

State Environmental Quality Review
Notice of Completion of Final Generic Environmental Impact Statement

Date: *May 1, 2014*

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act, SEQRA) of the Environmental Conservation Law.

A Final Generic Environmental Impact Statement (FGEIS) has been completed and was accepted via resolution on April 24, 2014 by the Town Board of the Town of Islip, as lead agency, for the proposed action described below. The Town has established a public consideration period for the FGEIS, during which comments regarding the FGEIS will be accepted by the contact person, listed below, until 4:00 p.m. on June 20, 2014.

Name of Action:

Application for Amendments to the Zoning Chapter of the Code of the Town of Islip (Chapter 68 of the Code of the Town of Islip), Including the Building Zone Map, to Establish a Pilgrim State Planned Redevelopment District (PSPRD) and to Change the Zoning Classification of Certain Parcels, Comprising Approximately 452 Acres and Now Classified as "Residence AAA," so as to Include Such Parcels in the Newly-Established PSPRD District, and for Adoption of a Conceptual Master Plan for the Proposed Heartland Town Square on Said Parcels Comprising Approximately 452 Acres and the Adjacent "Islip Gateway Community Improvement Area" Comprising Approximately 24 Acres of Land which Has Been Declared to be Blighted by the Town of Islip.

SEQR Status: Type I

Lead Agency: Town Board of the Town of Islip
655 Main Street
Islip, New York 11751
(631) 224-5500

Location of Proposed Action:

Approximately 476 acres of land in the Hamlet of Brentwood, Town of Islip, New York, comprising: approximately 452 acres which formerly were part of the Pilgrim State Psychiatric Center Property, consisting of two parcels located on east and west sides of Sagtikos State Parkway, owned by 22-50 Jackson Avenue Assoc. L.P. and Pilgrim East L.P.; and approximately 24 acres of blighted land known as the "Islip Gateway Community Improvement Area," located along Crooked Hill Road, South of the Long Island Expressway.

Description of Proposed Action:

The Proposed Action consists of the following components:

- (1) Amendment of the Code of the Town of Islip, Chapter 68, by adopting a new zoning district, the Pilgrim State Planned Redevelopment District (PSPRD);
- (2) Change of the zoning classification of the two aforementioned parcels of land owned by 22-50 Jackson Avenue Associates, L.P., and Pilgrim East, L.P., totaling approximately 452 acres, from Residence AAA to PSPRD; and
- (3) Adoption of the Conceptual Master Plan, as amended and presented in the FGEIS, for Heartland Town Square for the approximately 452-acre property owned by 22-50 Jackson Avenue Associates, L.P., and Pilgrim East, L.P. and the approximately 24-acre "Islip Gateway Community Improvement Area".

The proposed Heartland Town Square development, as presented in the amended Conceptual Master Plan in the FGEIS, consists of a unique mixed-use development, to be built over a period of 15 or more years in three distinct phases, which includes 9,000 residential units, 1,000,000 square feet of retail space, 3,239,500 square feet of office space, and 215,500 square feet of civic space on an approximately nine-acre parcel to be dedicated for public use.

The FGEIS also analyzes a reasonable redevelopment scenario for the "Islip Gateway Community Improvement Area" under the proposed PSPRD zoning, consisting of 800,000 square feet of office space, 30,000 square feet of retail space, and 130 residential units. No application is pending at this time for the redevelopment of this land.

Potential Environmental Impacts of the Proposed Action, as Presented in the FGEIS:

The Proposed Action would alter land use on the subject property and would greatly increase the intensity of use thereon. 6 NYCRR §617.4(c)(1)(viii).

The Proposed Action includes the redevelopment of a portion of the former Pilgrim State Psychiatric Center property and potentially the proximate “Islip Gateway Community Improvement Area”, and it was necessary to confirm the suitability of the site for the proposed development with respect to subsurface environmental conditions. 6 NYCRR §617.7.

The Proposed Action would result in increases in traffic and associated impacts on the transportation system surrounding the subject property. 6 NYCRR §617.7(c)(1)(i).

The Proposed Action involves the placement of intensive development in the Oak Brush Plains Special Groundwater Protection Area (SGPA), which is a Critical Environmental Area (CEA). 6 NYCRR §617.7(c)(1)(iii).

The Proposed Action would result in the removal of woodland and associated impacts in regard to the ecological resources of the subject property. 6 NYCRR §617.7(c)(1)(ii).

The Proposed Action would result in a substantial increase in the sanitary flow handled by the Southwest Sewer District. 6 NYCRR §617.7(c)(1)(i).

The Proposed Action would result in a substantial increase in the demand for public water supply served by the Suffolk County Water Authority. 6 NYCRR §617.7(c)(1)(i).

The Proposed Action would provide a mix of approximately 9,000 residential units, 1,000,000 square feet of retail space, and 3,239,000 square feet of office space, which would place additional demands on community services and would alter the socioeconomic characteristics of the Brentwood community and the Town of Islip. 6 NYCRR and §617.7(c)(1)(viii).

The Proposed Action would result in a substantial increase in solid waste generation. 6 NYCRR §617.7(c)(1)(i).

The Proposed Action would impact architectural and aesthetic resources at the subject location. 6 NYCRR §617.7(c)(1)(v).

The Proposed Action would involve a major increase in the quantity of energy consumed. 6 NYCRR §617.7(c)(1)(vi).

The Proposed Action would involve a substantial change in the intensity of use of land. 6 NYCRR §617.7(c)(1)(viii).

The Proposed Action would attract a large number of people to the subject location as compared to what would be expected in the absence of this Action. 6 NYCRR §617.7(c)(1)(ix).

Since the Amended Proposed Action is to be developed in phases, specific conditions, criteria and requirements have been established under which future actions, including site plan approvals for each phase, would be undertaken. 6 NYCRR §617.10(c).

A copy of the FGEIS may be obtained from:

Contact Person: Richard J. Zapolski, P.E., Commissioner
Address: Town of Islip Department of Planning and Development; 655 Main Street; Islip, NY 11751
Telephone #: (631) 224-5450
Email Address: Commissioner-PD@townofislip-ny.gov

A copy of this Notice and the FGEIS have been sent to the distribution list in Attachment “A”.

A copy of this Notice and the FGEIS have also been sent to and are available for public review at the Brentwood Public Library, 34 2nd Avenue, Brentwood, NY 11717; telephone: (631) 273-7883

This Notice has also been published in the Environmental Notice Bulletin

The FGEIS is also available on the web at: <http://www.vhb.com/Heartland/FinalGEIS>.

Attachment A
Heartland Town Square FGEIS Distribution List

Involved and Interest Agencies

New York State Department of Environmental Conservation
Roger Evans, Regional Permit Administrator

Suffolk County Department of Public Works Division of Highways
Justin Hipperling, Director of Permits

Suffolk County Department of Public Works, Division of Sanitation
John Donovan, Chief Engineer

New York State Department of Transportation Region 10 Office
Richard Brooks, Civil Engineer

Suffolk County Department of Health Services, Office of Wastewater Management
Walter J. Hilbert, P.E., Chief

Suffolk County Planning Commission
Andrew P. Freleng, AICP, Chief Planner

Federal Highway Administration
Jonathan McDade, P.E.

New York State Assemblyman Philip Ramos

Suffolk County Legislator Steve H. Stern

Suffolk County Legislator, Monica R. Martinez

Suffolk County Water Authority
Kim Kennedy, Assistant to General Council

New York State Office of Parks, Recreation and Historic Preservation
Rose Harvey, Commissioner

New York State Office of Mental Health, Administrative Support Services Group
A. Scott Bard, Environmental Compliance Officer

Pilgrim Psychiatric Center
Kathy O'Keefe, Executive Director

Long Island Power Authority/National Grid
Mark Enfranco, Manager of Government Relations

National Grid
Belinda Pagdanganan, Government Relations Manager

Long Island Rail Road
Elisa Pica, Chief Planning Officer

Suffolk County Department of Public Works
Garry Lenberger, Director of Transportation Operations

Brentwood Union Free School District
Joseph Bond, Superintendent of Schools

Brentwood Fire Department
Javier Valentine, Chief

Brentwood Fire District Board of Fire Commissioners
Eric Randies, Chairman

Brentwood Legion Ambulance
Christine J. Hansen, Chief

Deer Park Fire District No. 14 Board of Fire Commissioners
Anthony Macaluso, Commissioner

Town of Smithtown Department of Planning and Community Development
Frank DeRubeis, Director

Town of Huntington Department of Planning and Environment
Anthony J. Aloisio, Director of Planning and Environment

Town of Babylon Department of Planning and Development
Anne Marie Jones, Commissioner

Town of Babylon Department of Environmental Control
Victoria Russell, Commissioner

Adelante of Suffolk County
Miriam Garcia, Executive Director

Brentwood Civic Association
Margaret Toal, President

Brentwood Chamber of Commerce
Eric Horn, President

Long Island Housing Partnership
Peter Elkowitz, CEO and President
The Wicks Gardens Homeowners Association
Michael Edler, President

Old South Islip Civic Association
Barbara Vouris, President

Long Island Pines Barren Society
Richard Amper, Executive Director

Lakers Association, Inc.
Marie Petter, Committees Chairman

C.A.R.E.N.O.W.
Patricia Conroy

Long Island Coalition for Democracy
Peter Quinn

Borda, Kennedy, Alsen & Gold, LLP
Richard E. Borda

Vision Long Island
Eric Alexander, Executive Director

Brentwood-Bay Shore Breast Cancer Coalition
Elsa Ford, President

Robert Roedig

Friends of the Edgewood Preserve
Denis Byrne, President

The Four Towns Civic Association
Laura Mansi

Bay Shore-Brightwaters Public Library
Michael Squillante, Director

Brentwood Public Library
Thomas Tarantowitz, Director

Applicant

22-50 Jackson Avenue Associates, L.P. and Pilgrim East, L.P.
c/o John Wagner, Esq.
Certilman, Balin, Adler and Hyman, LLP
90 Merrick Avenue
East Meadow, NY 11554