

## **The Purpose of the Island Hills Draft Environmental Impact Statement Scoping Hearing**

- The Islip Town Board is requiring an Environmental Impact Statement (EIS) for Island Hills due to the magnitude of the proposed project. The EIS will discuss potential impacts on environmental and community resources such as parks and open space, schools and traffic in the area. To aid in preparing this document, the Planning Board is holding a public hearing to solicit input from the public, known as scoping.
- Scoping is a process that develops a written outline of all subjects and analyses of potential environmental impacts posed by the project that will be addressed in a Draft Environmental Impact Statement (DEIS). The applicant has prepared a “Draft Scope,” and your comments and input will help shape the DEIS to ensure the inclusion of relevant, substantive public issues in the final written scope.
- When complete, the scoping process allows the Town of Islip and other involved agencies to reach an agreement on the relevant issues.

### **What is the purpose of scoping?**

- Identify significant environmental conditions and resources which may be affected by the project;
- Focus on relevant environmental impacts to those environmental conditions and resources;
- Eliminate irrelevant impacts or issues;
- Describe the extent and quality of information needed;
- List available sources of information;
- Define reasonable alternatives for avoiding specific impacts which must be included in the EIS; and
- Specify possible measures for mitigating potential impacts which must be discussed in the EIS, to the extent that they can be identified at the time of scoping.

### **How to Participate**

- When you get to the hearing, you'll be asked to sign in if you wish to speak. Town staff will give your information to the Planning Board who will call up five speakers at a time. When called to the podium, please state your name and address. You will have three minutes to speak informing the Board of the environmental impacts you feel need to be studied in the EIS as well as potential alternatives for how the property could be developed. *(see reverse side of page for brief outline of the DEIS).*

## **Sections of the D.E.I.S. scope of work:**

### **1) Description of Proposed Project**

project background, need, objectives and benefits; project location and existing site conditions; project design and layout; construction process and operations; permits and approvals required.

### **2) Natural Environmental Resources**

soils and topography; water resources; ecology; threatened or endangered species.

### **3) Human Environmental Resources**

vehicle traffic and roadways; land use, zoning and plans, community facilities and services; community character; cultural resources.

### **4) Miscellaneous**

construction-related impacts; cumulative impacts; adverse impacts that cannot be avoided; irreversible and irretrievable commitment of resources; effects on the use and conservation of energy resources; growth-inducing aspects.

### **5) Alternatives to be Studied**

no action; development per existing zoning; proposed project at reduced yield

## **What happens after the hearing?**

- The Town's Planning Department will compile all relevant comments and revise the Draft Scope accordingly. The scoping record will remain open for written comments until April 20<sup>th</sup>, 2018. Comments can be emailed to [Islandhills@islipny.gov](mailto:Islandhills@islipny.gov) . The Town Board will finalize the Draft Scope and provide it to the applicant. The applicant will then prepare the DEIS based on the draft scope and submit it to the Town. A future hearing will be held to solicit comments on the DEIS.
- To keep up to date on the status of the application check the Town's website at: [www.islipny.gov](http://www.islipny.gov) or call 631-224-5450.

## Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a SEQRA public scoping hearing on **Thursday, April 12, 2018** at 6:00 p.m. (5:00 p.m. sign-in) at Islip Town Hall West, 401 West Main Street, Islip, New York, regarding the application of **R Squared Development LLC - C22017-009 (0500-257.00-03.00-003.000 & 280.00-001.000,2,3,4,10,15.1 & 16)** for the establishment of an Island Hills Planned Development District in order to construct 1,365 apartments and accessory commercial uses on the property located at the Southeast corner of Lakeland Avenue and 11th Street, Sayville (458 Lakeland Avenue). This hearing is being held pursuant to New York State Environmental Quality Review regulations Part 617.8 in order to receive public comments on the Draft Scope to identify potentially significant adverse impacts involving the proposal. Public comment will be accepted at this meeting and written comments will be accepted at the Town of Islip Planning Department, 655 Main Street, Islip New York, until the close of business on April 20, 2018.

Anyone desiring any information pertaining to these applications may write or appear in person at that time. Any proposed zoning changes listed herein require additional Town Board approval.

This agenda is subject to change without notice. Please contact the Department of Planning on the day of the hearing to confirm application scheduling.

Any disabled person who needs a sign language interpreter, auxiliary aids or special accommodations to attend this meeting, please call - CONSTITUENT SERVICES - (631) 224-5380.

PLANNING BOARD, TOWN OF ISLIP  
EDWARD FRIEDLAND, CHAIRMAN  
RON MEYER, COMMISSIONER

Islip, New York  
March 30, 2018



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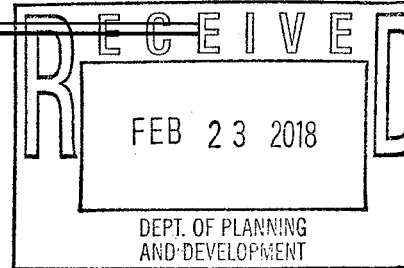
**DRAFT SCOPE FOR THE  
DRAFT ENVIRONMENTAL IMPACT STATEMENT**

**“ISLAND HILLS PDD”**

Proposed Change of Zone Application  
West side of Lakeland Avenue, south of Sunrise Highway, Sayville, Town of Islip  
Suffolk County, New York

*February 15, 2018*

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**1.0 Introduction**

This document is the Draft Scope of the issues and analyses to be included in the Draft Environmental Impact Statement (DEIS) for the proposed “Island Hills PDD” change of zone application, for a Planned Development District (PDD) in Sayville, Town of Islip, New York.

This project requires rezoning of the 114.34-acre site (the closed Island Hills Country Club; see **Figures 1 and 2**) from Residence AAA to PDD (with development based on Residence CA requirements), and development of a 1,365-unit residential community with extensive amenities and public spaces. The community will include on-site stormwater and sewage treatment systems, public water supply, recreational amenities, interior open space and outdoor pool patio areas, an internal walking trail network and public open space along the perimeter of the site.

The Applicant is R Squared Development, LLC (the Applicant), of Plainview, New York, and the DEIS will be prepared by Nelson, Pope & Voorhis, LLC (NPV) on behalf of the Applicant and with support from a team of experienced professionals. Open space preservation, environmentally-sound design, and fiscal responsibility are the key elements of this plan. These design objectives, coupled with significant public benefits indicate that the proposed PDD is responsive in fulfilling community goals.

The Applicant anticipates that an analysis of the impacts of the proposed project (in the form of a DEIS) will be required by the Town of Islip Town Board, as Lead Agency administering the application, and as required by the New York State Environmental Quality Review Act (SEQRA). Such a requirement would be established by issuance of a Positive Declaration by the Lead Agency. In anticipation of such an action, the Applicant has chosen to prepare this scoping document which specifies the issues expected to be of concern to the Lead Agency, identifies the means by which those issues are to be evaluated, and provides the overall scope of the DEIS. In this way, these issues will be identified, investigated and addressed in the DEIS, fulfilling the intent of the SEQRA process.



The information prepared in conformance with this scope and the SEQRA process is intended to provide comprehensive input in the decision-making process of involved agencies in preparing their findings and issuing decisions on their respective permits. The document must be concise but thorough, well-documented, accurate and consistent. Figures and tables will be presented in support of the discussions and analyses contained in the document. Technical information will be summarized in the body of the DEIS and attached in their entirety in an appendix.

In order to develop the site as proposed, the following permits or approvals are required:

Issuing Agency	Required Permit or Approval
Town Board	Incentive Zoning
	Planned Development District (PDD) Approval
	SEQRA Review (as Lead Agency)
Town Planning Board	Site Plan Approval
Town Building Department	Building Permits
Town Highway Department	Road Access Permits
SCDHS*	SCSC* Article 4 (Water Supply) Permit
	SCSC Article 6 (Wastewater Treatment) Permit
SCWA	Water Supply Connection Approval
NYSDEC*	Mining Permit for Ponds ( <i>if required</i> )
	Pond Stocking Approval ( <i>if stocking proposed</i> )
	Long Island Well Permit ( <i>if on-site well proposed</i> )
	SWPPP* Approval
	SPDES* Permit

\* SCDHS - Suffolk County Department of Health Services; SCSC - Suffolk County Sanitary Code; NYSDEC - New York State Department of Environmental Conservation; SWPPP - Storm Water Pollution Prevention Plan; SPDES - State Pollutant Discharge Elimination System.

## **2.0 Organization and Overall Content of the DEIS Document**

The DEIS must conform to the basic content requirements as contained in Title 6, New York Code of Rules & Regulations (6 NYCRR) Part 617.9 (b)(3). The outline of the DEIS should include the following sections:

COVER SHEET

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- 5.2 Alternative 2: Development per Existing Zoning

#### 6.0 REFERENCES

#### APPENDICES

### 3.0 Extent and Quality of Information Existing and Needed

As required under SEQRA, the DEIS should include “a statement and evaluation of potential significant adverse impacts at a level of detail that reflects the severity of the impacts and the reasonable likelihood of their occurrence.” Included in this evaluation will be reasonably related short-term and long-term impacts, with other required sections identified in Section 6.0 of this scoping document. This section further describes the level of analysis and the type of analysis expected with respect to the key environmental impacts of the project as outlined in the Positive Declaration. Each major section is followed by a description of the extent and quality of information needed to perform the evaluation of each of the impacted resources.

#### Description of the Proposed Project

##### *Description of the Incentive Zoning/PDD Approval Process*

- There will be a discussion of the Town’s use of PDD’s under New York State Town Law for Incentive Zoning (§261-b), to include a description of the overall intent of the PDD concept, and a listing of the specific public goals and objectives to be achieved by use of the Incentive Zoning. Note that conformance to these goals will be analyzed in Section 3.2.

##### *Project Background and History*

- There will be a brief description of the site and application history; this should include a full description of the existing and historic use of the site including a description of previous clearing for the prior use and present unauthorized encroachments on the property, status of current use, site ownership, location & permitting of any on-site irrigation wells and existing easements (if any).
- Any Phase I and/or Phase II Environmental Site Assessments (ESAs) that were prepared for the subject site will be summarized and attached or excerpts attached to establish background conditions and document dumping on the property.

##### *Public Need and Municipality Objectives*

- Include justification of proposed project in terms of Town goals for site, including the objectives outlined in any applicable Town planning documents.
- Public need for the proposed project will be discussed.



*Objectives of the Project Sponsor*

- The objectives of the project sponsor will be included and discussed.

*Benefits of the Proposed Project*

- Include a discussion of the community benefits expected to accrue from the proposed project, and the timing of the implementation of each.
- Provide an assessment of how the proposed project, including its proposed Community Benefits, meets Incentive Zoning/PDD goals as implemented by the Town.
- Include a discussion of the economic benefits expected.
- Discussion will be provided addressing community benefits with relation to incentive zoning (if applicable).
- A complete Fiscal and Economic Impact analysis will be prepared to examine tax revenue benefits and direct, indirect and induced economic benefits of construction and operation jobs (i.e., economic "ripple" effect).
- Include a discussion of the purpose and specific language of any proposed restrictive covenants.

*Project Location and Existing Site Conditions*

- Using appropriate mapping and/or tables describe location of site, in terms adjacent/nearby significant properties, zoning, planning and service districts.
- The existing conditions of the site in terms of a site survey, vegetative cover and any ESAs will be provided as an overall background of existing site conditions.
- A list of the tax lot numbers of the site shall be provided.

*Project Design and Layout*

- Provide table summarizing the various significant site quantities discussed in the DEIS.
- Include a brief description of the overall project layout; describe basis for site yield, location/distribution of proposed structures on the site, services, utilities (including on-site irrigation wells), access points, road system including road clearing corridors, limits of site disturbance, drainage systems, etc., as well as areas to remain natural and open space/recreation areas clearly identified.
- Discuss the sizes, numbers, bedroom counts, heights, etc. of the residential and associated structures.
- With respect to SCSC Articles 7 and 12, describe where and how storage of potentially hazardous/toxic materials, if any, will occur, with descriptions of containment, and other protection measures, to ensure protection of groundwater and other natural and public health conditions.
- The applicability of and the project's conformance to the Long Island Workforce Housing Act with respect to affordable housing requirements as implemented by the Town of Islip shall be addressed.
- The grading program and associated areas disturbed will be discussed along with areas to be cleared, estimates of volumes of soil excavated, cut/filled, removed from site and maximum depths of cut/fill.
- Discuss the anticipated employees at the project including: types of jobs, expected location of residency and potential for secondary impacts from labor pool that will serve the project.
- Site drainage and proposed drainage system and provide capacity and function information will be provided along with a discussion of conformance to NYSDEC SPDES stormwater and erosion control regulations for construction and post-construction conditions.





- The vehicle access points and internal roadway layout will be described, internal traffic circulation will be discussed, and any off-site road improvements discussed; discuss internal roadway maintenance responsibilities and processes, including potential for emergency access.
- Include a description of water supply, irrigation well water supply (if any) and proposed wastewater handling and corresponding use of water supply and sanitary design flow.
- Conformance to applicable SCDHS regulations regarding water use and wastewater treatment systems will be discussed.
- The design, limitations and effectiveness of the proposed sanitary wastewater treatment systems will be described.
- Utilities and services will be described along with the intended future connection.
- The Town lighting requirements, proposed lighting and an illumination description will be provided, including a description of fixture shielding and other measures to prevent sky glow and light pollution.
- Any and all resident amenities will be noted, described and located, with maintenance responsibilities noted.
- Information on the type, amount and location of landscaping proposed will be provided as well as information on maintenance requirements such as irrigation and fertilization. Landscaping details should include proposed street trees and proposed clearing, planting, and landscaping within the proposed open space/public use areas.
- Information on the use of lawn chemicals (e.g., fertilizers) and associated application procedures will be presented, and all groundwater-protection aspects will be described to establish a basis to conclude whether impacts to groundwater and/or surface water may occur.
- Describe provisions for storage and removal of solid wastes.
- Include a discussion on retained open space areas; areas of dedication, areas of retention by applicant; future ownership/maintenance of open space areas, easements or restrictions to ensure retention of open space.
- Provide projected number of employees required for the various uses for weekdays, weekends and seasonal peak periods; provide estimates of residents and school-age children.
- Describe on-site security measures.
- Describe management, maintenance and operation of residential component; describe any special conditions which may apply.
- Describe management, monitoring and maintenance of sanitary system(s), landscaping, solid waste management, site maintenance, etc.

#### *Construction Process and Operations*

- The anticipated construction process, methods, sequence and schedule, insofar as information in this regard is available, will be discussed.
- Project phasing, if applicable, will be presented, with anticipated milestones that would initiate/conclude each phase.
- Describe potential construction equipment storage/staging sites, delivery truck routes, hours of operations, workers' parking areas.
- Discuss amount of soil material to be removed from site, if any, number of truck trips, length of time that this process would be on-going, and associated truck routes.
- Describe the measures taken to prevent/mitigate soil erosion during construction, the pertinent regulations and required plans and permits in this regard, and other actions taken to protect natural and sensitive areas.



#### *Permits and Approvals Required*

- Provide brief narrative of remaining SEQRA review steps.
- Identify the anticipated government and agency permits and approvals, as well as any Covenants & Easements.

#### Natural Environmental Resources

##### *Soils and Topography*

- The topography of the site will be determined using topographic survey information; high and low points will be identified, and a slope analysis presented and discussed.
- The existing soil types and the limitations/constraints on development of each will be determined pursuant to Suffolk County Soil Survey.
- Soil borings, if available, will be described to determine subsurface soil quality and depth to groundwater for high and low points.
- Information on soil conditions included in any ESAs will be provided and discussed.
- A protocol should be established to ensure that any topsoil imported to the site should come from a certified source and be tested prior to application.
- Constraints in terms of depth to groundwater will be evaluated by establishing that sanitary and drainage systems can function properly.
- The degree of impact from topographic alteration of the site will be determined through evaluation of the grading proposed for the site and determination of resultant slopes, evaluation of the proposed project's conformance to applicable slope protection standards, volume and disposition/origin of cut or fill, estimated quantity of cut/fill to be removed from or placed on the site and the necessary approvals for such import/export of material, and proposed changes to topographic elevations.
- Mitigation in terms of erosion control, retention of soils, protection of steep slope areas, and preventative measures shall be identified.
- Corrective measures necessary to overcome soil limitations will be identified, if applicable.

##### *Water Resources*

- The existing drainage conditions on the site will be described.
- The existing surface water bodies on the site and tributary to it shall be identified and located.
- Any existing impacts on surface water quality from the project sites will be identified and discussed.
- The elevation of the water table beneath the site will be determined by use of on-site soil borings, if available.
- The presence, location, screened depth, pumpage and permit status of any on-site irrigation well will be described.
- The expected direction of groundwater flow based on hydrologic interpolation will be identified.
- The existing groundwater quality in the vicinity will be referenced from existing literature.
- The existing nitrogen budget for the site (considering all potential sources of nitrogen) shall be determined using mass-balance computer modeling methods.
- Any existing impacts on groundwater quality from the project site will be identified and discussed.
- The potential for adverse impacts on public and local private shallow wells in the downgradient direction within 1,000 feet of the site should be discussed.
- Calculations of projected sanitary flow and consistency with SCSC Article 6 will be provided.
- The anticipated nitrogen budget for the site (considering all potential sources of nitrogen) shall be determined using mass-balance computer modeling methods.



- The anticipated impact of the project with respect to groundwater quality shall be fully examined in terms of sanitary discharge compliance, wastewater treatment system operation and conformance to regulatory requirements.
- Any anticipated impacts on surface water quality from the project will be identified and discussed.
- Other potential sources of water quality impacts related to pesticides, chemical storage, tank storage (if applicable) and any other sources shall be analyzed.
- Post-development stormwater management conditions will be evaluated. This evaluation will include: estimates of storm water volumes to be generated, details of the proposed collection and management systems, system capacity, future maintenance practices for storm water collection and leaching structures and analysis of how the proposed storm water management system will comply with applicable regulatory requirements, including the NYSDEC SPDES GP 0-10-001 Phase II storm water regulations.
- A discussion of the potential for flooding onto adjacent properties should be provided.
- The consistency of the proposed project with the findings of the Nationwide Urban Runoff Program as related to storm water management and discharge will be evaluated.
- The project's consistency with the applicable recommendations of the 208 Study, the Suffolk County Comprehensive Water Resources Management Plan, and any other applicable Town requirements will be discussed.
- Mitigation measures which may reduce potential water quality impacts shall be identified

#### *Ecology*

- Existing upland habitats shall be inventoried through an inspection of the site by a qualified biologist/ecologist to determine the vegetation, wildlife, and general habitat character. Existing natural communities will be described, mapped, classified, and ranked, with respect to state and global rarity of the community type, consistent with the New York Natural Heritage Program's (NHP) natural community classification database, described in "*Ecological Communities of New York State*." An inventory of flora and fauna observed and expected will be provided. Local vegetation types, including any occurrence of facultative wetland indicator plants and vernal ponding, will be fully described for any depressions, kettleholes, ravines, or lowlands on-site. Significant natural features will be noted when encountered.
- The NHP shall be contacted for site file information concerning habitats, plant and animal species, which will be utilized for field surveys and investigations of the property.
- Protected native plants, plant and animal species listed as endangered, threatened, special concern (or with other protective status) and significant habitat areas on or in the vicinity of the project site will be identified, if present based on site inspection and NHP input. Potential impacts and mitigation will be identified as necessary.
- An evaluation of ecological impacts will be provided, as it relates to both documented and potential habitat for bird species. The evaluation will be based on both current surveys, as well as a literature search of on-site and regional breeding bird surveys, as completed by local Audubon Society Christmas bird counts and/or other local bird surveys, as well as the New York State Breeding Bird Atlas database.
- Impact to habitats shall be quantified and discussed qualitatively in terms ecological impact to plants and animals, game trails and migratory patterns, and shift of moisture patterns.
- Mitigation measures to reduce potential impacts will be identified and method of implementation determined.



## Human Resources

### *Vehicle Traffic and Roadways*

The Traffic Impact Study will include the following:

- **Project Familiarization and Start-up**
  - Review related documents to identify any relevant information that may assist in conducting the traffic impact study.
  - Perform a field inventory of existing roadway features including geometry, lane widths, traffic control, pavement markings, parking restrictions, traffic signal timing and phasing.
  - Perform an inventory of pedestrian and bicycle facilities along study area roadways and intersections.
  - Perform an inventory of public transportation services.
  - In addition to the field inventories, the traffic consultant project files will be reviewed for any relevant data or project information that would assist the analysis. All information will be reviewed and evaluated to develop a familiarity with the project area and to identify notable traffic influences. During site visits, the roadways and intersections will be photographed as necessary to provide an available reference throughout the term of the project study.
- **Project Data Development**
  - Obtain existing traffic volumes on all State and County roadways in the vicinity of the study area from the New York State Department of Transportation and SCDPW, if available.
  - Collect turning movement counts at the following locations during the weekday AM (7-9:00), PM (4-6) and Saturday midday (11AM -2PM) peak hours:
    - Smithtown Avenue (CR29) at NYS Route 27 South Service Road
    - Smithtown Avenue (CR29) at NYS Route 27 North Service Road
    - Lakeland Avenue at NYS Route 27 South Service Road
    - Lakeland Avenue at NYS Route 27 North Service Road
    - NYS Route 27 South Service Road at Bohemia Parkway
    - Bohemia Pkwy at 11<sup>th</sup> Avenue
    - Smithtown Avenue at Island Blvd/Terry Road
    - Terry Road at Bohemia Pkwy
    - Terry Road at St. Johns Street
    - Carrie Avenue at Sterling Place
    - Carrie Avenue at Marion Street
    - Chester Road at Lakeland Avenue
    - Lakeland Avenue at Adams Way
    - Lakeland Avenue at Tariff Street
    - Lakeland Avenue at 11<sup>th</sup> Street
  - Install Automatic Traffic Recorder (ATR) machines for a period of one (1) week at the following roadways within the study area to obtain hourly and daily (24 hour) volumes to supplement the turning movement counts:
    - NYS Route 27 South Service Road between Smithtown Avenue and Lakeland Ave
    - Terry Road
    - Bohemia Blvd
    - 11<sup>th</sup> Street
    - Chester Street
    - Carrie Avenue
  - Tabulate traffic count data, identify peak hour factors, and adjust data for seasonal variation using factors developed by the NYSDOT.



- Obtain most recent 3-years of available accident data from NYSDOT for the study intersections and adjacent roadways. Tabulate the accident data by severity of injury and type of collision. Identify accident patterns and trends in the Traffic Impact Study.
- Identify Other Planned Developments/Proposals in the nearby area that may affect the study intersections and consider these in the analyses.
- Develop future No Build volumes for the study intersections. The Existing volumes will be adjusted to future No Build Volumes using an annual growth factor of 1.2% obtained from the NYSDOT LITP2000 Study. The No Build condition represents traffic conditions expected at the study area in a future year without the development of the proposed action.
- Perform trip generation calculations (anticipated traffic generated) for the residential development by using statistical data contained in *ITE Trip Generation, 9<sup>th</sup> Edition*.
- Conduct a modal split analysis to determine the different modes of transportation available in the study area and their split. Compare the modal split obtained from the analyses to modal split information provided in the 2010 US Census for the study area. Adjust trip generation data to reflect the modal split specific to the study area.
- The Sayville Stop of the Montauk branch of the Long Island Rail Road (LIRR) is located within 1.5 miles of the study area. LIRR and Bus Ridership data and bus stop locations will be requested and reviewed to determine credit for the current transit use.
- Prepare a trip distribution and assignment of traffic anticipated to be generated by the proposed residential development based on roadway network and existing travel patterns established by the turning movement counts.
- Develop Build Condition volumes for the study intersections by adding the estimated traffic generated by the proposed project to the No Build volumes.
- **Traffic Impact Analyses**
  - Perform intersection capacity analyses for the study intersections identified above. Analyses will be performed using the *Synchro Version 9* software in order to provide level of service results at the intersections. The analyses will be completed for the following scenarios for weekday AM and PM and Saturday midday peak hours:
    - Existing Conditions
    - No Build Conditions (without the proposed development)
    - Build Conditions (completion of 100% of proposed project)
  - Identify impacts at study intersections for the build scenario and develop executable mitigation measures. Perform analyses for Build with Mitigations Condition.
  - It should be noted that in the development of this analysis network, the proposed site access locations shown on the current conceptual site plan will be evaluated. Recommendation to move, eliminate, add or restrict proposed site access locations will be made based on the analysis performed and mitigation conditions developed.
- **Traffic Impact Study Report**
  - Prepare a Report containing text and graphics for submission to the Town of Islip, Suffolk County and the NYSDOT, as required.

#### *Land Use, Zoning and Plans*

- This section will depict and describe the existing land use and zoning of the subject site and in the surrounding area, to a distance of approximately 1,000 feet.
- Analyses of land use and zoning patterns will be conducted of the relationship between the site, immediately adjoining properties and the surrounding neighborhood.
- The zoning regulations applicable to the project site in its existing condition shall be provided.
- Land use plans applicable to the project site shall be outlined, and the recommendations pertinent to the proposed project or project site presented.



- The DEIS will assess the compatibility of the project with area land uses, the impacts of the proposed project on land use and zoning patterns, and conformance to zoning regulations.
- The project's conformance with Incentive Zoning/PDD requirements will be discussed.
- The conformance of the project with the applicable recommendations of the land use plans will be evaluated and discussed.
- The project's conformance to the applicable requirements of incentive zoning will be discussed. All public benefits created as a result of incentive zoning will also be evaluated. Economic issues such as tax ratables, how project comports with incentive zoning; how it provides community benefits (as that term is used in Section 261-b of Town Law) to the local community will be discussed. Increases in density and other development bonuses or deviations from existing zoning will be tracked to corresponding public benefits.
- Measures which may be used to mitigate potential impacts to land use, zoning or recommendations of land use plans shall be provided.

#### *Community Facilities and Services*

- A detailed Fiscal and Economic Impact Analysis will be prepared; the analysis will include the following:

##### **Fiscal Impact Analysis**

- a. Examination of Existing Fiscal Conditions (Provide analysis of existing fiscal conditions – including demographics/student enrollment, annual budgets, expenditures, revenues and outstanding debt – within the Town of Islip, Suffolk County, the School District, and special taxing jurisdictions located within the site.)
- b. Analysis of Existing Property Tax Distribution (Present land use data as it pertains to the composition of the local tax base; secure current tax rates and levies for the Town of Islip, Suffolk County, the School District, and special taxing jurisdictions located within the site.)
- c. Projection of Assessed Valuation (Estimate assessed valuation based upon construction, land acquisition and development costs.)
- d. Projection of Fiscal Impacts (Apply assessed valuation to current tax and equalization rates to project annual property tax revenue generation upon full build-out of the proposed project; provide discussion of the fiscal benefits to accrue from the proposed project; project distribution of tax ratables to the Town of Islip, Suffolk County, the School District, and special taxing jurisdictions.)

##### **Economic Impact Analysis**

- a. Projection of Economic Impacts during Construction (Estimate direct output, employment and labor income during the short-term construction period; purchase and apply regional multipliers specific to the construction of new residential and other supporting use development [to be specified by the applicant] in Suffolk County; project indirect and induced, or spin-off impacts to be generated under full build-out of the construction period.)
  - b. Projection of Economic Impacts during Annual Operations (Estimate direct output, employment and labor income during the long-term operations period; purchase and apply regional multipliers – specific to the operations of residential and other supporting use development [to be specified by the applicant] in Suffolk County; project indirect and induced, or spin-off impacts to be generated annually upon a stabilized year of operations.)
- The roster of community services analyzed in the DEIS include:
    - Property taxes
    - Public schools;
    - Police services;
    - Fire and ambulance services;
    - Water supply;



- Solid waste handling; and
- Energy supply.
- The above-listed community services available to and/or utilized on the site will be described.
- The existing tax revenue of the site shall be established, from Town tax bills; the distribution of taxes to taxing jurisdiction shall be presented and discussed.
- The anticipated demands on each of the above services from the proposed project will be described qualitatively (and quantitatively, where possible).
- The anticipated tax revenues generated by the project will be estimated, and the impacts to each taxing jurisdiction will be discussed.
- The impact analysis contained in the DEIS will include consultations with service providers regarding existing demand for services and capacity, including measures in case of brush fires.
- Mitigation measures that will or may be provided will be described and discussed for each of the above services.

#### *Community Character*

- The visual character of the existing site and vicinity will be depicted by ground and aerial photography using a key map for locations of all ground photography. These photographs will then be used as a basis for a text description of the site's appearance and character within the overall community.
- The existing noise environment will be evaluated in terms of ambient noise and proximity to sensitive receptors. Existing noise generators (e.g., traffic) shall be discussed.
- Impacts of the proposed project on community character will be determined and described to fully disclose the change of visual character of the site.
- This assessment will include vantage points from bordering roadways and other appropriate publicly-accessible locations.
- The potential noise impacts of the project will be assessed through identification of noise sources, the degree of noise generated, proximity to sensitive receptors, and their significance.
- Mitigation measures such as potential screening will be considered with respect to visual and noise impacts.

#### *Cultural Resources*

- The potential presence and, if determined to be present, the nature and extent, of historic and/or pre-historic resources of the site will be determined by reference to materials of the NYS Historic Preservation Office, to be documented with an appropriate map. The NYS Office of Parks, Recreation and Historic Preservation (OPRHP) will be contacted, and correspondence documenting that a Cultural Resources Assessment (CRA) will or will not be required will be solicited.
- If deemed necessary by OPRHP, a Phase I CRA will be prepared.



#### 4.0 **Other Required Sections**

In addition to the key resources identified in the Positive Declaration, SEQRA identifies other required sections for a complete DEIS as included in 6 NYCRR Part 617.9 (b)(3). Mitigation measures will be included with respect to each key impact area as noted in Section 5.0. Alternatives to be studied are identified in Section 7.0. The following Other Required Sections and evaluations will be provided in the DEIS.

- Construction-Related Impacts - Describe the impacts related to construction noise, dust, erosion and sedimentation, area receptors, applicable nuisance regulations, applicable agency oversight and safeguards, phasing of the project, staging areas, parking areas, operation areas, duration, hours, and related mitigation measures to reduce construction impacts.
- Cumulative Impacts - Describe other pending projects in vicinity, determine potential for impacts due to implementation of proposed project in combination with others and discuss/analyze impacts.
- Adverse Impacts That Cannot Be Avoided - Provide brief listing of those adverse environmental impacts described/discussed previously that are anticipated to occur, which cannot be completely mitigated.
- Irreversible and Irrecoverable Commitment of Resources - Provide brief discussion of those natural and human resources which will be committed to and/or consumed by the proposed project.
- Effects on the Use and Conservation of Energy Resources - Provide brief description of planned and/or potential energy-conserving measures, which may include use of energy-efficient devices. Include a general discussion related to the potential for buildings and site to be constructed to LEED® certification or equivalent.
- Growth-Inducing Aspects - Provide brief discussion of those aspects of the proposed project that will or may trigger or contribute to future growth in the area.

#### 5.0 **Alternatives to be Studied**

SEQRA requires a description and evaluation of the range of reasonable alternatives to a proposed action that are feasible, considering the objectives and capabilities of the project sponsor. Alternative technologies should be considered, where appropriate. As noted in SEQRA, *"The description and evaluation of each alternative will be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed."* The following alternatives are required for the DEIS:

- Alternative 1: No Action (zoning remains the same; the project site remains in its existing use and condition)
- Alternative 2: Development per Existing Zoning (the yield of the project site under its existing zoning district must be established, and any agency-required design parameters and mitigation measures should be specified.)





**Issues Deemed Not Relevant, Not Environmentally Significant or Adequately Addressed in Prior Environmental Review**

The intent of the DEIS is to disclose and analyze all potential significant adverse environmental impacts associated with the proposed project. The Draft Scope has been the subject of a public scoping process in conformance with SEQRA Part 617.8, which will conclude with the issuance of this Final Scope by the lead agency. The lead agency seeks to include issues identified during the scoping process that are relevant to the preparation of the DEIS for the Island Hills PDD project. The Final Scope identifies those issues as outlined in the Draft Scope and amended to include public comments. Comments received on the Draft Scope will be evaluated to determine those that are relevant and should be included in the DEIS, and those that are not relevant. These comments will be identified by the lead agency in the Final Scope.

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This document is intended to fulfill the lead agency requirements for a Draft Scope for a DEIS in accordance with 6 NYCRR Part 617.8. The document assists the lead agency in evaluating the DEIS for content and adequacy for public review and assists the applicant in understanding the extent and quality of information needed to evaluate the proposed project and allow the lead agency and involved agencies to obtain the information necessary to reach an informed decision on the proposed project.