



**FINAL 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

June 19, 2018

Introduction

This document is the final 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 Island Hills Country Club closed in 2015) from Residence AAA District to PDD (with development based on Residence CA District apartment requirements), to permit development of a 1,365-unit residential community with amenities, public spaces, and accessory retail services. 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 professionals.

An analysis of the impacts of the proposed project (in the form of a DEIS) is 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). This was established by the issuance of a Positive Declaration by the Lead Agency on December 19, 2017 as the proposed development may pose significant adverse environmental impacts. This document which specifies the issues 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 investigated and addressed in the DEIS, fulfilling the intent of the SEQRA process.



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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, thorough and accurate. 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 its 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	Change of zone to PDD
	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
SCDPW, NYSDOT	ROW permit (<i>if required</i>)
NYSDEC*	Mining Permit for Ponds (<i>if required</i>)
	Pond Stocking Approval
	Long Island Well Permit(s)
	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.

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 shall include the following sections:

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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.

1.0 Description of the Proposed Project

1.1 *Project Background, Need, Objectives and Benefits*

1.1.1 *Description of the Town’s PDD Ordinance*

- There will be a discussion of the Town’s PDD ordinance, to include a description of the overall intent of the PDD concept, and a listing of the specific public goals and objectives. Note that conformance to these goals will be analyzed in Section 3.2.

1.1.2 *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, status of current use, site ownership, and existing easements (if any).



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- Phase I and Phase II Environmental Site Assessments (ESAs) will be prepared for the subject site and summarized and attached to establish background conditions and document dumping on the property.

1.1.3 Public Need and Municipality Objectives

- Include explanation 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.

1.1.4 Objectives of the Project Sponsor

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

1.1.5 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 the Town PDD Law's public benefit obligations.
- Include a discussion of the economic benefits expected.
- Discussion will be provided addressing community benefits
- A complete Fiscal and Economic Impact analysis will be prepared to examine tax revenue benefits (including homestead and non-homestead units) and direct, indirect and induced economic benefits of construction and operation jobs (i.e., economic "ripple" effect). Any potential Industrial Development Agency (IDA) financial incentives shall be identified.
- Include a discussion of the purpose and specific language of any proposed restrictive covenants.

1.2 Project Location and Existing Site Conditions

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

1.3 Project Design and Layout

1.3.1 Overall Site 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 proposed site yield, location/distribution of proposed structures on the site, services, utilities,



access points, road system, limits of site disturbance, drainage systems (including stormwater), etc., as well as areas to remain natural and open space/recreation areas.

1.3.2 Structures

- Discuss the sizes, numbers, bedroom counts, heights, setbacks, etc. of the residential and associated retail/hospitality 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 Town of Islip affordable housing requirements and the Long Island Workforce Housing Act with respect to affordable housing requirements. A discussion of whether the project should exceed the Town's requirements.

1.3.3 Clearing, Grading, and Drainage System

- 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.
- Site drainage and proposed drainage system, 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.

1.3.4 Vehicle Access, Internal Road System and Internal Circulation

- The vehicle access points and internal roadway layout will be described, internal traffic circulation will be discussed, and any off-site street improvements discussed; discuss internal roadway maintenance responsibilities and processes, including potential for emergency access. All internal site roadways must be ADA compliant and should consider Complete Streets features.
- Include a description of the proposed multi-modal transportation facilities (pedestrian circulation, bicycle facilities and transit facilities).

1.3.5 Utilities

- Include a description of water supply, water pressure, 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. The ability to connect to the Suffolk County Sewer System will be explored.
- Utilities and services will be described along with the intended future connection.
- The deployment of renewable energy resources will be discussed.

1.3.6 Site Landscaping, Lighting and Amenities



- 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 shall include proposed street trees and proposed clearing, planting, and landscaping within the proposed planting buffer. A recent survey of significant trees (10" caliper or greater) will be included.
- 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, including the collection of recyclable materials and compost.

1.3.7 Open Space System

- Include a discussion on retained open space areas; areas of proposed dedication, areas of retention by applicant; future ownership/maintenance of open space areas, easements or restrictions to ensure retention of open space.

1.3.8 Site Management

- 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 and off-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. by management company.

1.4 Permits and Approvals Required

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



1.5 Construction Process and Operations

- The anticipated construction process, methods, sequence and schedule, insofar as information in this regard is available, will be discussed.
- Describe the physical and operational impacts to existing Town roadways and maintenance thereof.
- 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.

2.0 Natural Environmental Resources

2.1 Soils and Topography

- The existing 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 will be utilized 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 shall be established to ensure that any topsoil imported to the site shall come from a NYSDEC certified source.
- 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 Town Code 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.
- Corrective measures necessary to overcome soil limitations will be identified, if applicable.



- History of pesticide, herbicide, fertilizer and other chemical usage associated with the prior use of the property shall be identified. The existing levels of contamination will be confirmed with appropriate soil testing. Identify mitigation for disturbing soil containing chemicals both during and after construction.
- Mitigation in terms of erosion control, retention of soils, protection of steep slope areas, and preventative measures and the project applicant's role in implementation of mitigation shall be identified.

2.2 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 and Greens Creek Watershed from the project sites will be identified and discussed, including impacts of existing nitrogen onsite.
- The elevation of the water table beneath the site will be determined by use of on-site soil borings.
- 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 and will be tested in areas likely to have been impacted by chemical usage and storage.
- 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 shall be discussed.
- Calculations of projected sanitary flow and consistency with SCSC Article 6 will be provided.
- 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: hydrograph estimates of storm water volumes and duration



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 any flooding onto adjacent properties shall be provided, including any history of flooding in the area both on and around subject property.
- 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, the Greens Creek and Browns River Watershed Management Plan and any other applicable Town requirements will be discussed.
- Environmental Phase II assessment shall be conducted in areas where chemicals (e.g. herbicides, fertilizers, insecticides, petroleum products) and vehicles were stored.
- Mitigation measures which may reduce potential water quality impacts and the project applicant's role in implementation of mitigation shall be identified

2.3 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 and NYSDEC inventory. Said species shall include, but not be limited to, sandplain gerardia. Potential impacts and mitigation will be identified as necessary.



- Review and analysis of Comprehensive Conservation Plan for Sayville National Wildlife Refuge.
- 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 of ecological impact to plants and animals, game trails and migratory patterns, fish passageways, maritime grasslands and shift of moisture patterns.
- An evaluation of the impacts from the use of chemicals from the proposed project shall be conducted on existing habitats and wildlife.
- Mitigation measures to reduce potential impacts and the project applicant's role in implementation of mitigation will be identified and methods of implementation determined.

2.4 Air Quality

- A review of the anticipated increase in air pollution due to increased traffic and number of vehicles and buildings added by the subject development will be provided, including Federal and State ambient air quality standards.
- Mitigation plan for air quality monitoring during construction, inclusive of soil disturbance and the project applicant's role in implementation of mitigation.

3.0 Human Environmental Resources

3.1 Vehicle Traffic, Transportation and Roadways

3.1.1 Existing Conditions

- Project Familiarization and Start-up
 - Review related documents to identify any relevant information that may assist in conducting the traffic impact study.
 - A thorough description, including photographs and drawings, of current physical and operational conditions on all frontage roadways is required. Perform a field inventory of existing roadway features including geometry, lane widths, traffic control, pavement markings, parking restrictions, traffic signal timing and phasing. Right of Way (ROW), pavement width, composition and condition, curb, sidewalk, drainage, and alignment including horizontal and vertical curvature should be discussed. Any access plan developed must consider all of these features.
 - In addition to the site frontage roads, a thorough description of the other roadways and intersections that will be impacted by the traffic generated by the proposed project, including right of way width, the number of travel and turning lanes, traffic control, curb, sidewalk, shoulder, parking regulations, speed limits,



drainage, utilities, lighting, transit and bike facilities is required. The physical condition and any plans for improvements by the responsible agency must be provided. A discussion of existing operating conditions must be provided, based on field observations as well as the results of the capacity analyses and modeling efforts.

- Perform an inventory of pedestrian and bicycle facilities along study area roadways and intersections identified later in this document.
- 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 historic traffic volumes on all local, State and County roadways in the vicinity of the study area from the New York State Department of Transportation, SCDPW, and other agencies if available.
 - Identify peak hours and collect turning movement counts at the following locations (typically weekday AM, PM and Saturday midday peak hours, to be verified by ATR and agency data):
 - Smithtown Avenue (CR29) at NYS Route 27 South Service Road (signal)
 - Smithtown Avenue (CR29) at NYS Route 27 North Service Road (signal)
 - Lakeland Avenue at NYS Route 27 South Service Road (signal)
 - Lakeland Avenue at NYS Route 27 North Service Road (signal)
 - Johnson Avenue at the NYS Route 27 South Service Road (signal)
 - Johnson Avenue at the NYS Route 27 North Service Road (signal)
 - Bohemia Parkway at the NYS Route 27 South Service Road
 - Bohemia Pkwy at 11th Avenue
 - Smithtown Avenue at Island Blvd/Terry Road (signal)
 - Terry Road at S 3rd Street
 - Terry Road at Bohemia Pkwy
 - Bohemia Pkwy at S 3rd Street
 - 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 (signal)
 - Lakeland Avenue at Tariff Street/Johnson Avenue/Railroad Avenue (signal)
 - Lakeland Avenue at 11th Street



- Cherry Avenue at Brook Street (signal)
 - Cherry Avenue at Montauk Highway (signal)
 - Brook Street at Montauk Highway (signal)
 - Railroad Avenue at Manton Street (signal)
 - Railroad Avenue at Henry Street / LIRR
 - Railroad Avenue at Depot Street
 - Railroad Avenue at Hiddink Street
 - Railroad Avenue at Center Street
 - Railroad Avenue at Montauk Highway (signal)
 - Greene Avenue at Montauk Highway (signal)
 - Greeley Avenue at Montauk Highway
 - Chester Road at Tariff Street
 - Lincoln Avenue at Hiddink Street
 - Lincoln Avenue at Montauk Highway (signal)
 - Foster Avenue at Montauk Highway (signal)
 - Hiddink Street at Montauk Highway (signal)
- The use of Brook Street and Montauk Highway by Sayville residents to travel to and from the Southern Parkway Heckscher Spur interchange with Montauk Highway (exit 45) to bypass the congestion on Sunrise Highway is noted. The impact of the additional traffic generated by the proposed PDD on this activity should be determined. Travel time, speed and delay measurements should be conducted during appropriate hours to compare travel times using both routes, and the increase in use of local streets to bypass the congestion quantified. The data collection plan should include turning movement counts at these locations as well as ATR counts on Cherry Avenue and Brook Street. ATR's should include volumes and speeds. Note that Sayville High School is located on Brook Street at Cherry Avenue.
 - Install Automatic Traffic Recorder (ATR) machines for a period of one (1) standard full school week not preceding or succeeding a federal holiday or school closure and for one (10) week during the peak summer season, at the following roadways within the study area to obtain hourly and daily (24 hour) volumes to verify the peak hours and to supplement the turning movement counts:
 - NYS Route 27 South Service Road between Smithtown Avenue and Lakeland Ave
 - Lakeland Avenue
 - Johnson Avenue
 - Smithtown Avenue
 - Terry Road



- Bohemia Pkwy
- 11th Street
- Chester Road
- Carrie Avenue
- Railroad Avenue
- Greene Avenue
- Greeley Avenue
- Cherry Avenue
- Brook Street
- Montauk Highway

ATR's should include volumes and speeds.

- Tabulate traffic count data, identify peak hours, peak hour factors, and adjust data for seasonal variation using factors developed by the NYSDOT.
- Obtain most recent 3-years of available crash data from NYSDOT and Suffolk County Police Department (SCPD) for the study intersections and adjacent roadways. Tabulate the crash data by severity of injury and type of collision. Identify patterns and trends in the Traffic Impact Study. Develop crash rates and provide a comparison between current rates and crash rates on similar facilities statewide, as per standard traffic engineering practice. Provide a discussion of the project's potential impact on crash rates and mitigation thereof.
- Develop future No Build volumes for the study intersections. The background traffic growth rate should consider US census population projections, information developed for the New York Metropolitan Transportation Council's Best Practices Model (BPM) and the Suffolk County Comprehensive Plan 2035, and the 2009 Sunrise Highway Corridor Study. Provide documentation of the methodology utilized.
- Identify other Planned Developments/Proposals in the nearby area that may affect the study intersections and consider these in the analyses, including, but not limited to, the full build impacts for Islip Pines and Ronkonkoma Hub. Future projected traffic conditions should reflect traffic that will be generated by other planned and proposed developments in the vicinity of the project site, phased appropriately based on traffic studies conducted for those projects. Analyses should be conducted both with and without these other developments, so that project specific site impacts can be appropriately reflected in the analyses.
- Perform trip generation calculations (anticipated traffic generated) for the residential development by using statistical data contained in ITE Trip Generation, 10th Edition. No vehicle trip credit for transit use should be taken. Full documentation of all assumptions regarding trip generation must be provided.



- 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.
- Prepare a trip distribution and assignment of traffic anticipated to be generated by the proposed residential development. Directional distribution and assignment of site-generated traffic must be based on an analysis of likely origins and destinations of site-generated trips. Assumptions regarding trip-making characteristics, including number of trips, trip purpose, and temporal distribution must be documented (e.g. US Census, the Suffolk County Comprehensive Plan 2035, Islip Town Planning documents, information from the New York Metropolitan Transportation Council (NYMTC), the Metropolitan Planning Organization (MPO) representing New York City, Long Island and the lower Hudson Valley).
- Develop Build Condition volumes for the study roadways and intersections by adding the estimated traffic generated by the proposed project to the No Build volumes, reflecting project phasing as appropriate. Vehicle trips should be assigned to the roadway network based on anticipated origins and destinations, the configuration and location of proposed site access points, the configuration of the existing roadway network, and prevailing traffic patterns. Separate distributions and assignments should be provided for weekday AM and PM and weekend peak hours for work trips and other home based trips. The report must include a detailed description and documentation of the methodology and assumptions made in this regard.
- Traffic flow maps should be prepared for each scenario and peak hour.

3.1.2 Anticipated Impacts

- **Traffic Impact Analyses**

- Perform capacity analyses for the study intersections and roadways identified above. Analyses will be performed using the Synchro and Simtraffic 10 software in order to provide level of service results for the study network. Analyses shall include peak school year and summer season weekday and weekend hours. Peak hours should be determined based on automatic traffic recorder (ATR) counts conducted on the facilities in question during summer and non-summer season prior to the collection of turning movement counts. Summer season analyses should consider Friday PM traffic, due to heavy eastbound recreational traffic. Vehicle classifications and pedestrian counts should be reflected in the simulation and evaluation models. Simulations should be provided using Simtraffic.



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- All input assumptions utilized in the capacity analyses of the existing traffic conditions should be documented. Input files should be made available for review purposes. The models should be calibrated, and the model results for each existing condition scenario validated based on a comparison to field observations and measurements of travel time, vehicle speeds and delays. A written procedure for the calibration and validation process should be submitted for review, including a procedure for comparison of the software results to measured field data. The applicant should be prepared to collect data at additional locations (intersections, major driveways, etc.) to refine the model as necessary. The results of the calibration and validation process should be documented in the study.
- Identify impacts at study intersections for the build scenario(s) (including alternatives) and develop executable mitigation measures, including expansion and incentives to utilize mass transit and active transportation. Each scenario analyzed should include:
 - Existing Conditions
 - No Build Conditions (without the proposed development, with other development traffic and planned agency improvements, phased appropriately)
 - Build Conditions, with site generated traffic, (phased appropriately and upon completion of 100% of proposed project)
 - Build Conditions with mitigation (phased appropriately and upon completion of 100% of proposed project)
- 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. The DEIS will provide a discussion of potential access alternatives on all frontage roadways, as well as direct access to the NY27 Sunrise Highway South Service Road. The discussion should include location, configuration, traffic control, advantages and disadvantages, emergency vehicle access, permits required, and potential impacts on adjacent properties.
- Analyses must consider the influence on traffic conditions of the LIRR at grade crossings, including queue development and discharge during and after crossing gate actuation. Crossing operations must be reflected in the analyses. Significant congestion occurs at intersections in the vicinity of the grade crossing, and extensive queues develop on Railroad Avenue during peak commuter times. The DEIS should include an evaluation of this activity and the project's impact on future conditions. Additional turning movement counts at the intersections in the vicinity of the train station during peak LIRR activity should be provided.



- The number of new LIRR riders using the Sayville station parking lots from the proposed development should be estimated, and the adequacy of the existing parking supply at the LIRR parking lots to accommodate the additional demand examined. Mitigation of the impact of this additional demand should be provided. Impacts to the Ronkonkoma Train station will also be studied, taking into consideration development of the Ronkonkoma Hub. Adequate parking at both facilities will be addressed. The impact on the municipal parking supply in the downtown Sayville commercial district should be analyzed. Mitigation of the impact due to the additional demand should be provided.
- Pedestrian and bicycle connectivity between the project site and the land uses and roadway facilities identified above, including the existing pedestrian and bicycle accommodations, should be evaluated, and measures developed to enhance connectivity and increase the use of alternative modes to and from the site.
- The proposed development is in the Connetquot School District. An analysis must be provided of the project's impact on school related transportation, including increases in the numbers of vehicles dropping off and picking up students at the school facilities, driving to and parking at the high school and middle school, and changes required to school bus routes and fleet requirements. The analysis period should include school arrival and dismissal times. Mitigation should be developed to offset the impact at the school locations.
- The impact of the increase in the number of vehicles to Sayville LIRR station, the downtown commercial district, the Fire Island Ferry terminals, waterfront parks, and Town and private marinas destined to these locations for work, shopping, and recreation should be determined.
- NYS Route 27, Sunrise Highway, currently experiences significant recurring congestion during weekday AM and PM peak hours, largely due to the presence of the interchange with the Southern State Parkway and the Heckscher Spur of the Southern State Parkway, and discontinuous service roads in the area known as the Oakdale Merge. The DEIS should include an analysis of conditions on NY27 Sunrise Highway, including the project's potential impact on future operating conditions on the highway, potential mitigation measures, and the project applicant's role in implementation of mitigation.

3.1.3 Proposed Mitigation

- 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.
 - An overall mitigation plan should be provided for implementable mitigation of all impacts on the transportation system, including financing responsibility and schedule for implementation. Mitigation must be in compliance with Town of Islip



Complete Streets policies, and consider all transportation modes. Measures should include but not be limited to additional through and turn lanes, installation of traffic signals and other traffic controls, curb, sidewalk, drainage, resurfacing and / or reconstruction as needed, turn restrictions, one way operations, street closures or realignments, parking lot expansions, bike facilities, traffic calming, bus shelters, and pedestrian safety measures. All roads fronting the property should be improved by the applicant to include curb, sidewalks, drainage, lighting, resurfacing and or reconstruction as needed and as consistent with the future transportation demand due to the project. All new or modified facilities must be ADA compliant. Property dedications should be provided as needed to implement improvements. An analysis of appropriate traffic impact fees and the project applicant's role in implementation of mitigation shall also be provided.

- If the project is phased, analyses should be conducted and mitigation developed for each phase. Mitigation should be implemented prior to the completion of each phase, and its effectiveness evaluated. Only mitigation proposed to be implemented by the developer should be reflected in the mitigated condition as the no build for subsequent phases.
- If mitigation considers the provision of shuttle or rideshare services to offset traffic or parking demand, a detailed description of the proposed non-municipal service should be provided, including a discussion of the effectiveness in vehicle trip reduction on a sustained basis at other locations where such service has been implemented. Measures to ensure its availability on a long term basis, and funding and administrative responsibilities should be discussed.

3.2 Land Use, Zoning and Plans

3.2.1 Existing Conditions

- 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 from all property lines.
- Analysis 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, including the 1976 Sayville Hamlet study and Sunrise Highway Corridor Study: Islip Town and Brookhaven Town, Suffolk County, New York, August 2009

3.2.2 Anticipated Impacts

- 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.

- Analysis of proposed project and how it complies with Town multifamily policy, including criteria set forth in §68-166.
- The conformance of the project with the applicable recommendations of the above-specified land use plans will be evaluated and discussed.

3.2.3 Proposed Mitigation

- Measures which may be used to mitigate potential impacts to land use, zoning or recommendations of land use plans and the project applicant's role in implementation of mitigation shall be provided.

3.3 Community Facilities and Services

3.3.1 Existing Conditions

3.3.2 Anticipated Impacts

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

Fiscal Impact Analysis

- 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.)
- 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.)
- Projection of Assessed Valuation (Estimate assessed valuation based upon construction, land acquisition and development costs.)
- 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; cost incurred to Town for building permit review and inspection.)
- Identify potential IDA financial incentives.

Economic Impact Analysis

- 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.)



- 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/library;
 - Police services;
 - Fire and ambulance services;
 - Water supply;
 - Solid waste, recyclable and yard/organic material waste handling; and
 - Energy supply, including natural gas.
 - Special districts, if applicable
- 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). Anticipated impacts on response times, resources and adequate equipment will be included.
- 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.

3.3.3 Proposed Mitigation

- Mitigation measures that will or may be provided will be described and discussed for each of the above services and the project applicant's role in implementation of mitigation.

3.4 Community Character

3.4.1 Existing Conditions

- 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.



- Lighting pollution will be evaluated, including but not limited to sky glow, light trespass and glare.
- Description of Sayville in terms of households and population and how subject project would alter demographics.

3.4.2 Anticipated Impacts

- Impacts of the proposed project on community character will be determined and described to fully disclose the change of visual character of the site and its aesthetic impacts to surrounding community and visitors. 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.
- Impacts of four-story buildings to single family 2 ½ story character.
- Fiscal impact analysis on home values within the surrounding area.

3.4.3 Proposed Mitigation

- Mitigation measures such as potential screening or reducing proposed building heights will be considered with respect to visual and noise impacts and the project applicant's role in implementation of mitigation.

3.5 Cultural Resources

3.5.1 Existing Conditions

- 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.
- Existing buildings and structures on site shall be assessed for historical and architectural value

3.5.2 Anticipated Impacts

- If deemed necessary by OPRHP, a Phase I CRA will be prepared.

3.5.3 Proposed Mitigation

- Include discussion of adaptive reuse or relocation of any historic or architecturally significant structures.

3.6 Emergency Preparedness

3.6.1 Anticipated Impacts

- An analysis of how the project will comply with applicable emergency procedures, including those outlined in the Suffolk County All Hazard Mitigation plan. Such analysis



shall include power outages/utility failures, hurricanes, nor'easters, and other significant storm events.

3.6.2 Proposed Mitigation

- Applicant's role in implementation of mitigation.

3.7 Open Space & Recreation

3.7.1 Existing Conditions

3.7.2 Anticipated Impacts

- Evaluation of loss of existing open space on natural functions
- Evaluation of loss of recreational resources
- Evaluation of additional demand placed on existing nearby State, County and local parks.

3.7.3 Proposed Mitigation

- Applicant's role in implementation of mitigation.

3.8 Local Economy

3.8.1 Anticipated Impacts

- Evaluation of local rental communities and impacts to rents and vacancy rates
- Evaluation of economic benefits to downtown Sayville
 - 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. Detailed description of retail and hospitality uses proposed onsite and corresponding impacts to existing establishments.

3.8.2 Proposed Mitigation

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.

4.1 Construction-Related Impacts

- Describe the impacts related to construction noise, dust, odors, 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.

4.2 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. This shall include, but not be limited to traffic impacts and stormwater/drainage to Greens Creek Watershed.

4.3 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.

4.4 Irreversible and Irretrievable Commitment of Resources

- Provide brief discussion of those natural and human resources which will be committed to and/or consumed by the proposed project.

4.5 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.

4.6 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 projects 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 will be studied in the DEIS, which shall include analyses of corresponding impacts detailed above and mitigation for each scenario:

5.1 Alternative 1

- No Action (zoning remains the same; the project site remains in its existing use and condition).

5.2 Alternative 2

- Development per existing zoning for single family dwellings: the yield of the project site under its existing zoning district must be established in accordance with the Town’s Subdivision & Land Development Regulations, and any agency-required design parameters.

5.3 Alternative 3



- Multifamily development at reduced yield, which does not significantly impact roadways in study area. New ownership units shall surround rental community with interspersed open space and structures shall be no taller than 2 1/2 stories in height.

5.4 *Alternative 4*

- Rezone to Residence AA District and develop as an attached single-family dwelling clustered subdivision with a “nine-hole” executive style golf course (or alternate recreational use).

5.5 *Alternative 5*

- Life Cycle Community consisting of multi-generational housing, including but not limited to non-age restricted apartments, senior apartments, congregate care center, assisted living, and nursing home, with a corresponding number of units which does not significantly impact roadways in study area.

5.6 *Alternative 6*

- Rezone property to Recreational Service G District, which permits a variety of recreational uses as detailed in Article XVIII of Chapter 68 in the Town Code.

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 final scope identifies those issues as outlined in the draft scope and amended to include public comments. Comments received on the draft scope were evaluated by the Town of Islip to determine those that are relevant and have been included. No prominent issues were raised that are explicitly excluded in this final scope.