMS/Rescue Calls

Total EMS and rescue-related calls:

- 2024: 2,199
- 2025 (to date): 1,600

No EMS calls were recorded for the Subject Property within this period.

6. Hospital Transport Facilities

Patients are primarily transported to:

- Good Samaritan University Hospital, West Islip, NY
- Huntington Hospital (Northwell Health), Huntington, NY
- Plainview Hospital, Plainview, NY

7. Anticipated Response Times

Average response times to the vicinity of 75 Maxess Road are approximately:

- Fire/Rescue: 4–6 minutes
- EMS: 5–7 minutes

This estimate may vary depending on time of day and traffic conditions along Route 110 and the Long Island Expressway corridor.

8. Planned Department Improvements

The department is currently evaluating the following improvements:

- Acquisition of a new tower ladder within the next 18 months
- Expansion of training facilities to accommodate increased mixed-use development demands
- Technology upgrades to enhance response coordination

9. Mutual Aid Agreements

The Melville Fire Department maintains active mutual aid agreements with neighboring departments, including Dix Hills, Huntington Manor, and East Farmingdale. These agreements ensure adequate coverage and response capacity for larger-scale incidents and can be expanded on, if necessary.

10. Additional Information

The department anticipates that the mixed-use development will increase both fire protection and EMS demand. As such, continued coordination with project planners is recommended during final design phases, particularly concerning hydrant placement, fire lane access, and building fire suppression systems.

We appreciate your inclusion of the department in this review process. Please do not hesitate to contact me with any questions or for further information.



Scott Dalrymple

District Manager
Melville Fire District
531 Sweet Hollow Road
Melville, NY 11747



September 16, 2025

Ref: 22734.00

VIA CERTIFIED RETURN RECEIPT MAIL

Inspector Kevin Williams
Suffolk County Police Department, 2nd Precinct
1071 Park Avenue
Huntington, New York 11743

Re: Request for Information
Melville Crossing
75 Maxess Road
Melville, NY 11747

Dear Inspector Williams:

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The Subject Property is currently unoccupied and developed with a one-story, 170,000±-square-foot (sf) office and warehouse building and associated surface parking and landscaping. The Proposed Action would involve the redevelopment of the Subject Property with a mixed-use community, including 400 residential units (110 condominiums and 290 apartments consisting of studio, one- and two-bedroom units, 40 of which would be live/work units), a 6,300±-sf clubhouse, 37,000± sf of retail/mixed commercial uses, plaza spaces, and supporting recreational and amenity spaces. A Site Location Map and preliminary Site Plan are enclosed for your reference.

To assist in the evaluation of the potential impacts of the planned project, we kindly request your input, at your earliest convenience, on the following

1. Estimates of the number of uniformed police officers within the 2nd Precinct and the resident population served by the 2nd Precinct
2. Description of patrols in the area of the proposed development
3. The total number and types of calls responded to in 2024 and 2025 or the most recent two years available, including identifying any calls responded to at the Subject Property
4. The anticipated response time to the proposed development
5. Any proposed improvements or updates contemplated for the 2nd Precinct, relevant to police protection services at the Subject Property
6. Any additional information that you believe to be relevant for the environmental review of the proposed development.

Engineers | Scientists | Planners | Designers

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Page 2



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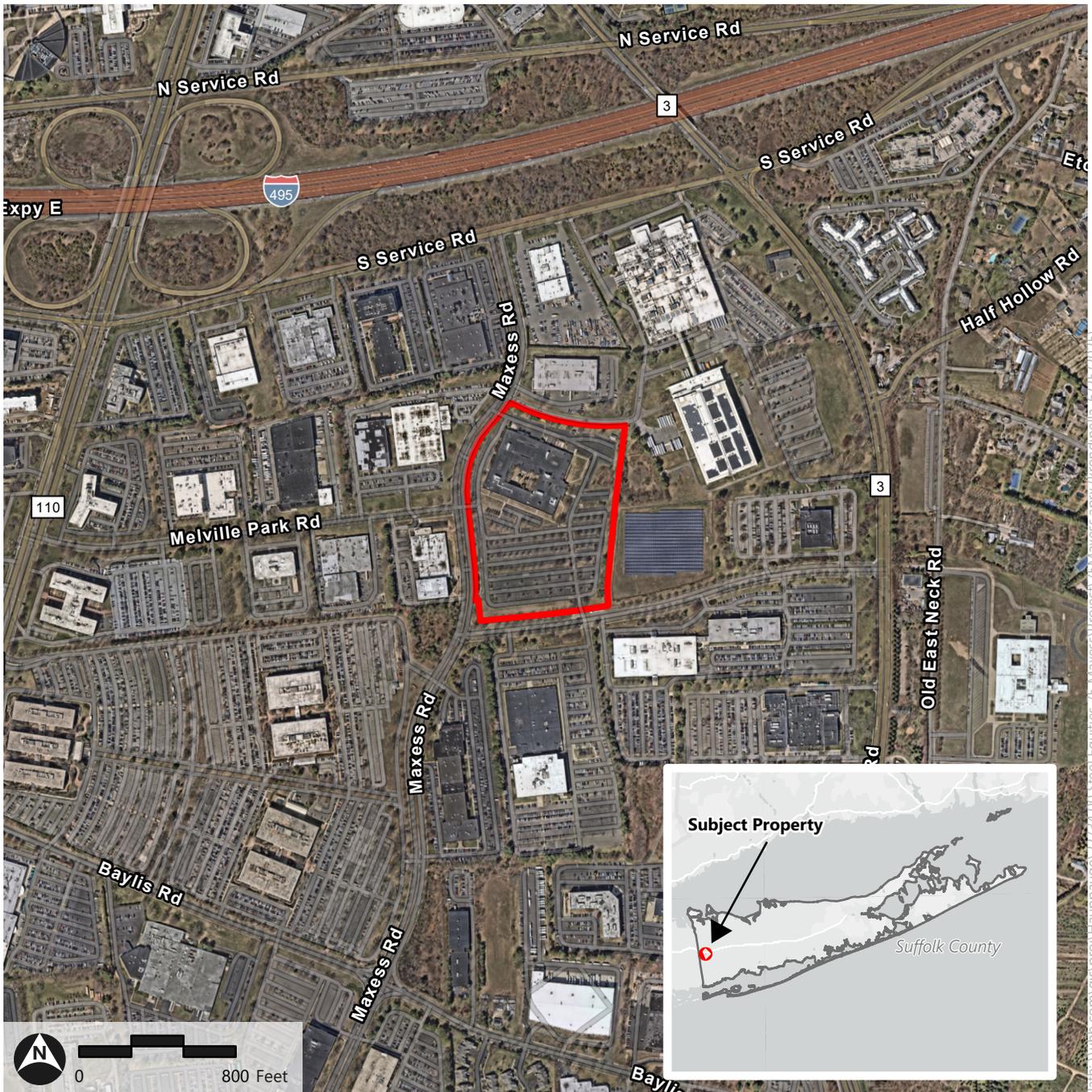
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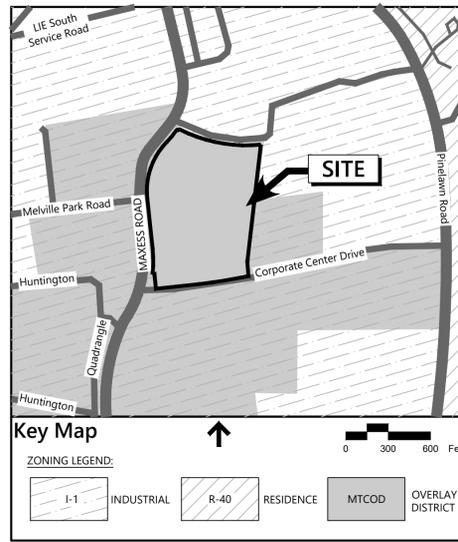
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Residential Unit Summary

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Building Summary

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TYPE A*	1	APARTMENT UNITS, LIVE / WORK UNITS, RETAIL, COMMERCIAL	60	60
TYPE B	3	CONDOS	27	81
TYPE C	1	CONDOS	29	29
TYPE R	4	APARTMENT UNITS, LIVE / WORK UNITS, RETAIL, COMMERCIAL	25	100

No.	Revision	Date	Appr'd

Owner:

Applicant:

Professional's Seal and Signature

Redevelopment Plan

for
 75 Maxess Road, Melville NY
 Town of Huntington, Suffolk County, New York
 District 0400 Section 268.00 Block 02.00 Lot 003.000 & 017.009

CSP.1 Preliminary Site Plan

Engineering, Surveying, Landscape Architecture and Geology, PC
 100 Motor Parkway
 Suite 350
 Hauppauge, NY 11788
 631.787.3400 - f 631.813.2545

Project Number: 22734.00

Scale: 1" = 50'

Date: August 21, 2025

Sheet: 1 of 1

